



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 - Amended to add Item No. 9A - Requires 4/5 vote to add
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, May 20, 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



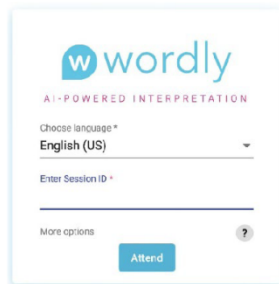
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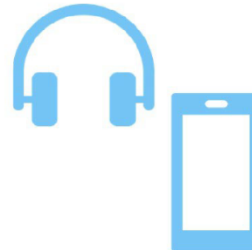


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1. Call to Order

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. Presentation

6.A. San Gabriel Valley Mosquito and Vector Control District

6.B. City Wide Communications Survey Results

6.C. Development Projects Update — Community Development Department

7. Public Comments

8. Staff Communications

8.A. Police Department

8.B. Fire Department

8.C. Recreation & Community Services Department

9. Old Business

9.A. [REQUIRES 4/5 VOTE TO ADD] Adopt a Resolution Authorizing the Sale of Real Property Located at 2537-2543 Lee Avenue, South El Monte, as Partial Satisfaction of Debt Owed to the City for Nuisance Abatement Costs Associated with 1688 West Garvey Avenue.

It is recommended that the City Council consider:

1. Add this matter to the Regular Agenda as Item No. 9A upon a 4/5 vote pursuant to Government Code § 54954.2(b)(2) because (a) there is a need to take immediate action and (b) that the need for action came to the City's attention after the Regular Agenda was posted;
2. Adopting a Resolution authorizing the sale of real property commonly known as 2537-2543 Lee Avenue, South El Monte, California, APNs 5281-012-011 and 5281-012-012, in partial satisfaction of debt owed to the City by Center Intl Investments, LLC ("CII") related to the City's nuisance abatement of the GAP Property located at 1688 West Garvey Avenue;
3. Authorizing the City Manager, or designee, to take all actions necessary to effectuate the marketing and sale of the South El Monte property, on terms approved as to form by the City Attorney; and
4. Taking such additional, related, action that may be desirable.

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

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. Tree Memorial Program Recommendation for Shirley Hwong and Fumiko "Mickey" Maruya

It is recommended that the City Council consider:

1. Authorizing the City Manager to take actions to honor Shirley Hwong with a memorial tree and plaque;
2. Authorizing the City Manager to take actions to honor Fumiko "Mickey" Maruya with a memorial tree and plaque; and
3. Taking such additional, related, action that may be desirable.

10.B. Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A in a form approved by the City Attorney to continue providing property tax consultation services from July 1, 2026, through June 30, 2031, for an additional amount of \$130,000, increasing the total contract amount to a not-to-exceed amount of \$283,250 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

10.C. Amendment to License Agreement with the Friends of the Monterey Park Library, Inc. for Use of Library Bookstore

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to execute an amendment to the license Agreement No. 2533-A with the Friends of the Monterey Park Library, Inc. to transfer rights and responsibilities to the Monterey Park Library Foundation for space within the Bruggemeyer Library to sell used books; and
2. Taking such additional, related, action that may be desirable.

10.D. Amendment agreement with Commercial Door for Continued Commercial-Grade Door and Gate Maintenance

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement 2440-A with Commercial Door of Los Angeles County, Inc., in a form approved by the City Attorney, to increase compensation and extend the term for continued commercial-grade door and gate maintenance; and
2. Taking such additional, related, action that may be desirable.

10.E. Amendment to Agreement No. 2477-A with Tripepi Smith & Associates, Inc.

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first amendment to agreement no. 2477-A with Tripepi Smith & Associates, Inc., in a form approved by the City Attorney, to provide marketing and public affairs consulting services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

10.F. Resolution Amending Resolution No. 10485 to Update the Composition of the Nomination Committee for the Tree Memorial Nomination and Award Program

It is recommended that the City Council consider:

1. Amending Resolution No. 10485, to update the composition for the Nomination Committee for the Tree Memorial Nomination and Award Program to include members of the Community Participation Commission, Recreation and Parks Commission, and Aging Commission; and
2. Taking such additional, related, action that may be desirable.

11. Public Hearing

11.A. Public Hearing to receive comments on the Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

It is recommended that the City Council consider:

1. Opening the public hearing to receive citizen input on community needs and priorities prior to final Community Development Block Grant and HOME funding decisions for the Program Year 2026-2027 Annual Action Plan; and
2. Taking such additional, related, action that may be desirable.

12. New Business

12.A. Establish a Temporary Ad Hoc Subcommittee to Explore Funding Strategies for the Barnes Park Aquatic Center

It is recommended that the City Council consider:

1. Establishing a temporary Ad Hoc Subcommittee to assist staff in exploring funding opportunities and strategic partnerships for the proposed Barnes Park Aquatic Center;
2. Appointing up to two (2) City Councilmembers to serve on the Ad Hoc Subcommittee;
3. Appointing Council Member Thomas Wong to serve on the Ad Hoc Subcommittee;
4. Providing direction regarding funding strategies, partnership opportunities, and priorities to be explored by the Ad Hoc Subcommittee; and
5. Taking such additional, related, action that may be desirable.

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

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

15. Adjournment



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council

From: Karl Berger , City Attorney

Subject: **[REQUIRES 4/5 VOTE TO ADD]** Adopt a Resolution Authorizing the Sale of Real Property Located at 2537-2543 Lee Avenue, South El Monte, as Partial Satisfaction of Debt Owed to the City for Nuisance Abatement Costs Associated with 1688 West Garvey Avenue.

Recommendation:

It is recommended that the City Council consider:

1. Add this matter to the Regular Agenda as Item No. 9A upon a 4/5 vote pursuant to Government Code § 54954.2(b)(2) because (a) there is a need to take immediate action and (b) that the need for action came to the City's attention after the Regular Agenda was posted;
2. Adopting a Resolution authorizing the sale of real property commonly known as 2537-2543 Lee Avenue, South El Monte, California, APNs 5281-012-011 and 5281-012-012, in partial satisfaction of debt owed to the City by Center Intl Investments, LLC ("CII") related to the City's nuisance abatement of the GAP Property located at 1688 West Garvey Avenue;
3. Authorizing the City Manager, or designee, to take all actions necessary to effectuate the marketing and sale of the South El Monte property, on terms approved as to form by the City Attorney; and
4. Taking such additional, related, action that may be desirable.

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Executive Summary:

The history regarding the City's nuisance abatement efforts at 1688 West Garvey Avenue (the GAP) are well documented. A more complete background may be reviewed online (<https://www.montereypark.ca.gov/1409/1688-West-Garvey-Avenue>).

The Lee Avenue property in South El Monte was one of two parcels that provided security for CII's obligations tied to nuisance abatement at 1688 West Garvey Avenue, and the City accepted title to that property in April 2025 as partial satisfaction of the outstanding debt. In late 2025, the City entered escrow with tenants on Lee Avenue. Regrettably, the tenants were unable to secure title insurance for the transaction. On May 19, 2026 (yesterday), the City was informed that title insurance would be issued; the City's broker requested immediate action to verify the City Manager's signature authority for the sale of this property so that escrow may close next week. Adopting the proposed Resolution will ensure timely closing of escrow and recovery of \$2.5M in debt owed to the City by CII.

Background:

The recommended action is intended to authorize sale of the property so the City may recover \$2.5M in partial payment of nuisance abatement debt owed by CII arising from 1688 West Garvey Avenue. Because the City acquired this property via nonjudicial foreclosure, title insurance companies were reluctant to issue coverage. As a result, the City Council on December 17, 2025 authorized the City Attorney's office to file a quiet title action to resolve all title matters.

While the City Attorney's office was prepared to file litigation, we were able to resolve the title insurance matter without going to court. We were informed yesterday that Stewart Title had issued title insurance. Additionally, we were informed yesterday that the City's broker required confirmation that the City Manager was able to execute all documents associated with closing escrow on this property including, without limitation, a purchase and sale agreement. Copies of the correspondence is attached for reference.

Strategic Plan Goal:

N/A

Fiscal Impact:

The City will receive \$2.5M in revenue from the sale of the property.

Attachments:

1. Attachments No. 1-7

ATTACHMENT 1

Draft Resolution

CITY OF MONTEREY PARK

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE BUYER IDENTIFIED IN ESCROW AND THE CITY OF MONTEREY PARK FOR THE DISPOSITION OF REAL PROPERTY LOCATED AT 2537-2543 LEE AVENUE, SOUTH EL MONTE, CALIFORNIA, COMMONLY IDENTIFIED AS APNS 5281-012-011 AND 5281-012-012 (CURRENTLY APNS 5281-012-270 AND 5281-012-271)

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE AS FOLLOWS:

SECTION 1: *Recitals.* The City Council finds and declares as follows:

- A. It is in the public interest to promote and maintain the City's recovery of public funds expended for nuisance abatement and related enforcement activity associated with 1688 West Garvey Avenue;
- B. The City owns real property commonly known as 2537-2543 Lee Avenue, South El Monte, California, identified as APNs 5281-012-011 and 5281-012-012, and currently reflected in the preliminary title report as APNs 5281-012-270 and 5281-012-271 (the "Property");
- C. The Property is located in the City of South El Monte, County of Los Angeles, State of California, and is legally described as Lot 29 of Tract No. 10231, as per map recorded December 30, 1930 in Book 175, Pages 30 through 32 inclusive of Maps, in the Office of the County Recorder of said County, except therefrom the South 50 feet of said lot;
- D. The Property was one of two parcels that provided security for Center Int'l Investments, LLC's ("CII") obligations tied to the City's nuisance abatement of the property located at 1688 West Garvey Avenue, and the City accepted fee simple title to the Property in April 2025 as partial satisfaction of debt owed by CII to the City;
- E. The Property is being sold so the City may recover \$2.5 million in partial payment of nuisance abatement debt owed by CII arising from 1688 West Garvey Avenue;
- F. In late 2025, the City entered escrow with tenants on Lee Avenue for the sale of the Property, but the transaction was delayed because title insurance companies were reluctant to issue coverage following the City's acquisition of the Property via nonjudicial foreclosure;

- G. On December 17, 2025, the City Council authorized the City Attorney's office to file a quiet title action to resolve all title matters, but while the City Attorney's office was prepared to file litigation, the title issue was resolved without going to court;
- H. On May 19, 2026, the City was informed that Stewart Title would issue title insurance for the transaction and the City's broker requested immediate action to confirm the City Manager's authority to execute the documents necessary to close escrow on the Property;
- I. The sale of the Property will contribute to the City's recovery of public funds expended for nuisance abatement and related enforcement activity, and for the reasons set forth above, the City finds it is in the public interest to adopt this resolution and desires to enter into a purchase and sale agreement for disposition of the Property.

SECTION 2: *Environmental Assessment.* The City reviewed the environmental impacts of this 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 activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

SECTION 3: *Report.* Pursuant to Monterey Park Municipal Code § 2.56.020(b), the City Council is the City's Planning Agency for purposes of Government Code § 65402(a) and finds that selling the Property is consistent with the Monterey Park General Plan: sale of the Property will recover \$2.5 million in partial payment of debt owed to the City arising from the City's nuisance abatement activities associated with 1688 West Garvey Avenue and will facilitate the transfer of City-owned real property that the City accepted as partial satisfaction of debt, and thereby reduce the City's ongoing burden associated with holding and disposing of the Property

SECTION 4: *Authorizations.* The City Council authorizes the City Manager to execute a purchase and sale agreement, and such ancillary documents, in a form approved by the City Attorney as set forth in this Resolution.

SECTION 5: The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 6: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK THIS 20th DAY OF MAY 2026.**

Elizabeth Yang, Mayor

Attest:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

ATTACHMENT 2

04/17/2025 (04/16/2025) Acceptance of Real Property

3-D. ADOPTING A RESOLUTION UPDATING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH AB1234, TO INCLUDE ADDITIONAL PRE-APPROVED CONFERENCES FOR ELECTED OFFICIALS

It is recommended that the City Council consider:

- (1) Adopting a Resolution updating the City's reimbursement policies in accordance with AB1234, to include additional pre-approved conferences for Elected Officials; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR RESOLUTION NO. 2025-R23

3-E. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT (ZCA-25-01) AND ZONE CHANGE (ZA-25-01), AN ORDINANCE IMPLEMENTING THE MONTEREY PARK GENERAL PLAN BY AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE ("MPMC") GOVERNING ACCESSORY DWELLING UNITS, REPLACEMENT HOUSING, AND ADMINISTRATIVE USE PERMITS, AND AMENDING THE ZONING MAP BY ESTABLISHING THE RESIDENTIAL INCENTIVE ZONE.

It is recommended that the City Council consider:

- (1) Waiving the second reading and adopting the proposed Ordinance; and
- (2) Taking such additional, related, action that may be desirable.

MAYOR PRO TEM YANG REPORTED A POTENTIAL CONFLICT OF INTEREST AND DID NOT PARTICIPATE, APPROVED/ADOPTED ON CONSENT CALENDAR ORDINANCE NO. 2261

3-F. ACCEPTANCE OF REAL PROPERTY LOCATED AT 2537-2543 LEE AVE., S. EL MONTE, CA, AS PARTIAL SATISFACTION OF DEBT OWED TO CITY, AND PAYMENT OF RELATED FEES

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to accept, on behalf of the City, fee simple title to real property commonly known as 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012), as partial satisfaction of debt owed by Center Int'l Investments, LLC ("CII"), related to the City's abatement of CII's property located at 1688 W. Garvey Ave.;
- (2) Adopting a Resolution authorizing payment of \$83,231.78 in trustee sales agent fees to take title of real property located at 2537-2543 Lee Ave., S. El Monte, CA 91733; and
- (3) Taking such additional, related, action that may be desirable.

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

APPROVED/ADOPTED ON CONSENT CALENDAR RESOLUTION NO. 2025-R24

3-G. PROFESSIONAL MUNICIPAL CLERKS WEEK RESOLUTION

It is recommended that the City Council consider:

- (1) Adopting a Resolution declaring the week of May 4 – May 10, 2025 as Professional Municipal Clerks Week in Monterey Park; and
- (2) Taking such additional, related, action that may be desirable.

APPROVED/ADOPTED ON CONSENT CALENDAR RESOLUTION NO. 2025-R25

ATTACHMENT 3

10/15/2025 Acceptance of Real Property

9.C. Acceptance of Real Property located at 1688 W. Garvey Ave., CA, as partial satisfaction of debt owed to City, and payment of related fees

The City expended total abatement cost of approximately \$15,884,091 to stabilize a dangerous hillside on property owned by CII located at 1688 West Garvey Avenue ("GAP Property"). A more complete background may be reviewed online (<https://www.montereypark.ca.gov/1409/1688-West-Garvey-Avenue>).

As the City Council is aware, the GAP Property was one of two pieces of property that provided security to insure CII completed abating nuisances on the GAP Property. The other real property, located in South El Monte, was recently put up for sale by nonjudicial foreclosure auction for \$2 million as partial recovery of the City's costs, title to which transferred to the City after it failed to sell at auction.

During the City's abatement of the GAP Property, the City Council liened that property in the amount of \$15,884,091. CII failed to pay this debt. As a result, the City authorized a nonjudicial foreclosure of the GAP Property; it was offered for sale on October 2, 2025. There were no bidders. Consequently, title to the GAP Property will revert to the City upon the City Council taking the recommended action.

S.B.S. Trust Deed Network served as the City's agent handling all aspects of foreclosure on the Property. Its fees and costs, totaling \$73,545.31 (approximately 1.2% of the appraised value of the Property), must be paid to S.B.S. Trust Deed Network as the final step for title of the Property to be transferred to the City. A copy of S.B.S. Trust Deed Network's invoice is attached as Exhibit A (to the staff report).

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"). This activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to accept, on behalf of the City, fee simple title to real property commonly known as 1688 West Garvey Avenue (APN 5254-002-031), as partial satisfaction of debt owed by Center Int'l Investments, LLC ("CII"), related to the City's abatement of CII's property located at 1688 West Garvey Avenue;
2. Authorizing payment of \$73,545.31 in trustee sales agent fees to take title of that real property; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, adopted Resolution No. 2025-R90, and directed staff to seek recovery of costs through the sale of the property and, as a second choice, seek options for the property's additional use.

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

Resolution No. 2025-R90

A resolution authorizing the payment of \$73,545.31 to acquire title to real property commonly known as 1688 W. Garvey Ave., Monterey Park, CA 91733, APN 5254-002-031, and directing the City Manager, or Designee, to take all actions necessary to effectuate the transfer of title

9.D. Vision Zero Action Plan

The City was awarded \$984,000 funding through the FY 2022 Safe Streets 4 All ("SS4A") Federal grant and has entered into a pass-through agreement with the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), Agreement No. 9200000000SS4A04 on 12/7/2023 and FIS No. 700512. The City Council adopted Resolution No. 2022-R75, adopting a Vision Zero Policy, a Citywide guiding principle for transportation planning, the design of streets and sidewalks and the maintenance of the public right of way, and prioritize the development of safe roadways and the highest level of safety for all road users through new policies, systems and infrastructure improvements for pedestrian, bicyclists and motorists. The Public Works Director ("Director") was directed to identify and secure grant funding to implement the Vision Zero Action Plan. The City developed a Local Road Safety Plan and incorporated many of its recommended actions. On May 18, 2022, the City adopted a Complete Street Policy in accordance with California law to help protect public health and safety, which is a requirement of LACMTA.

The City released a Request for Proposals ("RFP") and received five proposals for the preparation of Vision Zero Action Plan. Following an extensive selection process that included interviews of the top two firms, the Director selected Kimley-Horn and Associates, Inc. as the most qualified consultant for this work. Kimley-Horn has been involved in many design projects in the City, including the development of the City's Local Road Safety Plan, and most recently the Monterey Pass Complete Street. The Director has determined that Kimley Horn is the most suitable candidate for the City's award. The Director requests City Council approval to enter into an agreement with Kimley Horn in an amount not to exceed \$957,140, for the preparation of Action Plan (the "Contract").

ATTACHMENT 4

12/17/2025 Meeting Minutes

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
December 17, 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 17, 2025, at 6:00 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:01 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

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

Council Members Absent: None.

Also Present:

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Virtually Present: None.

3. Public Communications

None.

4. Closed Session

The City Council adjourned to Closed Session at 6:01 p.m.

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

Action Taken: The City Council authorized the City Attorney to file appropriate action to render real property located at 2537-2543 Lee Avenue in South El Monte to be marketable.

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.

Motion: Moved by Council Member Ngo and seconded by Mayor Pro Tem Lo, 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.

5. Adjourn

The City Council reconvened and adjourned from Closed Session with all Council Members present at 6:05 p.m.

There being no further business for consideration, the meeting was adjourned at 6:05 p.m.

Action Taken: The Action taken during Closed Session Item No. 4.A. was announced during Agenda Additions and Deletions at the December 17, 2025 Regular Meeting as follows: authorized the City Attorney to file appropriate action to render real property located at 2537-2543 Lee Avenue in South El Monte to be marketable.

Maychelle Yee
City Clerk

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

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.

ATTACHMENT 5

05/19/2026 Stewart – Status Update

Subject: FW: Stewart - Status Update: 2881277 | 2537 Lee Avenue, South El Monte, CA 91733 | City Of Monterey Park
Date: Tuesday, May 19, 2026 at 12:55:06 PM Pacific Daylight Time
From: Berger, Karl H.
To: Alvarez, Inez, Garcia, Diana
CC: Campen, Timothy E.
Attachments: image001.png, image002.png, preliminary_report_v3.pdf



Karl H. Berger | Partner

Burke, Williams & Sorensen, LLP
444 South Flower Street, 40th Floor, Los Angeles, CA 90071
D 213.236.2729 | O 213.236.0600 | F 213.236.2700 | M 661.644.5476
kberger@bwsllaw.com | [vCard](#) | [Bio](#) | [bwsllaw.com](#)



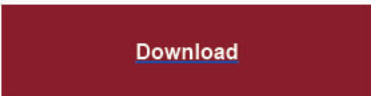
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From: Stewart Now Notifications <StewartNowNotifications@Stewart.com>
Sent: Tuesday, May 19, 2026 12:44 PM
To: Reynolds, Richard J. <RReynolds@bwsllaw.com>
Subject: Stewart - Status Update: 2881277 | 2537 Lee Avenue, South El Monte, CA 91733 | City Of Monterey Park

EXTERNAL



The Title Commitment/Preliminary Report has been revised.



[Sign into your account](#) for more options

ORDERTRAC PROGRESS



Title Order: [2881277](#)

Order Placed		Preliminary Report		Recording		Closing		Policy		Order Complete	
3/20/2026 4:18 PM				4/19/2026 (Est)				4/22/2026 (Est)			

ORDER INFORMATION

ORDER CONTACTS

Property: 2537 Lee Avenue
South El Monte, CA 91733

Ordered By: [Richard Reynolds](#), Real Estate
Professional at Bruke, Williams &
Sorensen, LLP

Order Type: Purchase/Resale



**Daniel Dehler and Eric Richard
Moore**
Account Manager at Stewart Title
(888) 478-1467
TeamLA@stewart.com



Richard Reynolds
Represents Seller
Real Estate Professional at Bruke,
Williams & Sorensen, LLP
(949) 265-3408
RReynolds@bwslaw.com



Daniel Dehler
Title Officer at Stewart Title
(818) 500-5641
Daniel.Dehler@stewart.com



City Of Monterey Park
Seller at City Of Monterey Park



TBD TBD
Buyer

[Stop sending notification for this type of event](#)

Stopping notifications for an event will apply to this order and all future orders.



**Daniel Dehler and Eric Richard
Moore, Account Manager**
Stewart Title
TeamLA@stewart.com
(888) 478-1467
Check out my [Profile](#)



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ATTACHMENT 6

05/19/2026 Resolution Document Request

From: Linda Lee <linda.lee@kidder.com>
Sent: Tuesday, May 19, 2026 3:22 PM
To: Alvarez, Inez <ialvarez@MontereyPark.ca.gov>
Cc: Bill Boyd <bill.boyd@kidder.com>; Scott Unger <scott.unger@kidder.com>
Subject: Resolution Document Request - 2437-2543 Lee Ave., S. El Monte

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Inez,

Hope you're having a good week thus far.

As we approach the anticipated closing date, escrow has requested a copy of the resolution that indicates you are the signatory on behalf of the City. I was not able to pull this document from the city's website. Escrow is requesting this so they can prepare the balance of the escrow documents for signature.

Can you please provide the resolution?

In the meantime, I expect to hear back from the buyer or buyer's lender tomorrow on whether or not the loan will be funded by next Wednesday to meet the anticipated closing date of May 28th.

Thanks very much!

Linda P. Lee, CCIM
Executive Vice President
KIDDER MATHEWS
301 N. Lake Avenue, Suite 200, Pasadena, CA 91101
T 626.873.1802 | C 626.780.6664 | LIC N^O 01278768
linda.lee@kidder.com | [vcard](#) | [profile](#) | kidder.com

ATTACHMENT 7

Agenda Posting

 KeyCite Yellow Flag
Proposed Legislation

West's Annotated California Codes
Government Code (Refs & Annos)
Title 5. Local Agencies (Refs & Annos)
Division 2. Cities, Counties, and Other Agencies (Refs & Annos)
Part 1. Powers and Duties Common to Cities, Counties, and Other Agencies (Refs & Annos)
Chapter 9. Meetings (Refs & Annos)

West's Ann.Cal.Gov.Code § 54954.2

§ 54954.2. Agenda; posting; action on other matters; posting on internet website

Effective: January 1, 2026

[Currentness](#)

(a)(1) At least 72 hours before a regular meeting, the legislative body of the local agency, or its designee, shall post an agenda that meets all of the following requirements:

(A) The agenda shall contain a brief general description of each item of business to be transacted or discussed at the meeting, including items to be discussed in closed session. A brief general description of an item generally need not exceed 20 words.

(B) The agenda shall specify the time and location of the regular meeting and shall be posted in a location that is freely accessible to members of the public and on the local agency's internet website, if the local agency has one.

(C)(i) If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 ([42 U.S.C. Sec. 12132](#)), and the federal rules and regulations adopted in implementation thereof.

(ii) The agenda shall include information regarding how, to whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

(2) For a meeting occurring on and after January 1, 2019, of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an internet website, the following provisions shall apply:

(A) An online posting of an agenda shall be posted on the primary internet website home page of a city, county, city and county, special district, school district, or political subdivision established by the state that is accessible through a prominent, direct link to the current agenda. The direct link to the agenda shall not be in a contextual menu; however, a link in addition to the direct link to the agenda may be accessible through a contextual menu.

(B) An online posting of an agenda, including, but not limited to, an agenda posted in an integrated agenda management platform, shall be posted in an open format that meets all of the following requirements:

- (i) Retrievable, downloadable, indexable, and electronically searchable by commonly used internet search applications.
- (ii) Platform independent and machine readable.
- (iii) Available to the public free of charge and without any restriction that would impede the reuse or redistribution of the agenda.

(C) A legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state that has an internet website and an integrated agenda management platform shall not be required to comply with subparagraph (A) if all of the following are met:

- (i) A direct link to the integrated agenda management platform shall be posted on the primary internet website home page of a city, county, city and county, special district, school district, or political subdivision established by the state. The direct link to the integrated agenda management platform shall not be in a contextual menu. When a person clicks on the direct link to the integrated agenda management platform, the direct link shall take the person directly to an internet website with the agendas of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state.
- (ii) The integrated agenda management platform may contain the prior agendas of a legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state for all meetings occurring on or after January 1, 2019.
- (iii) The current agenda of the legislative body of a city, county, city and county, special district, school district, or political subdivision established by the state shall be the first agenda available at the top of the integrated agenda management platform.
- (iv) All agendas posted in the integrated agenda management platform shall comply with the requirements in clauses (i), (ii), and (iii) of subparagraph (B).

(D) The provisions of this paragraph shall not apply to a political subdivision of a local agency that was established by the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state.

(E) For purposes of this paragraph, both of the following definitions apply:

(1) “Integrated agenda management platform” means an internet website of a city, county, city and county, special district, school district, or political subdivision established by the state dedicated to providing the entirety of the agenda information for the legislative body of the city, county, city and county, special district, school district, or political subdivision established by the state to the public.

(2) “Legislative body” means a legislative body that meets the definition of [subdivision \(a\) of Section 54952](#).

(3) No action or discussion shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under [Section 54954.3](#). In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on their own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(b) Notwithstanding subdivision (a), the legislative body may take action on items of business not appearing on the posted agenda under any of the conditions stated below. Prior to discussing any item pursuant to this subdivision, the legislative body shall publicly identify the item.

(1) Upon a determination by a majority vote of the legislative body that an emergency situation exists, as defined in [Section 54956.5](#).

(2) Upon a determination by a two-thirds vote of the members of the legislative body present at the meeting, or, if less than two-thirds of the members are present, a unanimous vote of those members present, that there is a need to take immediate action and that the need for action came to the attention of the local agency subsequent to the agenda being posted as specified in subdivision (a).

(3) The item was posted pursuant to subdivision (a) for a prior meeting of the legislative body occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken.

(c) This section is necessary to implement and reasonably within the scope of paragraph (1) of [subdivision \(b\) of Section 3 of Article I of the California Constitution](#).

(d) For purposes of subdivision (a), the requirement that the agenda be posted on the local agency's internet website, if the local agency has one, shall only apply to a legislative body that meets either of the following standards:

(1) A legislative body as that term is defined by [subdivision \(a\) of Section 54952](#).

(2) A legislative body as that term is defined by [subdivision \(b\) of Section 54952](#), if the members of the legislative body are compensated for their appearance, and if one or more of the members of the legislative body are also members of a legislative body as that term is defined by [subdivision \(a\) of Section 54952](#).

Credits

(Added by [Stats.2022, c. 285 \(A.B.2449\)](#), § 5, eff. Jan. 1, 2023, operative Jan. 1, 2026. Amended by [Stats.2023, c. 131 \(A.B.1754\)](#), § 92, eff. Jan. 1, 2024, operative Jan. 1, 2026; [Stats.2025, c. 327 \(S.B.707\)](#), § 16, eff. Jan. 1, 2026.)

[Notes of Decisions \(38\)](#)

West's Ann. Cal. Gov. Code § 54954.2, CA GOVT § 54954.2

Current with urgency legislation through Ch. 7 of 2026 Reg.Sess. Some statute sections may be more current, see credits for details.

End of Document

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City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council

From: Robert Aguirre, Director of Recreation & Community Services
Christina Alatorre, Recreation Manager

Subject: Tree Memorial Program Recommendation for Shirley Hwong and Fumiko "Mickey" Maruya

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to take actions to honor Shirley Hwong with a memorial tree and plaque;
2. Authorizing the City Manager to take actions to honor Fumiko "Mickey" Maruya with a memorial tree and plaque; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

Nominations for the Tree Memorial Recognition Program were advertised and accepted in February 2026. The Recreation and Community Services Department received nomination applications for both Shirley Hwong and Fumiko "Mickey" Maruya.

Subsequently, the Tree Memorial Program Ad-hoc Committee, consisting of three Community Participation Commissioners and two Recreation and Parks Commissioners, met to review the nominations and discuss their consideration for a Tree Memorial based on the criteria established in Resolution Nos. 10485 and 11484 (Attachment 1).

The Committee reviewed all the nomination applications and associated documents Shirley Hwong and Fumiko "Mickey" Maruya (Attachment 2). The committee voted unanimously to recommend that the City Council approve honoring Fumiko "Mickey" Maruya and Shirley Hwong with a Tree Memorial for their service and positive impact on the Monterey Park Community.

Background:

Shirley Hwong and Fumiko “Mickey” Maruya have served the Monterey Park Community in a variety of capacities. Their dedication and service to the community stand above all.

Shirley Hwong has been a dedicated resident of Monterey Park since 1976, where she has raised her family and built a legacy of service. In over 50 years, she has served on numerous volunteer leadership roles, including Monterey Highlands PTA President, Alhambra Educational Foundation, Monterey Park Lion’s Club, and Monterey Park Woman’s Club. She has also served on several Monterey Park Commissions, including Community Participation, Environmental, and Sister Cities Commission, advancing initiatives that benefit residents of all ages.

In her current roles on the Community Participation Commission and as President of the Chinese American Citizens Alliance, Shirley continues to demonstrate strong civic engagement. Her longstanding commitment to the community has earned her accolades including Community Award recipient with Alhambra Education Foundation, 2010 Woman of the Year from Congressman Adam Schiff, and the 2014 Monterey Park Library Foundation honoree. Her contributions demonstrate dedication to public service and community enrichment.

Fumiko “Mickey” Maruya was a beloved business owner and community pillar, whose impact spanned decades. As long-time business owner of the Bijin Salon, opened in Monterey Park in 1981, she worked tirelessly. “Mickey” worked six days a week for most of her life and continuing in her 90’s. Her salon has been described as a Community Center for all ages, genders, and races by many of the nominations received. Known for fostering comfort, dignity, and human connection, she received 27 nominations from Monterey Park community members and business owners recognizing her profound impact. Beyond her business she coordinated group excursions from Monterey Park to Las Vegas for community members, often providing small gifts, further strengthening community bonds.

Her commitment to service extended beyond her storefront to the Keiro Retirement Home, now known as Sakura Gardens in Boyle Heights, which she served for over 40 years, offering free haircuts to the elderly residents on her only day off. She also volunteered at her local church in Little Tokyo, the Presbyterian Union Church, remaining active in her faith community. A survivor of the Gila River Internment Camp during WWII from 1942 to 1945, her life reflected resilience, compassion, and dedication. Her accolades include the 2014 Citizen of the Year from the Lions Club of Downtown Los Angeles and in 2021 she was honored by the City of Monterey Park for her 40 years of business. Her leadership, service, and unwavering commitment to others have left a lasting impact in the Monterey Park Community.

Strategic Plan Goal:

N/A

Fiscal Impact:

The Tree Memorial plaque and ceremony cost approximately \$1,200, and funding is included in the FY 25-26 adopted budget in the Community Participation Division fund, account no. 1016508-5242.

Attachments:

1. Resolutions 10485 & 11484
2. Nomination Forms for Shirley Hwong and Fumiko “Mickey” Maruya

Attachment 1
Resolution 10485 & 11484

RESOLUTION NO. 10485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA TO ESTABLISH A TREE MEMORIAL NOMINATION AND AWARD

WHEREAS, the City of Monterey Park would like to acknowledge important and distinguished members of the City, by recognizing them with the dedication of a tree in their honor; and,

WHEREAS, on August 18, 1999 the City Council of Monterey Park directed staff to form a Committee, consisting of 2 members of the Recreation and Parks Commission and 2 members from the Historical Heritage Commission, to establish guidelines regarding an individual being considered for a Tree Memorial; and,

WHEREAS, members of the above mentioned Commissions have met and have submitted their recommendations to the City; and,

WHEREAS, City has incorporated these recommendations into a nomination process and award to honor such individuals; and,

WHEREAS, each February a committee of 3 members of the Historical Heritage Commission and 2 members of the Recreation and Parks Commission will be assembled as a Nomination Committee to accept applications for nominations; and,

WHEREAS, the Nomination Committee, will review nominations for an honor based on the submission of proper documentation and requirements, and, follow guidelines as set forth by the Tree Memorial Committee, and subsequent alternatives as recommended by staff; and,

WHEREAS, the Nomination Committee will make their recommendations to the City Council in April, with a dedication ceremony to be held in May, close to the anniversary of the City's Incorporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Monterey Park hereby adopts the establishment of the Tree Memorial Nomination and Award, and designates staff to authorize a nomination committee as specified above to accept, review and nominate distinguished individuals as indicated in the following sections.

SECTION 1

MEMORIAL PLAQUE / TREE

Plaques to be consistent with plaques that are existing in front of City Hall. Trees that are to be purchased will be of similar type as existing. Cost for the plaques will be charged to the person or group who nominates the individual (\$500.00) City Council may waive fees at its discretion.

SECTION II

QUALIFICATIONS

The consideration for selection must include a substantial history of Community Service. For Example:

- A. Individual should have been a long term resident (10 years or more) in the City of Monterey Park, and should have provided a service benefit to the entire Community, in one or more of the following ways:
 - 1. Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;
 - 2. Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, volunteer community based organizations or other City service and charitable service organizations, which provide a direct service to Monterey Park residents;
 - 3. A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.
 - 4. An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.
- B. The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to City service and charitable service organizations.
- C. Special consideration without regard to the above mentioned qualifications, should be given to an individual, resident or non resident, who has deceased while performing service to our community.

SECTION III

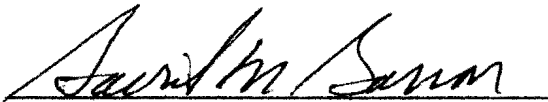
NOMINATION PROCESS

- A. Nominations to be submitted, accepted and considered only one time per year. No limit as to the number of years nominated. No limits imposed on the nomination committee as to how many individuals are recommended each year.
- B. Interested parties will be required to fill out an application which will require detailed justification for consideration, provide a picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.
- C. A nomination committee consisting of 5 members from the two Commissions, 3 Historical Heritage and 2 Recreation and Parks, shall be assigned to review the application and consider the qualifications.
- D. The time period for nominations are in February, with a selection and ceremony to be held in May, close to the anniversary of the City's incorporation.

PASSED AND APPROVED AND ADOPTED this 15th day of March, 2000.


Rita Valenzuela, Mayor
City of Monterey Park
California

ATTEST:

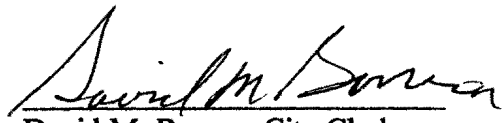

David M. Barron, City Clerk
City of Monterey Park,
California

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

I, David Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No.10485 Was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 15 day of March , 2000, by the following vote:

AYES:	COUNCILMEMBERS:	CHU, BALDERRAMA, ALONSO, VENTI, VALENZUELA
NAES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

Dated this 15th day of March , 2000.


David M. Barron, City Clerk
City of Monterey Park
California

RESOLUTION NO. 11484

A RESOLUTION AMENDING RESOLUTION NO. 10485 REGULATING THE PROCEDURES FOR NOMINATIONS AND ERECTING TREE MEMORIALS.

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

SECTION 1: The City Council finds as follows:

- A. In 2000, the Monterey Park City Council adopted a resolution to honor community members whose contributions have made a significant impact on the City of Monterey Park by establishing a Tree Memorial Program, and
- B. The City Council believes the display of the these trees and plaques enhances City facilities and inspires citizens to contribute to their community; and
- C. It is in the public interest for persons recognized with a Tree Memorial to be so honored without the need for paying a fee.

SECTION 2: *Amendments.* Resolution No. 10485 is amended as follows:

- A. Section 1 is amended in its entirety to read as follows: "Plaques to be consistent with plaques that are existing in front of City Hall. Similar existing trees at Garvey Ranch Park will be used."
- B. Subsection A of Section 3 is amended in its entirety to read as follows: "Nominations may be submitted, accepted, and considered only once per year. There is no limit to the number of years in which a person may be nominated. Only three nominations will be recommended to the City Council per year. A person may only receive this honor once."

SECTION 3: *City Manager Authorization.* The city manager is authorized to promulgate administrative policies and procedures to implement and facilitate the directives set forth in this Resolution.

SECTION 4: This Resolution will become effective immediately upon adoption and will remain effective unless superseded or repealed.

PASSED AND ADOPTED this 2nd day of May, 2012.



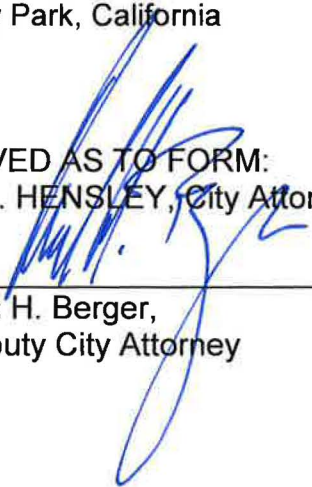
David Lau, Mayor
Monterey Park, California

ATTEST:



David Barron, CMC, City Clerk
Monterey Park, California

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 

Karl H. Berger,
Deputy City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, DAVID M. BARRON, CMC, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11484 was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 2nd day of May, 2012, by the following vote:

Ayes:	Council Members: Chu, Wong, Real Sebastian, Ing, Lau
Naes:	Council Members: None
Absent:	Council Members: None
Abstain:	Council Members: None

Dated this 2nd day of May 2012.



David Barron, CMC, City Clerk
Monterey Park, California

Attachment 2

Nomination Form for Shirley Hwong

Nomination Form for Fumiko “Mickey” Maruya



Recreation and Community Services
320 West Newmark Avenue
Monterey Park, CA 91754
Telephone: (626) 307-1388
Website: <http://www.montereypark.ca.gov>

APPLICATION FOR TREE MEMORIAL 2024

NAME OF INDIVIDUAL NOMINATED: SHIRLEY H WONG LIVING? Y (Y/N)

ADDRESS: [REDACTED]

NAME OF NOMINATING GROUP OR ORGANIZATION: VINH T. NGO

CONTACT PERSON: VINH NGO

ADDRESS: [REDACTED] CITY: [REDACTED] ZIP 91755

PHONE: [REDACTED] EMAIL: [REDACTED]

Nomination Process:

Please attach all materials, photos, documentation and letters to this application. The City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents. Copies of these materials will be sufficient.

Deadline for submission of application and all materials is Thursday, February 29, 2024 by 5:30pm. Submit to the Recreation and Community Services Department via mail or email: 320 W Newmark Ave. Monterey Park, CA 91754 or Recreation@montereypark.ca.gov. A committee of Commissioners will meet to review applications and make recommendations to City Council. Ceremony to be scheduled after City Council approval. All Committee review meetings are posted and open to the public. Nominating groups or individuals may speak and bring other pertinent materials to the meeting.

Committee reserves the right to accept, reject, approve or deny any and all of the applications it receives based on review of the materials submitted. The burden of proof as to the worthiness of a particular individual must be demonstrated by the information submitted by the applicant. Common knowledge or prestige of an individual is not enough to qualify for this recognition award.

The City shall determine the location for the tree memorial. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree versus using existing trees is at the sole discretion of the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

Please provide at least one picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.

QUALIFICATIONS

(Monterey Park Resolution No. 10485 & 11484)

Individual should have been a long term resident (10 years or more) of the City of Monterey Park, and has provided a service benefit to the entire Community, in one or more of the following ways (check items that apply):

Yes Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;

Yes Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, Volunteer community based organizations or other City service and charitable service organization, which provide a direct service to Monterey Park residents;

Yes A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.

Yes An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.

The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to the City and charitable service organizations.

Special consideration without regard to the above mentioned qualifications, should be given to an individual, resident or non resident, who has deceased while performing service to our community.

Nominations may be submitted, accepted, and considered only once per year. There is no limit to the number of years in which a person may be nominated. Only three nominations will be recommended to the City Council per year. A person may only receive this honor once.

1. PTA President/Monterey Highlands School
2. Woman of the Year/Congressman Adam Schiff 2010
3. Honored at the Monterey Park Bruggemeyer Library Gala 2014
4. Alhambra Education Foundation (AEF)
5. Environmental Commission Vice-Chair (5 years)
6. Sister Cities Commission Chair (5 years)
7. Community Participation Commission - Chair (15 years)

Complete resolutions available at:

[https://grmservices.grmims.com/CityofMonterey/\(S\(mnoqvplvaun42o01n5f3jkce\)\)/orc.aspx](https://grmservices.grmims.com/CityofMonterey/(S(mnoqvplvaun42o01n5f3jkce))/orc.aspx)

8. Chinese American Citizens Alliance (CACA)
(Greater San Gabriel Valley Lodge) GSGV, President
9. Monterey Park Woman's Club
10. Monterey Park Rotary and Lions Club

Resident since 1976

February 19, 2026

Re: Shirley Hwong – [REDACTED]
Letter of Recommendation for Monterey Park Memorial Tree

To: City of Monterey Park – Tree Memorial Committee:

It is my privilege to write this letter of recommendation in support of Shirley Hwong for nomination of the Monterey Park Tree Memorial as recognition for her 50 years of outstanding services to our City.

Shirley and her family moved to Monterey Park in 1976 and have demonstrated 50 years of voluntary services here. Shirley raised her family in the Monterey Highlands area and was involved as the PTA President for a few years. A devoted mother and spouse, she not only managed her home, but also contributed to the success of many Monterey Park non-profit groups such as numerous MPK City Commissions, Lion's Club, Rotary Club, Women's Club, and Alhambra Education Foundation.

Shirley's 50 years of dedication and counting...to Monterey Park is extraordinary. Below is just a sample of her wide range of voluntary services, all to the benefit and success of Monterey Park.

- Commissions/Committees she has served on:
 - Environmental 5 years / Vice Chair,
 - Sister City 5 years / Chair
 - Community Participation 15 years / Chair
- PTA President at Monterey Highlands School
- Alhambra Education Foundation
- Monterey Park Lion's Club member
- Monterey Park Woman's Club

Outside of the City of Monterey Park, Shirley also volunteers and serves for the community at large: Current President, Chinese American Citizens Alliance – Greater San Gabriel Valley Lodge. The above civic activities highlight her personal passion and dedication that contribute to the success of the various organizations she is involved with. Her extensive volunteerism has garnered many praises, Community Award recipient with Alhambra Education Foundation, Woman of the Year from Congressman Adam Shiff in 2010, and the Monterey Park Library Foundation honoree in 2014.

It is fitting to recognize Shirley Hwong for her legacy of community services and dedication to our City, because she loves the City of Monterey Park and continues to want to give back by volunteering. I recommend Shirley Hwong to be recognized by a Monterey Park Tree Memorial for her legacy of leadership, strong civic engagement and outstanding citizenship.

Sincerely,



Vinh T. Ngo
Resident of Monterey Park
Monterey Park City Council Member



Recreation and Community Services
320 West Newmark Avenue
Monterey Park, CA 91754
Telephone: (626) 307-1388
Website: <http://www.montereypark.ca.gov>

APPLICATION FOR TREE MEMORIAL 2026

NAME OF INDIVIDUAL NOMINATED: Mickey Maruya LIVING? N (Y/N)

ADDRESS: [REDACTED]

NAME OF NOMINATING GROUP OR ORGANIZATION: David Ikeda

CONTACT PERSON: Same

ADDRESS: [REDACTED] CITY: [REDACTED] ZIP 91754

PHONE: [REDACTED] EMAIL: [REDACTED]

Nomination Process:

Please attach all materials, photos, documentation and letters to this application. The City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents. Copies of these materials will be sufficient.

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A committee of Commissioners will meet to review applications and make recommendations to City Council. Ceremony to be scheduled after City Council approval. All Committee review meetings are posted and open to the public. Nominating groups or individuals may speak and bring other pertinent materials to the meeting.

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The City shall determine the location for the tree memorial. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree versus using existing trees is at the sole discretion of the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

Please provide at least one picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.

QUALIFICATIONS

(Monterey Park Resolution No. 10485 & 11484)

Individual should have been a long term resident (10 years or more) of the City of Monterey Park, and has provided a service benefit to the entire Community, in one or more of the following ways (check items that apply):

_____ Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;

_____ Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, Volunteer community based organizations or other City service and charitable service organization, which provide a direct service to Monterey Park residents;

_____ A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.

☒ An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.

The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to the City and charitable service organizations.

Special consideration without regard to the above mentioned qualifications, should be given to an individual, resident or non resident, who has deceased while performing service to our community.

Nominations may be submitted, accepted, and considered only once per year. There is no limit to the number of years in which a person may be nominated. Only three nominations will be recommended to the City Council per year. A person may only receive this honor once.

Complete resolutions available at:
[https://grmservices.grmims.com/CityofMonterey/\(S\(mnoqvplvaun42o01n5f3jkce\)\)/orc.aspx](https://grmservices.grmims.com/CityofMonterey/(S(mnoqvplvaun42o01n5f3jkce))/orc.aspx)

Dear Monterey Park City Council members

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 35 years as a friend and customer at her Bijin Salon on Garfield in Monterey Park. During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greeted everyone with a wonderful smile and contagious laughter.

Bijin Salon reminded me of the TV show "Cheers". The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic. In addition, for over forty years, she went to the Keiro Nursing home in Boyle Heights every Monday and donated her time giving haircuts & shampoos to the senior residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey. I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Mickey was born in Brentwood, Contra Costa County and grew up on a farm in New Mexico. During WW II she and her family were incarcerated at Gila River Concentration Camp. As noted above she has been a long time MP business owner.

Mickey would approach me during the spring of every year and ask me about the Cherry Blossom Festival. (Since I am a member of the Monterey Park Cherry Blossom Committee I would provide her posters and she would display our poster in her shop and would share them with other business owners. She would support the Festival year after year as a sponsor and or purchase lots of raffle tickets. I also believe the "tree memorial" would be an appropriate because she loved nature and had many plants and flowers displayed in her shop.

Thank you,

David Ikeda




Recreation and Community Services
320 West Newmark Avenue
Monterey Park, CA 91754
Telephone: (626) 307-1388
Website: <http://www.montereypark.ca.gov>

APPLICATION FOR TREE MEMORIAL 2026

NAME OF INDIVIDUAL NOMINATED: Family "Mickey" Maruya LIVING? (Y) (N)

ADDRESS: [REDACTED]

NAME OF NOMINATING GROUP OR ORGANIZATION: Caroline Maruya

CONTACT PERSON: Caroline Maruya

ADDRESS: [REDACTED] CITY: LA ZIP 90032

PHONE: [REDACTED] EMAIL: [REDACTED]

Nomination Process:

Please attach all materials, photos, documentation and letters to this application. The City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents. Copies of these materials will be sufficient.

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A committee of Commissioners will meet to review applications and make recommendations to City Council. Ceremony to be scheduled after City Council approval. All Committee review meetings are posted and open to the public. Nominating groups or individuals may speak and bring other pertinent materials to the meeting.

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The City shall determine the location for the tree memorial. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree versus using existing trees is at the sole discretion of the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

Please provide at least one picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.

February 27, 2026

I am honored to recommend Fumiko "Mickey" Maruya for this year's Tree Memorial.

Mickey opened her beauty salon Bijin in Monterey Park August 15, 1982 as a female minority owner.

She served her clients and community for over 43 years. Not only beautifying her clients but also the community.

Bijin was like the "Cheers" of beauty salons, where everybody knows your name and felt welcomed.

She dedicated her life to her business and clients. Working 3 days a week rain or shine till she was 94 years old.

Her generosity and selflessness was felt by everyone who has met her.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Maruya', with a stylized flourish at the end.

Caroline Maruya

APPLICATION FOR TREE MEMORIAL 2026

NAME OF INDIVIDUAL NOMINATED: Mickey Fumi Maruya LIVING? N (Y/N)

ADDRESS: [REDACTED]

NAME OF NOMINATING GROUP OR ORGANIZATION: _____

CONTACT PERSON: Kasey Maruya

ADDRESS: [REDACTED] CITY: [REDACTED] ZIP 90504

PHONE: _____ EMAIL: _____

Nomination Process:

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QUALIFICATIONS

(Monterey Park Resolution No. 10485 & 11484)

Individual should have been a long term resident (10 years or more) of the City of Monterey Park, and has provided a service benefit to the entire Community, in one or more of the following ways (check items that apply):

_____ Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;

☒ _____ Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, Volunteer community based organizations or other City service and charitable service organization, which provide a direct service to Monterey Park residents;

☒ _____ A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.

☒ _____ An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.

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It is with great enthusiasm that I nominate Mickey Fumiko Maruya to be a recipient of the City of Monterey Park Tree Memorial of 2026. For most of my life, Mickey Maruya was only known to me as "Grandma Mickey"; she was a strong-willed, giving, and always happy woman. And while grandma is almost always an honorable title, it would take many years for my world to expand and for me to realize that the woman I knew as just "grandma" meant so much to other people and her community.

Mickey Maruya was a key part of both her family's lives and her community's lives. Having grown up and suffered through the injustices of the impact that World War II had on Japanese Americans, Mickey still approached both new opportunities and new people alike - with kindness and an open heart. In August 1982, Mickey opened her salon, Bijin Salon, in Monterey Park, and for more than fifty years, Bijin was Mickey's second home. It became more than a hair business; it became a gathering place for friends and community alike to share a laugh and a donut while getting their hair cut. Being born ten years later, after the opening of her salon, I had little knowledge of the kindness that my grandmother had bestowed upon others and her community. My early years were spent helping her clean Bijin Salon, being dubbed her "best helper." This core memory developed the foundation for my realization of the impact Mickey had outside of the grandmother role in my life. As I grew older, the city of Monterey Park would later recognize Bijin Salon and Mickey for its forty years of service, a tangible recognition of both Mickey's and the salon's lasting impact on the community.

In 2014, Mickey received an award from the LA Downtown Lions Club as Citizen of the Year for her volunteer service in the Keiro Nursing Home and the Presbyterian Union Church. For six days a week, Mickey spent her time working at Bijin Salon, and on her last day off, she still spent her day serving others up confidence and a smile. In Keiro Nursing Home, Mickey spent her days with people of similar ages to her, but served them by offering shampooing and haircuts, so people could still look and feel their best. Her license in cosmetology had its work cut out for it, as Mickey washed, curled, and permed residents' hair, improving morale and confidence through her volunteer work. Having volunteered with her in my later teenage years, I was amazed at how long her "client lists" were each time we volunteered. On my days off, and unable to do hair, I spent my days being her "best helper" in Keiro as well. The residents of Keiro were always cheerful and happy to speak in Japanese with Mickey, and always thankful for her services, many of whom were only physically able to have their hair washed when Mickey was present.

Mickey dedicated her life to helping others and treating others with kindness, something she had not always been awarded by the world or others. Mickey always let the small things slide and focused on the positive and ways to improve herself and others. Unfortunately, in January 2026, Mickey passed away suddenly, leaving a hole both in her family and in her built community. Mickey played a key role in both her family and in the community that she considered family. Mickey's work ethic, integrity, and sustained impact make her an ideal candidate for this recognition. She embodied all of the qualities that many strive to maintain daily, but she performed and gave effortlessly. For these reasons, I wholeheartedly recommend Mickey Fumiko Maruya for this honor and recognition.



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Telephone: (626) 307-1388
Website: <http://www.montereypark.ca.gov>

APPLICATION FOR TREE MEMORIAL 2026

NAME OF
INDIVIDUAL NOMINATED: Fumiko "Mickey" Maruya LIVING? ____ (Y/N)

ADDRESS: _____

NAME OF NOMINATING
GROUP OR ORGANIZATION: _____

CONTACT PERSON: _____

ADDRESS: _____ CITY: _____ ZIP _____

PHONE: _____ EMAIL: _____

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February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 40 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph D.", followed by a horizontal line.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 40 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Maruya', written over a horizontal line.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 40 years, as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

Catalina Kamimura
Bachan's Takeout



February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 18 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

Iam Kung

Harmony Tree Learning Center

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over Jays Pizza as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Maruya', is written over the word 'Sincerely,'.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 50 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

Emiko K. Waples

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 15 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Mickey Maruya', followed by a long horizontal flourish.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 70 yrs as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. J. Santa' or similar, written in a cursive style.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over ONE as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

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I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to be "Mickey Maruya", with a stylized flourish at the end.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 1 year as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

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I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

Gram Cafe & Pancakes Team
Bryan Mori

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 20 years as her friend and or customer. *my grandmother*

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in dark ink, appearing to be 'W. S. Shin'.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 1 year as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Maruya', written in a cursive style.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 70 as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

AL MARUYA

February 27, 2026

2026 Tree Memorial Award Nomination

Nominee: Fumiko "Mickey" Maruya; 12/25/31-1/27/26

Author: Christopher Adkins (grandson)

I would like to present this letter in support of Fumiko "Mickey" Maruya for the 2026 Monterey Park Tree Memorial Award. Throughout her life, Mickey has made a lasting impression on her family, friends, and community. Her memory will live on with us, but memorializing her life and contribution to community with this award would mean a great deal to all that had the pleasure of knowing her.

Mickey opened Bijin salon in Monterey Park in 1982. She ran this business for over 40 years, even up to her last days before her passing. This salon was a big part of Mickey's life, a true passion for her. Through this, she created more than just a business. Bijin salon was a lasting icon within the community. Through these 4 plus decades, her local loyal customers became more than that, they were friends. She had a gift of building up meaningful relationships with everyone she met. Her devotion to her business and community were unrelenting. Her mornings typically started at 3 or 4 in the morning to get ready for her first customers of the day. Even in her mid 90's and last days, she kept up this routine.

In addition to Bijin Salon in Monterey Park, she made a lasting impression on the greater Los Angeles area. Giving back to her community however she could was an important part of her life. She had volunteered at Keiro, a local organization for older Japanese American adults for over 50 years. No matter how busy life would be, with work or family, she made sure she was able to give back to her communities. Mickey was a larger than life figure for her family, friends, and community including Monterey Park. She will always be fondly remembered by all who know where. It would be an honor for her to be memorialized with this award to highlight what she meant to this community.

February 25, 2026

Dear City Council of Monterey Park,

I am pleased to recommend Mickey Maruya of Bijin Salon, whom I have known for over 15 years as her friend and or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoos to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maruya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mickey Maruya", followed by a long horizontal flourish.

Cynthia Maruya-Adkins



February 25, 2026

Recreation and Community Services
320 W Newmark Ave
Monterey Pk, CA 91754

Re: Tree Memorial 2026

I would like to nominate Mickey Fumiko Maruya for the Tree Memorial 2026. Mickey was a native Californian who grew up on a farm and learned at a young age about hard work. Her family was interned in Arizona. After three and a half years, the family settled in New Mexico and once again farmed. As an adult, Mickey moved back to California to attend Pacific Sewing school in Los Angeles. That is where she met and married Al Maruya in 1953. She was a mother of 5, an active PTA mom, and church volunteer. Once the kids were older, Mickey attended cosmetology school at night. In 1982, she took the big leap and opened Bijin Salon in Monterey Park. It was her second home where she worked six days a week caring for and nurturing her customers. The city of Monterey Park recognized Bijin for forty years of service.

Beyond Bijin, Mickey volunteered her services at Keiro Retirement Home for over forty years. Her love and dedication to community meant everything to Mickey. She gave and never expected anything in return.

I believe the Tree Memorial 2026 for Mickey would be a fitting and lasting tribute to her love for the City of Monterey Park. It would symbolize her enduring impact on the community she cherished.

Thank you for your consideration.

Warm Regards
Cynthia Maruya-Adkins

February 25, 2026

Dear City Council of Monterey Park,

3.5 I am pleased to recommend Mickey Marquez of Riza Salon, whom I have known for over 30 years, as her friend and co-owner.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, genders and races. Riza Salon has been in business in Monterey Park for over 30 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoo to the residents. Longer than over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Marquez for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,

Phil Shim

February 26, 2026

Dear Members of the Committee,

It is with deep respect and admiration that I would like to nominate the late Fumiko Mickey Maruya who previously owned Bijin Salon, located at 2416 So. Garfield Ave, Monterey Park. Although she has recently passed, her legacy of full service, integrity, compassion, and dedication profoundly impacted the community of Monterey Park.

Throughout the many years she had her salon, her loyal customers drove from as far as Orange County and the Inland Empire to be serviced. And it was because of this type of loyalty she was able to survive the pandemic when many beauty shops were closed.

Originally opened 6 days a week, Mickey's hours started at 6:00 Am to 5:00 pm. And it wasn't until a few years ago Mickey in her mid 90's finally cut back to 3 days a week, still booked with appointments and enjoying her salon and customers.

Many workers in her salon started there early in their career, mastering their trade and technique while being guided by Mickey. Unselfishly Mickey fostered a culture of collaboration and a commitment by helping one another.

On February 19, 2019, she was awarded a Service Award from Monterey Park, see attached pic. But helping and servicing was not new to Mickey, as for many years she volunteered on her 1 day off to give a fresh hair cut to the many living at the Keiro Home in Boyle Heights. See attached clipping from the newspaper, Rafu Shimpo. [Fumiko "Mickey" Maruya - Rafu Shimpo.html](#)

This small shop evolved into a small community where each customer was greeted by a friendly face offering you a hot or cold drink and a sweet treat while you wait for your scheduled appointment. By awarding this honor to Fumiko Mickey Maruya it would recognize a lifetime of her service to the community and confirm her enduring values.

Your consideration for this nomination is greatly appreciated.

Sincerely,

Robin Kushi

February 25, 2026

Dear City Council of Monterey Park,

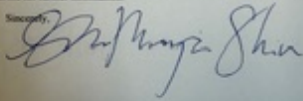
I am pleased to recommend Mickey Maraya of Bijin Salon, whom I have known for over 50 years as her friend and/or customer.

During this time, Mickey demonstrated kindness and positive energy to everyone in the salon. She greets everyone with a sincere smile and contagious laughter. That's Mickey. The salon was a "Community Center" for all ages, gender and race. Bijin Salon has been in business in Monterey Park for over 50 years. The salon even survived the pandemic.

In addition, for over forty years, she went to the nursing home in East Los Angeles every Monday and gave shampoo to the residents. Imagine that over forty years. She never complained as she always demonstrated a spirit of service and kept smiling and laughing. That's Mickey.

I strongly recommend Mickey Maraya for the Tree Memorial Award. Please feel free to contact me for further information.

Sincerely,



Dear City Council of Monterey Park:

Tengo el Placer de recomendar a
Mickey Maruya of Bijin Salon.

La conocí por casi 17 años y trabajé
con ella por casi 7 años en su
salon y solo puedo decir que
ella era una persona muy buena
y dedicada a su clientela, para
ella sus clientes era primero, era
una persona muy bondadosa, daba
su tiempo para sus clientes y ayudaba
a cualquier persona que lo necesitaba
aunque estuviera enferma siempre
se preocupaba por que sus clientes
estuvieran atendidos y era muy querida
por toda la gente, mis clientas la
querian mucho y yo mas, fue mi
ejemplo y la extraño. Ella siempre tenia
una sonrisa para todos.

Sinceramente

Leticia Alvord



Recreation and Community Services
320 West Newmark Avenue
Monterey Park, CA 91754
Telephone: (626) 307-1388
Website: <http://www.montereypark.ca.gov>

APPLICATION FOR TREE MEMORIAL 2026

NAME OF INDIVIDUAL NOMINATED: Fumiko "Mickey" Maruya LIVING? N (Y/N)

ADDRESS: [REDACTED]

NAME OF NOMINATING GROUP OR ORGANIZATION: Mr. and Mrs. Frank Zaragoza

CONTACT PERSON: Frank A. Zaragoza

ADDRESS: [REDACTED] CITY: [REDACTED] ZIP 90033

PHONE: [REDACTED] EMAIL: [REDACTED]

Nomination Process:

Please attach all materials, photos, documentation and letters to this application. The City will make every effort to return materials to the nominating authority listed, however, the City will not guarantee this or the condition of which the materials are returned. Please do not send original documents. Copies of these materials will be sufficient.

The submission period for applications and all materials is from Monday, February 2, 2026 through 5:30pm on Friday, February 27, 2026. Submit to the Recreation and Community Services Department via mail or email: 320 W Newmark Ave. Monterey Park, CA 91754 or Recreation@montereypark.ca.gov.

A committee of Commissioners will meet to review applications and make recommendations to City Council. Ceremony to be scheduled after City Council approval. All Committee review meetings are posted and open to the public. Nominating groups or individuals may speak and bring other pertinent materials to the meeting.

Committee reserves the right to accept, reject, approve or deny any and all of the applications it receives based on review of the materials submitted. The burden of proof as to the worthiness of a particular individual must be demonstrated by the information submitted by the applicant. Common knowledge or prestige of an individual is not enough to qualify for this recognition award.

The City shall determine the location for the tree memorial. Groups or individuals will not be allowed to request a particular site. The decision to plant a new tree versus using existing trees is at the sole discretion of the City. Wording on the plaque will be consistent with existing memorial plaques.

The intent of the program is to have the memorial remain undisturbed forever, however, the City must reserve the right to move, remove or change the existing tree or plaque as it deems necessary.

Please provide at least one picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.

QUALIFICATIONS

(Monterey Park Resolution No. 10485 & 11484)

Individual should have been a long term resident (10 years or more) of the City of Monterey Park, and has provided a service benefit to the entire Community, in one or more of the following ways (check items that apply):

_____ Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;

_____ Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, Volunteer community based organizations or other City service and charitable service organization, which provide a direct service to Monterey Park residents;

_____ A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.

☒ An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.

The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to the City and charitable service organizations.

Special consideration without regard to the above mentioned qualifications, should be given to an individual , resident or non resident, who has deceased while performing service to our community.

Nominations may be submitted, accepted, and considered only once per year. There is no limit to the number of years in which a person may be nominated. Only three nominations will be recommended to the City Council per year. A person may only receive this honor once.

Lynn Nakamura



City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754
Attn: Tree Memorial

Feb 25, 2026

To Whom It May Concern, I recommend that a Memorial Tree be named in honor of Mrs. Mickey Maruya. Mrs. Mickey Maruya owned and operated the Bijin Salon, located at 2416 S Garfield Ave, Monterey Park, CA 91754, for over 40 years. Mickey was a much beloved hair dresser to her clients and friends. She befriended everyone and became "mom" to many who knew her. Her untimely passing a few weeks ago has left a major void in the lives of her family, friends, and clients.

Mrs. Mickey Maruya represents the best of Monterey Park, and it's my honor to write a recommendation for a tree be named in her memory for all the love and friendship she gave to the fellow citizens of Monterey Park.

She is greatly missed.

Sincerely,

Lynn Nakamura
Life-long resident of Monterey Park.

In memory of Mickey

Knowing Mickey means more
than words can express...

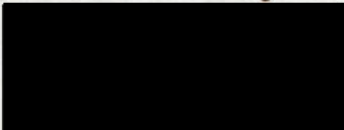
She was kind, thoughtful
and generous person with
everybody.

I remember The Time
we went To Las Vegas on
The bus. She was caring
and thoughtful with everybody
she gave presents To
everyone on The bus. She
Tried To make all of us
happy and comfortable.

We all going To miss her.
May God bless her.

I live in Montebello and
my name is Carmen Ramos

Mr. Frank A. Zaragoza



February 27, 2026

City of Monterey Park
Ad Hoc Committee of Community Participation and Recreation and Park Commissioners
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Committee Members,

I write this letter on behalf of the memory of Fumiko “Mickey” Maruya, who passed away peacefully on January 26, 2026, at the age of 94. Born on December 25, 1931, Mrs. Maruya lived a life defined by resilience, generosity, and unwavering service to the Monterey Park community she cherished for more than four decades. The city’s community provided Mrs. Maruya not only a thriving business, but one which gave her the purpose and passion to serve its community members well into her 90’s.

Mickey’s business, Bejin Salon, formerly located at 2416 S. Garfield Avenue, was in operation up until the week she passed away. In fact, from her hospital bed of that same week, she was making calls to her clients to reschedule their appointments and apologizing for any inconvenience they might experience!

In 1981, Mrs. Maruya opened her hair and skin salon, Bejin, in Monterey Park. What began as a small business soon became a place of comfort, dignity, and human connection for countless residents. For over 46 years, she volunteered her time and professional skills at the Kairo retirement home, providing essential grooming services to seniors—many of whom were physically unable to attend to their own personal care needs. Time and again, family members of those elderly clients expressed gratitude to Mickey for providing a restored sense of dignity the family member was receiving as a direct result of Mrs. Maruya’s seemingly simple act of hair or skin care. Other salons may have given up on these dismissed members of Monterey Park’s community, however, Mickey did not and offered her services with patience, gentleness, and deep compassion, never seeking recognition.

For over forty years Mrs. Maruya volunteered at the former Kairo Retirement Home and Intermediate Care Facility, now known as Sakura Gardens, located in the Boyle Heights neighborhood of Los Angeles. Mickey was instrumental in planning and developing an onsite beauty and barber facility for the residents of Kairo. Every Monday on her rest day from Bejin Salon, Mrs. Maruya and her personally chosen assistants would provide hair and skin services for the scores of residents needing the care

In addition to her volunteer duties at Kairo, on Sundays, Mrs. Maruya volunteered in the kitchen of her church, Union Church, located in the Little Tokyo neighborhood of Downtown Los Angeles. This is the place of worship where her recent memorial service was held. The church was filled to capacity by attendees of her memorial service.

Mrs. Maruya's volunteerism at both Kairo and Union Church are significant because although those facilities are not in Monterey Park, scores of residents at Kairo as well as church members of Union Church have deep ties to Monterey Park as do family members of the residents and church members. A sizable number resided or still reside in Monterey Park.

From the 1950's through the 1980's, Monterey Park had a significant portion of its population being of Japanese and Japanese-American descent. Kairo and Union Church are very well known to the Japanese and Japanese-American community of Monterey Park. By extension, Mickey's volunteerism at Kairo and Union Church in Los Angeles, was a service to the community members of Monterey Park.

Mrs. Maruya's life was also marked by profound resilience. As a Japanese-American child, she endured internment during World War II from 1942 to 1945 at Gila River Internment Camp located in the Arizona desert which had stifling heat and wind storms in the summer and frigid temperatures in the winter. Despite this injustice endured by Mrs. Maruya, her family members and other American citizens, she went on to build a life rooted in service, entrepreneurship, and compassion. Her story reflects both an important chapter of American history and the enduring strength of those who persevered through it.

Nearly seventy years after Mrs. Maruya and her family were interned, the City of Monterey Park, in 2021, honored and officially recognized Mickey's forty years of service in the business community of Monterey Park.

Now that our beloved Mickey's salon's lights have gone dark, the light of her influence, however, have merely been dimmed by her passing. I respectfully ask that this Committee contribute to brighten Mrs. Maruya's light of influence by memorializing a very special human being.

In recognition of her extraordinary and decades-long volunteerism—performed with diligence, humility, and heartfelt kindness—I ask that the City of Monterey Park's Ad Hoc Committee of Community Participation and Recreation and Park Commissioners consider installing a memorial marker adjacent to one of the city trees in her honor. Such a marker would serve not only as a tribute to Mrs. Maruya's contributions, but also as an enduring symbol of community service, resilience, and compassion for future generations.

Dear Committee Members, a memorial tree marker would be a fitting tribute to a woman whose life quietly enriched the lives of so many in Monterey Park. Her legacy lives on in the countless individuals she served and uplifted.

Thank you for your time and thoughtful consideration of this request. I would welcome the opportunity to provide any additional information that may assist in your review.

With Sincere Thanks to the Committee for Consideration,

A handwritten signature in blue ink, appearing to read "Frank A. Zaragoza". The signature is fluid and cursive, with the first name "Frank" written in a smaller, more compact script than the last name "Zaragoza".

Mr. Frank A. Zaragoza

On behalf of the family and friends of
Fumiko "Mickey" Maruya and her legacy.

February 27, 2026

City of Monterey Park

Recreation and Community Services Department

320 West Newmark Avenue

Monterey Park, CA 91754

To the Recreation and Community Services Department,

This letter is submitted with deep respect to formally propose the installation of a memorial marker adjacent to a city tree in honor of Fumiko "Mickey" Maruya (December 25, 1931 – January 26, 2026). Mickey was a long-time business owner whose life was defined by resilience, entrepreneurship, and an extraordinary spirit of volunteerism that spanned over four decades in Monterey Park. Mickey has both family and friends who currently reside in Monterey Park.

Mickey Maruya was a fixture of our local business community, opening her hair and skin salon, Bejin, in 1981.

I was one of her satisfied clients for 10 years. The shop had a warm, friendly and fun atmosphere. Sometimes I would go just to her, have tea and discuss the next Vegas bus trip. My husband and I participated in the bus trips for 10 years. We only missed one because my father's funeral was on the same weekend. Mickey made the bus trips unforgettable. She made sure everyone got a special gift and treats she put together, always wrapped so beautifully. She made us feel like children in anticipation of what the gift would be this time. In the 10 years, she never repeated the same gift.

Fumiko "Mickey" Maruya was honored by the City of Monterey Park in 2021.

This recognition was a celebration of her 40th anniversary as the owner of Bijin Salon in Monterey Park, which she had operated since 1981.

Beyond her business success, she was a cornerstone of the community known for:

- She served the Keiro Retirement Community for over 40 years, providing haircuts and coloring for seniors.
- She spent many years cooking meals at Union Church.
- She organized community bus trips to Las Vegas for 43 years, providing first-class service for her local customers.

However, her impact went far beyond the walls of her shop. Mickey's life was a testament to the "Golden Rule," fueled by her own experiences as a Japanese-American who was interned during World War II from 1941 to 1945. Rather than letting that period of hardship define her with bitterness, she chose a life of radical kindness.

Her contributions to our city include:

- For over 46 years, Mickey volunteered her professional skills at the Kairo retirement home. She provided essential grooming services for residents who were unable to care for themselves, ensuring they maintained their dignity and self-esteem.
- At her salon, Bejin, Mickey was known for welcoming clients that other businesses turned away. She continued to serve those with advanced age or physical limitations, often being the only person willing to provide the patience and specialized care they required.
- Her decades-long service was never for recognition; it was done with a quiet diligence and a compassionate heart that became a cornerstone of the Monterey Park community.

We believe that a memorial marker placed near one of Monterey Park's city trees would be a fitting tribute to a woman who spent her life "rooting" herself in service to others. A tree symbolizes the growth, shade, and endurance that Mickey provided to so many of our most vulnerable neighbors.

Such a marker would serve as an inspiration to future generations, reminding us that the true measure of a life is found in how we care for those who cannot care for themselves.

We would welcome the opportunity to discuss the specific guidelines, locations, and costs associated with the city's memorial programs. Please let us know the best way to move forward with this request to ensure Mickey's legacy of compassion continues to be felt in the city she loved.

Thank you for your time and for your dedication to preserving the history of our community's residents.

Sincerely,



Leticia Zaragoza



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council
From: Martha Garcia, Director of Finance
Subject: Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A in a form approved by the City Attorney to continue providing property tax consultation services from July 1, 2026, through June 30, 2031, for an additional amount of \$130,000, increasing the total contract amount to a not-to-exceed amount of \$283,250 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

On July 1, 2016, the City entered into a 5-year Services Agreement with HDL Coren & Cone for property tax consultation services for a term from July 1, 2016, to June 30, 2021, for \$18,250. On November 2, 2016, the City executed a first amendment to add services and increase compensation to \$28,250. On June 16, 2021, City Council approved a second amendment to extend the term to June 30, 2026 and increase the contract amount to \$153,250.

It is recommended that Council authorize the City Manager to execute a Third Amendment to the HDL Coren & Cone Agreement No. 1975-A for continued Property Tax Consulting Services from July 1, 2026, to June 30, 2031, for an additional \$130,000, increasing the total contract amount to an amount not-to-exceed \$283,250.

Background:

Property tax revenues are a vital component of the City's finances, requiring effective management and detailed analysis. HDL Coren & Cone's comprehensive approach to revenue

management has maximized revenue sources while providing staff with relevant and timely information.

HDL Coren & Cone has been the City's property tax consultant since July 1, 2016. HDL Coren & Cone's familiarity with the City's property tax allocation and reporting structure provides operational continuity and ongoing analytical support to staff. Services provided to the City include reports and management analyses, successor agency services, monthly reporting, and auditing services.

Staff recommends extending the agreement with HDL Coren & Cone through June 30, 2031.

Strategic Plan Goal:

This item meets the Strategic Plan goal of maintaining fiscal stability of the City's financial resources by fulfilling the objective of reviewing and revising City revenue sources.

Fiscal Impact:

The cost for the proposed amendment is \$130,000 for the term of the Agreement. Funds have been budgeted in Finance department budget.

Attachments:

None



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council
From: Kristin Olivarez, City Librarian
Subject: Amendment to License Agreement with the Friends of the Monterey Park Library, Inc. for Use of Library Bookstore

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to execute an amendment to the license Agreement No. 2533-A with the Friends of the Monterey Park Library, Inc. to transfer rights and responsibilities to the Monterey Park Library Foundation for space within the Bruggemeyer Library to sell used books; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

On February 19, 2026, the City executed a license agreement with the Friends of the Monterey Park Library, Inc., a California public benefit corporation, (the “Friends”) to utilize space within the Bruggemeyer Library (the “Library”) to operate a volunteer-run bookstore. At their meeting on April 10, 2026, the Friends voted to dissolve the organization. Hence, they will no longer operate the Friends Bookstore in the Library.

The Monterey Park Library Foundation, a nonprofit 501(c)3 organization, (the “Foundation”) will take over operation of the bookstore. Through the sale of used book donations, the Foundation will raise funds to support the activities of the Library, such as children’s performers, reading program incentives, and library branded giveaways for distribution at outreach events.

The City would like to amend the existing license agreement to transfer and assign rights and responsibilities for the bookstore from the Friends to the Foundation. Under the amendment, the City would provide space for the Foundation to continue the bookstore’s practice of selling donated books.

The Foundation must maintain active status and good standing as a non-profit organization; manage the operations of the bookstore; and use all proceeds generated by the bookstore to support Library programs and services.

Background:

N/A

Strategic Plan Goal:

N/A

Fiscal Impact:

There is no direct fiscal impact associated with this action.

Attachments:

None



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Amendment agreement with Commercial Door for Continued Commercial-Grade Door and Gate Maintenance

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement 2440-A with Commercial Door of Los Angeles County, Inc., in a form approved by the City Attorney, to increase compensation and extend the term for continued commercial-grade door and gate maintenance; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

Commercial Door of Los Angeles County, Inc. ("Commercial Door") currently provides commercial-grade door and gate maintenance services across all City-owned facilities. It is recommended the City Council approve a Second Amendment with Commercial Door to increase the total contract amount to \$150,000 through June 30, 2027.

Background:

The Public Works Department ("Department") is responsible for maintaining service doors and security gates across City-owned facilities. The City currently contracts with Commercial Door for routine and complex repairs to its roll-up service doors and barrier arm gates. Commercial Door was selected based on an informal request for quotes for commercial-grade door and gate maintenance. A minimum of three quotes were solicited, with Commercial Door providing the best value for the service.

The proposed Amendment allows for continued on-call maintenance services for roll-up service doors located at various locations including the City Yard, public safety facilities, recreation facilities, and service to barrier arm gates located across all City parks. The

continued work is within the scope of the original request for quotes.

The contractor has proven to be reliable, cost-effective, and provides the City with a high level of service. The Director recommends approval of a Second Amendment with Commercial Door for continued commercial-grade door and gate maintenance across all City-owned facilities. The proposed Amendment would increase the contract amount for unanticipated services needed this fiscal year and routine services for fiscal year 2026–27. The Amendment would add \$90,000, for a total contract amount of \$150,000, and extend the term through June 30, 2027.

Strategic Plan Goal:

This project supports the City’s goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of the City and community. Working roll-up doors and gates provide safe access to City-owned facilities for routine and emergency operations.

Fiscal Impact:

The proposed Second Amendment would add \$90,000 for services through June 30, 2027. There are sufficient funds for services through June 30, 2026. Funds for building repairs and maintenance have been budgeted as part of the fiscal year 2026-27 annual budget process through Fund 506.

Attachments:

None



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.E.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst

Subject: Amendment to Agreement No. 2477-A with Tripepi Smith & Associates, Inc.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first amendment to agreement no. 2477-A with Tripepi Smith & Associates, Inc., in a form approved by the City Attorney, to provide marketing and public affairs consulting services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City of Monterey Park recently completed an updated City seal and branding refresh with the assistance of Tripepi Smith & Associates. With the success of the updated City seal and new branding guidelines, the Assistant City Manager recommends extending the current agreement through June 30, 2027, to expand to include additional marketing and public affairs consulting services.

Background:

Tripepi Smith & Associates, Inc. has over 20 years of experience working with public agencies providing a variety of robust services such as marketing, technology, and public affairs consulting services.

Given its familiarity with the City, the success of its previous work, and expertise in working with local government entities, the Assistant City Manager recommends an amendment to Agreement 2477-A with Tripepi Smith & Associates, Inc. for a new amount of \$75,000 for services to include marketing and public affairs consulting.

Strategic Plan Goal:

This item meets City Council Strategic Plan Goal #6: *Enhance Public Communication and Civic Engagement to Reach All Members of Our Community*, by using Tripepi Smith, a specialized communications and marketing firm to assist with targeted outreach strategies, the City ensures information reaches diverse populations across the community.

Fiscal Impact:

The cost of \$75,000 for this first amendment will be covered by department salary savings.

Attachments:

None



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 10.F.

To: The Honorable Mayor and City Council

From: Robert Aguirre, Director of Recreation & Community Services
Christina Alatorre, Recreation Manager

Subject: Resolution Amending Resolution No. 10485 to Update the Composition of the Nomination Committee for the Tree Memorial Nomination and Award Program

Recommendation:

It is recommended that the City Council consider:

1. Amending Resolution No. 10485, to update the composition for the Nomination Committee for the Tree Memorial Nomination and Award Program to include members of the Community Participation Commission, Recreation and Parks Commission, and Aging Commission; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

Resolution No. 10485 established the Tree Memorial Program (the "Program"). It directs staff to form a five-member Program Nomination Committee consisting of two Recreation and Parks Commissioners and three Historical Heritage Commissioners. The Historical Heritage Commission was dissolved in 2013, and the Community Participation Commission assumed Program responsibilities previously assigned to the Historical Heritage Commission. City staff recommends the City Council adopt the proposed Resolution to amend Resolution No. 10485 to update the Nomination Committee composition.

Background:

In 2000, the City Council adopted Resolution No. 10485 establishing the Program. The Program was created to recognize individuals who have made a significant positive impact on the community. This prestigious award is reserved for an individual who has demonstrated the highest level of community involvement and can be awarded to a person living or deceased.

If approved, the proposed Resolution would revise the Nomination Committee's composition to

(1) memorialize the Community Participation Commission's assumption of Historical Heritage Commission Program duties; (2) reduce the number of Nomination Committee members from three to two; and (3) add one member of the Aging Commission to the five-member committee.

The adjusted composition would allow for insight from the Aging Commission, maintain the odd-number composition to prevent tied ("no action") votes, and preclude any one Commission from having a majority.

Strategic Plan Goal:

N/A

Fiscal Impact:

There is no fiscal impact associated with this amendment.

Attachments:

1. Resolution 10485
2. Resolution Amending Resolution No. 10485

ATTACHMENT 1
Resolution No. 10485

RESOLUTION NO. 10485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA TO ESTABLISH A TREE MEMORIAL NOMINATION AND AWARD

WHEREAS, the City of Monterey Park would like to acknowledge important and distinguished members of the City, by recognizing them with the dedication of a tree in their honor; and,

WHEREAS, on August 18, 1999 the City Council of Monterey Park directed staff to form a Committee, consisting of 2 members of the Recreation and Parks Commission and 2 members from the Historical Heritage Commission, to establish guidelines regarding an individual being considered for a Tree Memorial; and,

WHEREAS, members of the above mentioned Commissions have met and have submitted their recommendations to the City; and,

WHEREAS, City has incorporated these recommendations into a nomination process and award to honor such individuals; and,

WHEREAS, each February a committee of 3 members of the Historical Heritage Commission and 2 members of the Recreation and Parks Commission will be assembled as a Nomination Committee to accept applications for nominations; and,

WHEREAS, the Nomination Committee, will review nominations for an honor based on the submission of proper documentation and requirements, and, follow guidelines as set forth by the Tree Memorial Committee, and subsequent alternatives as recommended by staff; and,

WHEREAS, the Nomination Committee will make their recommendations to the City Council in April, with a dedication ceremony to be held in May, close to the anniversary of the City's Incorporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Monterey Park hereby adopts the establishment of the Tree Memorial Nomination and Award, and designates staff to authorize a nomination committee as specified above to accept, review and nominate distinguished individuals as indicated in the following sections.

SECTION 1

MEMORIAL PLAQUE / TREE

Plaques to be consistent with plaques that are existing in front of City Hall. Trees that are to be purchased will be of similar type as existing. Cost for the plaques will be charged to the person or group who nominates the individual (\$500.00) City Council may waive fees at its discretion.

SECTION II

QUALIFICATIONS

The consideration for selection must include a substantial history of Community Service. For Example:

- A. Individual should have been a long term resident (10 years or more) in the City of Monterey Park, and should have provided a service benefit to the entire Community, in one or more of the following ways:
 - 1. Served on a City elected or appointed position for at least two terms or 5 years, whichever is greater;
 - 2. Voluntarily served the City as an officer, or board member of, one or more City recognized Service Clubs, volunteer community based organizations or other City service and charitable service organizations, which provide a direct service to Monterey Park residents;
 - 3. A long term community business leader who has served the Community through his/her financial or voluntary efforts to one or more service and charitable service organization or non profit organization in the City of Monterey Park for a period of no less than 10 years.
 - 4. An individual, resident or non resident, who has made a significant or cumulative and positive impact on the Community.
- B. The term "served" means that the individual must demonstrate an active role in providing a benefit to the Monterey Park Community, in addition to service to City service and charitable service organizations.
- C. Special consideration without regard to the above mentioned qualifications, should be given to an individual, resident or non resident, who has deceased while performing service to our community.

SECTION III

NOMINATION PROCESS

- A. Nominations to be submitted, accepted and considered only one time per year. No limit as to the number of years nominated. No limits imposed on the nomination committee as to how many individuals are recommended each year.
- B. Interested parties will be required to fill out an application which will require detailed justification for consideration, provide a picture and other suitable materials deemed necessary. In order to further determine merit, and to add significance to the prestige of the memorial, any individual whose name is put forth should be supported by at least three letters of reference by community members indicating the contribution made and significance, in their opinion.
- C. A nomination committee consisting of 5 members from the two Commissions, 3 Historical Heritage and 2 Recreation and Parks, shall be assigned to review the application and consider the qualifications.
- D. The time period for nominations are in February, with a selection and ceremony to be held in May, close to the anniversary of the City's incorporation.

PASSED AND APPROVED AND ADOPTED this 15th day of March, 2000.


Rita Valenzuela, Mayor
City of Monterey Park
California

ATTEST:

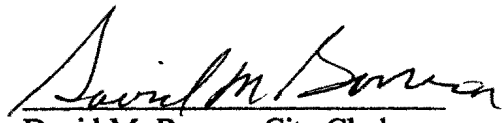

David M. Barron, City Clerk
City of Monterey Park,
California

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

I, David Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 10485 was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 15 day of March, 2000, by the following vote:

AYES:	COUNCILMEMBERS:	CHU, BALDERRAMA, ALONSO, VENTI, VALENZUELA
NAES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE
ABSTAIN:	COUNCILMEMBERS:	NONE

Dated this 15th day of March, 2000.


David M. Barron, City Clerk
City of Monterey Park
California

ATTACHMENT 2
Resolution Amending Resolution No. 10485

RESOLUTION NO. _____

**A RESOLUTION AMENDING RESOLUTION NO. 10485 TO UPDATE
THE COMPOSITION OF THE NOMINATION COMMITTEE FOR THE
TREE MEMORIAL NOMINATION AND AWARD PROGRAM**

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

SECTION 1: The City Council finds as follows:

- A. In 2000, the City Council adopted Resolution No. 10485 establishing the Tree Memorial Nomination and Award Program (the “Program”) to honor individuals who have made significant contributions to the Monterey Park community.
- B. Resolution No. 10485 directed staff to form a five-member Program Nomination Committee consisting of two Recreation and Parks Commissioners and three Historical Heritage Commissioners.
- C. Since adoption of Resolution No. 10485, the Historical Heritage Commission has been dissolved, and the Community Participation Commission has assumed the Program responsibilities previously assigned to the Historical Heritage Commission.
- D. The City Council desires to amend Resolution No. 10485 to update the Nomination Committee’s composition. The adjusted composition would allow for insight from the Aging Commission, maintain the odd-number composition to prevent tied (“no action”) votes, and preclude any one Commission from having a majority

SECTION 2: Resolution No. 10485 is amended to provide that the Nomination Committee will consist of five members from the three commissions as follows: two members of the Community Participation Commission, two members of the Recreation and Parks Commission, and one member of the Aging Commission.

SECTION 3: Except as expressly amended by this Resolution, Resolution No. 10485 will remain in full force and effect.

SECTION 4: *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 provisions or application and, to this end, the provisions of this Resolution are severable.

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.

SECTION 7: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

(Mayor signature and attestation must be on the same page.)

PASSED AND ADOPTED this ____ day of _____, 2026.

, Mayor

Attest:

, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council

From: Martha Garcia, Director of Finance
Timothy Hou, Director of Community Development

Subject: Public Hearing to receive comments on the Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

Recommendation:

It is recommended that the City Council consider:

1. Opening the public hearing to receive citizen input on community needs and priorities prior to final Community Development Block Grant and HOME funding decisions for the Program Year 2026-2027 Annual Action Plan; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The U.S. Department of Housing and Urban Development (HUD) provides Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to the City of Monterey Park for the purpose of developing viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, specifically for low- and moderate-income people. For Program Year (PY) 2026-2027, the City will receive approximately \$571,332 in CDBG funds and \$302,097 in HOME funds from HUD. The purpose of this public hearing is to inform residents about the CDBG and HOME programs, present preliminary funding recommendations for public review, and solicit public input regarding community needs and priorities prior to final Council consideration and HUD submission of the Annual Action Plan.

Background:

To receive CDBG and HOME funding from HUD, the City is required to prepare a five-year Consolidated Plan (ConPlan) that identifies needs for affordable and supportive housing, community development, public services, and economic opportunities. Annually, the City is

also required to prepare an Annual Action Plan that implements the goals and objectives contained in the ConPlan. These documents outline extensive strategies aimed at uniting community needs and resources together to achieve statutory goals, thereby addressing decent housing, creating a suitable living environment, and expanding economic opportunities for the City's residents, particularly for low- and moderate-income people.

The Annual Action Plan implements the ConPlan goals and priorities by allocating CDBG and HOME resources to a variety of eligible projects and programs. It also serves as the City's application to HUD for these grants. While the City conducts its own process to identify community needs and programs, all expenditures of these grant funds must comply with HUD guidelines.

CDBG Funds

CDBG funds may be used for activities that meet one of three national objectives established by HUD. Activities that do not meet at least one national objective are not eligible for CDBG funding. The three national objectives are:

- Benefit low- and moderate-income persons
- Prevent or eliminate slum or blight
- Address urgent community development needs that pose an immediate threat to health or welfare when no other funding sources are available

In addition to the national objectives above, up to 15% of the total CDBG grant funds (\$85,699) may be used for public service activities, up to 20% (\$114,266) may be used for program administration, and the remaining funds may be allocated to other CDBG eligible programs such as economic development, public facilities and infrastructure, and housing-related activities.

Proposed CDBG Funding

CDBG		
1	CDBG Planning and Administration	\$114,266.00
2	Public Improvements - Public Work Projects	\$297,066.00
3	Economic Development – Business Grant Program	\$135,000.00
4	Fair Housing Foundation – Housing Rights Services	\$25,000.00
TOTAL		\$571,332.00

HOME Funds

HOME funds must be used to create and preserve affordable housing for low-income households by:

- Building, acquiring, or rehabilitating affordable housing
- Providing rental assistance (e.g., tenant-based vouchers)

- Assisting low-income households with home purchases (e.g., down payment assistance)

No more than 10% (\$30,209.70) may be used for planning and administration, and at least 15% (\$45,314.55) must be reserved for projects owned, developed, or sponsored by qualified Community Housing Development Organizations (CHDOs). The remaining balance (\$226,572.75) must be used exclusively for housing activities. A complete list of recommended funding for housing activities is shown below:

HOME		
5	HOME Planning and Administration	\$30,209.70
6	CHDO Set-Aside	\$45,314.55
8	Multi-Family Rehabilitation Program	\$226,572.75
TOTAL		\$302,097.00

Strategic Plan Goal:

The Annual Action Plan outlines progress made in achieving the Housing Strategic Plan Goal by the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons.

Fiscal Impact:

There is no fiscal impact to the General Fund for conducting a Public Hearing and submitting the Annual Action Plan to HUD.

Attachments:

None



City Council Staff Report

Date: May 20, 2026

Agenda Item Number: 12.A.

To: The Honorable Mayor and City Council
From: Robert Aguirre, Director of Recreation & Community Services
Subject: Establish a Temporary Ad Hoc Subcommittee to Explore Funding Strategies for the Barnes Park Aquatic Center

Recommendation:

It is recommended that the City Council consider:

1. Establishing a temporary Ad Hoc Subcommittee to assist staff in exploring funding opportunities and strategic partnerships for the proposed Barnes Park Aquatic Center;
2. Appointing up to two (2) City Councilmembers to serve on the Ad Hoc Subcommittee;
3. Appointing Council Member Thomas Wong to serve on the Ad Hoc Subcommittee;
4. Providing direction regarding funding strategies, partnership opportunities, and priorities to be explored by the Ad Hoc Subcommittee; and
5. Taking such additional, related, action that may be desirable.

Executive Summary:

The City is currently exploring opportunities to fund and construct the proposed Barnes Park Aquatic Center, and staff seeks City Council direction and collaboration to identify viable funding mechanisms and strategic partnerships to support a successful project. In order to facilitate focused discussions and coordination, staff recommends establishing an Ad Hoc Subcommittee composed of up to two City Councilmembers. Council Member Thomas Wong has offered to serve on the subcommittee and City Council may consider appointing one other Council Member if desired.

The Ad Hoc Subcommittee would work with staff to evaluate potential funding opportunities, provide strategic guidance, and support outreach efforts related to the project. Funding opportunities and strategies may include grants, public and private partnerships, sponsorships, and alternative funding mechanisms. The Subcommittee would also work to identify community partners that may be able to support the project.

The Ad Hoc Subcommittee would serve in an advisory capacity, providing feedback and

recommendations to staff as well as providing updates to the City Council. Meetings would be scheduled on an as-needed and may be held on various days and at various times. The Subcommittee would dissolve upon completion of its assigned purpose.

Background:

The Barnes Park Pool has remained closed since 2021 due to its deteriorating condition and inadequate recirculation system. Additionally, the facility no longer meets current accessibility requirements pursuant to the Americans with Disabilities Act ("ADA").

In March 2026, the City Council approved a conceptual design for the proposed Barnes Park Aquatic Center. The City has since been awarded a \$500,000 grant from Los Angeles County Measure A and a \$ 6 million grant from the California State Parks, Land Water Conservation Fund for the project, which requires matching funds of 50% or \$3 million. The construction of the Barnes Park Aquatic Center is estimated to cost between \$28 and \$32.5 million. The City continues to advance the project by actively seeking grants, public funds, and partnerships to bring the vision of a new aquatic center to life.

Strategic Plan Goal:

N/A

Fiscal Impact:

There is no fiscal impact to establish an Ad Hoc Subcommittee.

Attachments:

None