



**City Council of Monterey Park**  
**The City Council Acting on Behalf of the Successor Agency of the Former Redevelopment Agency, the Housing Authority, the Monterey Park Financing Authority and the Monterey Park Geologic Hazard Abatement District Agenda**

**Regular Meeting**  
**Monterey Park City Hall Council Chambers**  
**320 West Newmark Avenue, Monterey Park, CA 91754**

**Wednesday, June 17, 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.

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**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](http://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](mailto: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](http://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



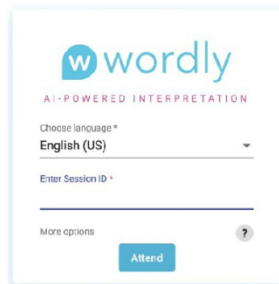
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選擇語言  
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3



Read Captions on Device  
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Lea los subtítulos en su  
dispositivo y use audífonos para  
el audio

### 1. Call to Order

Mayor

### 2. Flag Salute

The Monterey Park 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. SGV Forward Ad Hoc Subcommittee Update**

**6.B. 2026 SoCal PONY Interleague Gold Bracket Champions - MPK Reapers**

**7. Public Comments**

**8. Staff Communications**

**8.A. City Manager's Department**

**8.B. Fire Department**

**8.C. Public Works Department**

**9. Old Business**

**10. Consent Calendar**

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

**10.A. Fiscal Year 2026-2027 Annual Budget Adoption**

It is recommended that the City Council consider:

1. Adopting by Resolution the City's and Successor Agency's Fiscal Year 2026-2027 Annual Budget; and
2. Taking such additional, related, action that may be desirable.

**10.B. Award of Multiple Vendor Contracts for As-Needed Purchase of Pipe Parts and Related Supplies**

It is recommended that the City Council consider:

1. Awarding contracts to Core & Main, LP; Ferguson Enterprises, LLC; Orange County Winwater Works Co.; S & J Supply Co., Inc.; and Western Water Works Supply Co. for the purchase of pipe parts and related supplies for the Water Division, each with a three-year term, with aggregate annual expenditures under all agreements not-to-exceed \$500,000;
2. Authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney; and
3. Taking such additional, related action as deemed appropriate.

**10.C. Award of Fuel Purchase Agreement to Pinnacle Petroleum, Inc. for the Purchase and Delivery of Gasoline, Diesel Fuel, Oil, and Lubricants**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a fuel purchase agreement, in a form approved by the City Attorney, with Pinnacle Petroleum, Inc. for bulk purchase and

- delivery of fuel, oil, and lubricants for a total not-to-exceed amount of \$1,350,000, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project involves the continued operation and maintenance of existing City facilities and services through the purchase and delivery of fuel, oil, and lubricants and does not result in any expansion of existing use.

**10.D. Award of Public Works Contract to Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for On-Call Commercial Plumbing Services**

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an on-call public works contract, in a form approved by the City Attorney, with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for on-call commercial plumbing services at City-owned facilities for a total contract amount of \$300,000, with a not to exceed amount of \$60,000 per task order, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts regarding noise, air quality, or water quality.

**10.E. Anniversary of the Death of Vincent Jen Chin (As Requested by Mayor Pro Tem Lo)**

It is recommended that the City Council consider:

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

**10.F. Juneteenth Resolution (As Requested by Council Member Sanchez)**

It is recommended that the City Council consider:

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

**10.G. National Boys and Girls Club Week Resolution (As Requested by Council Member Sanchez)**

It is recommended that the City Council consider:

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

## 11. Public Hearing

### 11.A. A public hearing to consider adopting a resolution approving a 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers 5265-025-055, 056 and 058)

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopt Resolution XX-XX to approve Site Development Plan No. 25-131 ("DRB-25-131"), Density Bonus DRB-26-067, and Vesting Tentative Map No. 84935 ("TM-26-03"), subject to conditions of approval contained in Exhibit "A" of Resolution XX-XX; and
5. Taking such additional, related, action that may be desirable.

#### CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has reviewed the Project and determined that additional environmental review is not required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 7) as required under Public Resources Code §§ 21008, 21152.

Public Resources Code § 21080.66, added by Assembly Bill (AB) 130, became effective in July 2025 to streamline the CEQA process for certain housing projects by exempting qualifying urban infill developments from portions of environmental review requirements. The legislation aimed to accelerate project approvals and reduce delays for development in already urbanized areas, while still maintaining targeted environmental and tribal consultation protections. Because the City determined that the Project qualifies for this statutory exemption, technical studies such as air quality and noise analyses are not required. However, the Project prepared a traffic study, which is discussed later in this report.

To qualify for streamlining under Public Resources Code § 21080.66, a project must satisfy a number of statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 5), and staff determined that the Project satisfies the applicable eligibility requirements, including those relating to project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted Tribal Consultation in accordance with the statute and incorporated Tribal Cultural Resource conditions into the Project's Conditions of Approval at the request of one of the consulted tribes (Conditions of

Approval 30–36).

Finally, AB 130 requires preparation of a Phase I Environmental Site Assessment (ESA). The Applicant submitted a Phase I ESA for the Project (Attachment 8) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

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