



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 staff report to Item No. 12B
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, July 1, 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

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Public Participation

- **In Person** – Council Chambers, 320 W. Newmark Ave, Monterey Park, CA 91754.

Complete a guest's speaker card and submit it to the City Clerk. When called upon, approach the podium.

- **Zoom** – <https://us06web.zoom.us/j/83333642600>, Meeting ID: 833 3364 2600
To join the speaking queue, use the "raise hand" feature if using a device. Speakers will be unmuted and called on to speak.
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- **Written Public Comment** – 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 and filed as part of the City's administrative record but not read during the council meeting.

Addressing the Council

Pursuant to Rule 4 of Resolution No. 2026-R23, public comments for all agenda items will be taken at the beginning of the meeting, except public hearing which will be taken at the time it will be heard using the same method for each item. The time allotted is determined by the number of speakers in accordance with the format listed below. If desirable, the Mayor and City Council may change the time limits.

Requests to speak will be accepted until the start of the public comment period. Requests to speak on public hearing items will be accepted until the start of the public hearing. No additional requests may be accepted after those times.

- 5 or fewer speakers: 5 minutes each.
- 6–20 speakers: 3 minutes each.
- 21–40 speakers: 2 minutes each.
- 41 or more speakers: 1 minute each.

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Standard of Decorum

Any person addressing the Council who disrupts, disturbs, impedes, or otherwise renders infeasible the meeting's orderly conduct, who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers or remote participation platform.

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. Ware Customer Survey Results

7. Public Comments

8. Staff Communications

8.A. Bruggemeyer Library

8.B. Fire Department

8.C. Recreation & Community Services

9. Old Business

9.A. Discussion of Updated Inclusionary Housing Feasibility Study Findings

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. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of March 4, 2026, March 7, 2026, March 18, 2026, April 1, 2026, April 15, 2026 and April 20, 2026; the regular meetings of March 4, 2026, March 18, 2026, April 1, 2026 and April 15, 2026; and the special community meetings of March 23, 2026 and April 9, 2026; and
2. Taking such additional, related, action that may be desirable.

10.B. Monthly Investment Report

It is recommended that the City Council consider:

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

10.C. Second Amendment to Agreement No. 2527-AA with Kimley-Horn and Associates, Inc.

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a second amendment to agreement no.

- 2527-AA with Kimley-Horn and Associates, Inc. (Kimley-Horn), in a form approved by the City Attorney, for civil engineering services as part of the January 21, 2023 memorial project; and
2. Taking such additional, related, action that may be desirable.

10.D. Fiscal Year 2025-2026 Sewer Rehabilitation – Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Ramona, Inc. in the amount of \$1,927,467.50 for Fiscal Year 2025-2026 Sewer Rehabilitation, Specification No. 2026-005;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$289,120, representing approximately 15% of the contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

10.E. Service Club & Sierra Vista Doors - Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Vortex Industries, LLC. in the amount of \$71,742 for the Sierra Vista and Service Club Door Replacement Project, Specification No. 2025-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$7,174 over the total contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Class 1 – Existing Facilities) because it involves the replacement of existing doors with no expansion of the existing use.

10.F. Identifying a tax rate for collecting voter authorized property taxes for employee retirement benefits based on the assessed property valuation established by the County Assessor's Office

It is recommended that the City Council consider:

1. Adopting a Resolution identifying the tax rate and amount of tax revenue required to fulfill the voters' intent in funding the City's retirement system; and
2. Taking such additional, related, action that may be desirable.

10.G. Professional Services Agreement with Mainstream Unlimited, LLC to provide Safety

Training and Risk Management Consulting Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a standard professional services agreement with Mainstream Unlimited, LLC in a form approved by the City Attorney, to provide safety training and risk management consulting services; and
2. Taking such additional, related, action that may be desirable.

10.H. Parks Make Life Better Month Resolution

It is recommended that the City Council consider:

1. Adopting a Resolution declaring the month of July as “Parks Make Life Better” Month in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

11. Public Hearing

11.A. HUD Program Year 2026-2027 Annual Action Plan

It is recommended that the City Council consider:

1. Conducting a public hearing and receiving public comments and testimony on the Program Year (PY) 2026-2027 Annual Action Plan (AAP);
2. Approving and authorizing the submittal of the PY 2026-2027 AAP, including Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding recommendations;
3. Authorizing the City Manager to execute all appropriate and necessary documents to receive funding, implement approved use, and make necessary budget adjustments based on the Housing and Urban Development Department (HUD) final allocation amount;
4. Authorizing the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the Annual Action Plan;
5. Taking such additional, related, action that may be desirable.

11.B. Public Hearing to Consider Adoption of the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan

It is recommended that the City Council consider:

1. Opening the public hearing, receiving public testimony, and closing the public hearing; and
2. Adopting the resolution approving the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan contained therein, and finding consistency with the City’s General Plan.

CEQA (California Environmental Quality Act):

The proposed action is statutorily exempt from CEQA pursuant to Water Code Section 10652 and CEQA Guidelines Section 15282(v), as adoption of the 2025 Urban Water

Management Plan, and the Water Shortage Contingency Plan contained therein, does not result in a direct or reasonably foreseeable indirect physical change in the environment.

12. New Business

12.A. Los Palos Incident Local Emergency Update

12.B. Adopting a Resolution certifying the results of the June 2, 2026 Special Municipal Election

It is recommended that the City Council consider:

1. Adopting a resolution certifying the results of the June 2, 2026 Special Election;
2. Taking such additional, related, action that may be desirable.

12.C. Ballot Proposition to amend the existing Monterey Park Transient Occupancy Tax

It is recommended that the City Council consider:

1. Adopting, by at least four affirmative votes, a Resolution placing a proposition on the November 3, 2026, ballot, which, if adopted by a majority of voters, would amend the City's existing Transient Occupancy Tax;
2. Determining whether to designate person(s) for filing an argument favoring the ballot proposition;
3. Adopting a Resolution requesting that the City Attorney prepare an impartial analysis for the ballot proposition;
4. Adopting a Resolution establishing requirements for ballot arguments for City measures;
5. Adopting a Resolution supporting the ballot measure; and
6. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

These actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because they establish rules and procedures related to government funding mechanisms and election administration; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute organizational or administrative activities that will not result in direct or indirect physical changes in the environment. Accordingly, the proposition proposed and related actions do not constitute a "project" that requires environmental review (see specifically, 14 CCR § 15378(b)(4-5)).

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

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

15. Adjournment



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 9.A.

To: City Council
From: Timothy Hou, Director of Community Development
Subject: Discussion of Updated Inclusionary Housing Feasibility Study Findings

Recommendation:

It is recommended that the City Council consider:

1. Receiving and filing the report and presentation;
2. Providing direction to staff; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:

This report provides the findings of an updated Inclusionary Housing Ordinance (IHO) feasibility study prepared by Economic & Planning Systems (EPS) evaluating the financial impact of the City's IHO (Attachment 1). EPS presented prior studies to Council in 2024 and 2025, and their analysis tests whether typical new residential projects—townhomes, condominiums, and multifamily rental apartments—can feasibly support the City's inclusionary requirements under 2026 market conditions.

The study finds that most residential development prototypes are not currently financially feasible even without inclusionary requirements. Only townhomes show adequate feasibility at market rates, but even the townhome product type becomes infeasible when the current IHO requirements are applied.

EPS concludes that, under current conditions, the City's IHO requirements are likely to pose significant financial challenges to new multifamily rental and ownership development. The report provides several policy considerations for the City Council including a recommended in-lieu fee calculation and strategic considerations for implementation.

Background:

Program 15 of the City's certified 2021–2029 Housing Element requires the City to consider an

inclusionary housing program requiring certain residential and mixed-use projects to provide a percentage of affordable units. To implement Program 15, the City Council adopted an IHO on September 6, 2023, requiring 15% affordable units for rental projects (composed of 9% Low-Income and 6% Moderate-Income), and for-sale projects (composed of 15% Moderate-Income units). The IHO also included a formula for calculating in-lieu fees based on the “affordability gap” between market-rate and affordable prices.

As part of this action, the City Council also directed staff to conduct an evaluation of the City’s IHO to determine whether it was financially feasible and recommend in-lieu fees in cases where an IHO was feasible. Subsequently, the City partnered with the San Gabriel Valley Council of Governments, who offered sub-regional technical assistance through its consultant EPS to address affordable housing issues, to conduct an IHO feasibility study for Monterey Park. EPS completed an initial analysis in early 2024 and updated the study in 2025 and 2026 to reflect current construction costs, land values, rents, and sale prices.

- January 17, 2024: EPS presented findings indicating that IHO requirements could pose financial challenges for new residential projects, especially smaller and mid-sized developments. Council voted to pause enforcement for one year.
- January 15, 2025: EPS updated its analysis, concluding that IHO requirements remain financially challenging and may deter new housing development, despite some improvement in market conditions. Council extended the pause for another 12 months.
- February 18, 2026: Staff provided a status report regarding a Supreme Court ruling and litigation settlement involving the City of East Palo Alto that highlighted potential legal challenges associated with applying inclusionary housing requirements to certain residential projects.

STUDY METHODOLOGY

EPS evaluated five prototype development types:

1. Citywide Townhomes (ownership)
2. Citywide Garden-Style Condominiums (ownership)
3. Citywide Garden-Style Apartments (rental)
4. Mixed-Use Multifamily Condominiums (ownership)
5. Mixed-Use Multifamily Apartments (rental)

For each prototype, EPS estimated development costs (land, site preparation, hard and soft costs), market-rate sale prices or rents, and affordable unit values based on California income limits.

SUMMARY FINDINGS

- **Market-rate development feasibility is limited.** Only the citywide townhome prototype meets the return thresholds at market rates. All other prototypes fail to meet feasibility benchmarks, even without an inclusionary requirement.
- **Under the City’s current inclusionary requirements, all prototypes, including**

townhomes, fall below feasibility thresholds. Townhome feasibility drops from 24.3% (well above the 15% feasibility threshold) to approximately 13% (below the 15% feasibility threshold). All condominium and apartment prototypes remain below feasibility thresholds, with insufficient profit margins and yields.

- **Affordability gaps are large.** Affordable units would cost more to build than they are worth at regulated prices. For example:
 - Townhome moderate-income affordability gap: approximately \$500,000 per unit.
 - Garden-style condo moderate-income gap: \$291,000 per unit.
 - Garden-style apartment low-income gap: \$194,000 per unit.
 - Mixed-use apartment moderate-income gap: \$193,731 per unit.
- **In-lieu fees, if set to match the affordability gap, would be significant and would worsen existing feasibility challenges.** Equivalent in-lieu fees per square foot range from \$30.33 (garden-style apartments) to \$58.91 (mixed-use multifamily condominiums).
- **Future pipeline of housing development is uncertain.** While the City has a robust number of approximately 1,400 units in the pipeline, EPS notes it is unknown whether these projects will proceed due to market conditions. Additionally, since accessory dwelling units (ADUs) account for most recent housing production, few projects that can trigger an IHO requirement have been built.

POLICY CONSIDERATIONS

Based on EPS's findings, the City faces a challenging development environment in which most residential prototypes do not pencil out financially. Inclusionary requirements would further constrain feasibility. To ensure that the City does not inadvertently deter new housing production, the City Council should carefully consider the following policy options.

EPS outlines several actions the City Council may consider:

1. **Continue the temporary pause on IHO implementation.**
Allow one to two more years for market recovery, tracking rents, construction costs, developer interest, and other feasibility indicators.
2. **Phase in inclusionary requirements.**
Gradually implementing inclusionary requirements (as practiced in Long Beach and San Jose) can ease the transition for developers while signaling future expectations. Note that phasing would not by itself address feasibility challenges.
3. **Adjust requirements to align with automatic State Density Bonus (SDB) eligibility.**
For example, increasing the Low Income rental requirement from 9% to 10% would automatically qualify projects for a 20% density bonus, potentially offsetting development costs.
4. **Adopt a reduced in-lieu fee.**
Charging an in-lieu fee below the affordability gap may improve feasibility for townhome projects (feasible up to ~\$34.71/sf) and still generate revenue for affordable housing. However, for multifamily rental/ownership projects, even very low fees (e.g., \$2–\$5/sf)

may exceed what projects can realistically bear under current conditions.

5. Combine the above strategies.

A hybrid approach (pause + phased-in standards + reduced fees) may best balance affordable housing objectives with economic feasibility.

Staff will return with draft amendments should the City Council direct changes to the IHO program.

Fiscal Impact:

There are no identifiable fiscal impacts associated with the presentation of findings of the IHO feasibility study, other than the cost of preparing any subsequent studies if directed.

Attachments:

1. City of Monterey Park Inclusionary Housing Feasibility Study

ATTACHMENT 1
City of Monterey Park Inclusionary Housing
Feasibility Study



CITY OF MONTEREY PARK INCLUSIONARY HOUSING FEASIBILITY STUDY

DRAFT REPORT

Prepared for:
City of Monterey Park

Prepared by:
Economic & Planning Systems, Inc.

May 29, 2026

EPS #254044

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1. Introduction and Summary of Findings

Study Background

The City of Monterey Park (City) adopted an Inclusionary Housing Ordinance (IHO) in August 2023 and it became effective in September 2023. Per the City's IHO, developers of new residential projects are required to provide 15 percent of the new units built as affordable to lower income households. For rental developments, the 15 percent requirement consists of nine percent of units affordable to households earning the Low Income level for Los Angeles County and six percent of units affordable to households earning the Moderate Income level. For ownership developments, 15 percent of units are required to be affordable to households earning the Moderate Income level.

Following adoption of the IHO, the City sought to study how the ordinance could impact the financial feasibility of new market-rate housing developments in the City. The City initially engaged Economic & Planning Systems, Inc. (EPS) to conduct a feasibility study of the City's IHO in January 2024, which was followed by the City Council's decision to pause implementation of the IHO. EPS reassessed the IHO's feasibility in early 2025, but the City Council opted to continue the pause. For this update to the analysis, EPS updated assumptions regarding the analyzed residential prototype products, including cost and revenue assumptions that reflect current market conditions. The updated assumptions and findings are detailed in this document.

Overview of Feasibility Analysis

The financial feasibility of a development project is determined by comparing the cost of the project to its value based on achievable sale prices or rents. A financially feasible project is one in which the value provides a sufficient return on the investment to incentivize moving forward with the project. Given the range of investment opportunities available to developers and financial investors, a development project will not be built if it is not considered a financially feasible proposition. For the purposes of this study's analysis, a "sufficient" return on investment was established using market-based standards that are relevant at the time of this analysis (further detailed in **Chapter 3**). However, what is considered a "sufficient" return for any individual project will vary depending on a range of considerations.

The impacts of inclusionary housing policies on the financial feasibility of market-rate housing projects can manifest in one of two ways:

1. On-site inclusionary affordable units typically cost the same to build as the market-rate units but are sold or rented at below-market rates, thus lowering the overall project's revenue generation; OR
2. Fees paid in-lieu of providing affordable units on-site add to the costs of a project, while the value of the project as reflected in market-rate rents or sale prices tends to stay the same.

The resulting decrease in project revenue or increase in development costs related to inclusionary policies will reduce the achievable return on investment for housing projects. At a certain level, the impacts of the policy may reduce the achievable return to the point that projects are financially infeasible, and developers will not move forward with building them. This study is intended to provide the City with additional context regarding the cost associated with a potential inclusionary requirement and whether it might render new residential development in the City financially challenging or even completely financially infeasible. This context is important given that the production of affordable units through an inclusionary housing policy can only happen through the development of larger market-rate projects.

Key Findings and Recommendations

The key findings and recommendations stemming from the feasibility analysis for inclusionary housing in Monterey Park are summarized below. It is important to note that the analysis is a point-in-time assessment of typical new market-rate development projects as if they were completed in 2026. The findings are not deterministic of all development feasibility in the city, as there are many variables that can impact costs and values and resulting feasibility of any individual project. Similarly, future market conditions can also change the financial forces impacting real estate development generally and inclusionary housing programs specifically.

Key Findings

Residential projects appear financially challenging to build in the City, except for townhome projects, which appear financially feasible.

The feasibility analysis indicates that the development of rental residential products, such as apartments, and for-sale residential products, such as condominiums, would be challenging even at market rates, because the income that can be generated by typical product types does not yield a sufficient return on the estimated costs of construction. By contrast, the townhome product appear to be feasible at market rates, and demonstrate sufficient development feasibility to absorb the additional impact of an inclusionary requirement.

The City's current inclusionary housing requirements will likely be financially challenging for new residential development projects under current market conditions.

Although the townhome product seemed to be financially feasible at market rates, with the addition of the City's inclusionary requirements, all residential products appear financially challenging. **Chapter 5** of this report outlines a number of options the City may consider to improve the efficacy of the IHO in developing affordable units in the community while also supporting new residential development overall. These options are not necessarily mutually exclusive and may be used in combination with each other.

2. Market Context

Housing Needs

The State of California requires every jurisdiction to adequately plan for its community's housing needs, as specified by the Regional Housing Needs Allocation, or RHNA. The RHNA breaks down the amount of housing units each jurisdiction should plan for by income category, ranging from Extremely-Low Income to Above Moderate Income. As shown in **Table 1** below, the City of Monterey Park has a RHNA of 5,257 units for the current Housing Element cycle (spanning 2021 to 2029), for a range of income levels. Therefore, it is important to adopt policies that both advance affordable housing opportunities and support the development of new market-rate housing.

Table 1 2021-2029 Regional Housing Needs Allocation for Monterey Park

Affordability Category	RHNA	Percentage
Extremely Low Income	653	12%
Very Low Income	671	13%
Low Income	822	16%
Moderate Income	848	16%
Above Moderate Income	<u>2,263</u>	<u>43%</u>
Total	5,257	100%

Source: Economic & Planning Systems

Real Estate Market Activity

To evaluate the impacts of a potential inclusionary program on future residential development, EPS first sought to answer the following questions:

- (1) Is market-rate development occurring in Monterey Park?
- (2) What are the market-rate rents and sales prices of new development?

These questions are critical, as an inclusionary program is only effective if new market-rate residential development is occurring and can achieve prices or rents that can support the additional costs of including affordable units. In order to understand the local development landscape and the extent of new residential development activity in the City and subregion, EPS researched several key local

residential market activity indicators, utilizing a variety of data sources including the California Department of Housing and Community Development (HCD) Annual Progress Reports (APRs), CoStar, and Redfin.¹

To the greatest extent possible and to maximize transparency, EPS aimed to use publicly available data, such as information collected and posted by HCD, the US Census, and local planning documents and zoning codes. EPS additionally vetted and confirmed assumptions through discussions with City planning staff and residential developers active in the City (as identified by City staff).

Housing Affordability

Households in the City have a median annual income \$81,855 and an average household size of 2.85 people per household. According to the 2025 State Income Limits for Los Angeles County, a three-person household with earnings of \$109,050 or less (i.e., close to the “typical” household in Monterey Park) would be considered a Low Income household.

Based on standard thresholds for housing affordability, a household earning median income in the City can afford a home price of approximately \$213,000² or a monthly rent of approximately \$2,050.³ As of early 2026, the median sales price in the City for a detached single-family home is approximately \$955,000, while the median apartment rent in the City is approximately \$1,620 per month.⁴ Given these price points, the “typical” household in Monterey Park could not afford the “typical” single-family for-sale home, but the “typical” household in Monterey Park could afford the “typical” multifamily rental apartment in the City.

Residential Development Trends

There has been limited new residential development in the City in the past several years. According to available APR data, of the 268 units completed between 2021 and 2024 within the City, the vast majority (211 units) have been accessory dwelling units (ADUs) that are typically exempt from inclusionary requirements under California law. The City does have several residential projects in the pipeline that would yield approximately 1,403 new market-rate units, including townhomes, condominiums, and multifamily apartments, although it is uncertain if and when these projects will proceed to construction.

¹ CoStar reports rents for multifamily housing units based on data provided by property management companies. Redfin reports sale prices for sold housing units based on publicly available data, such as MLS and County Assessor records.

² Assumes that no more than 30 percent of an owner-occupied household's income is spent on housing costs, home insurance costs \$100 monthly, \$533 in monthly HOA fees, tax rate of 1.1%, and that the house is purchased with 30-year mortgage with a fixed 6.46 percent interest rate and a 10 percent downpayment.

³ Assumes that no more than 30 percent of a renter-occupied household's income should be spent on housing costs.

⁴ EPS utilized the subregional median rent given the limited inventory of new multifamily rental apartments in the City.

3. Development Feasibility Analysis

The development feasibility analysis detailed in this study tests whether new market-rate residential development in the City can absorb the financial impact of an inclusionary housing requirement. Inclusionary programs are a method to develop affordable units without public funding. This assessment reflects that building affordable housing units represents a cost to market-rate housing projects by way of reduced sale or rental revenue, and it is possible that the reduced revenue will cause the project to be financially infeasible.

Methodology

To support an inclusionary requirement, a development project must demonstrate positive return on investment in excess of a feasibility “threshold,” described in more detail below. Based on this criterion, the feasibility analysis is intended to demonstrate if an inclusionary housing program is an appropriate tool to adopt at this time given current market conditions and, if so, to identify inclusionary requirements that could be feasibly absorbed by different types of new market-rate projects in the City. The analysis utilizes information on market rents and sale prices in the City, affordable rents and sale prices in the region, and development costs for new residential units in the region.

EPS utilized a variety of data sources including data from Annual Progress Reports (APRs) available on the California Department of Housing and Community Development (HCD) Dashboard, CoStar, Redfin, and input from City staff. Additionally, EPS vetted the financial assumptions used in the analysis with multiple housing developers active in and around the City.

Assumptions

Product Prototypes

The feasibility analysis was conducted on a series of prototype residential products intended to reflect the types of new residential development projects expected to occur in the City in the coming years. The prototypes were informed by EPS research on the local housing market, which included review of recent developments and proposed projects, discussions with developers active in the City and subregion, input from City staff, and City zoning regulations.

The analyzed prototypes include three Citywide prototypes, reflecting residential zoning designations across the City; and two Mixed Use Zone prototypes reflecting the City’s Mixed Use zoning designation. Prototypes for the Mixed Use Zone are considered separately as the Mixed Use zoning designation provides

zoning allowances distinct from other residential zones in the City, specifically a significantly higher density limit (1.50 to 2.0 FAR) on density for projects in the MU Zone. Since the Mixed Use Zone is expected to absorb a significant amount of future residential development in the City, it is particularly important to understand the impact of the IHO on future projects in the Mixed Use Zone area.

The Citywide prototypes include one rental prototype – garden-style apartments – and two for-sale prototypes – attached townhomes and garden-style condominiums. The critical differentiator between the two for-sale prototypes is the density at which they are built, with the condominium product assumed to be built at a density of 30 units per acre and the townhome product assumed to be built at a density of 20 units per acre. Given these densities, it is assumed that the condominium units would be contained within a single multi-story building, while the townhome units would be built as distinct units, each with its own ground-floor entrance (although likely with shared walls). The analysis also assumes that the prototypical condominium units are smaller than the prototypical townhome unit. While there may be additional factors – such as how the lot is subdivided – that the City uses to define a project as a condominium or townhome, this analysis does not account for those types of factors and only differentiates the prototypes based on density and unit size.

The Mixed Use prototypes include one rental multifamily apartment prototype and one for-sale multifamily condominium prototype. The difference between the two Mixed Use prototypes is the tenure and that the for-sale prototype is slightly larger at 1,000 square feet per unit compared to the rental prototype, which is 900 square feet per unit.

The unit characteristics for each prototype are meant to represent average unit sizes, with the resulting analysis demonstrating feasibility for an average residential project. The findings of this analysis assume that the unique unit mix of any particular project will, in aggregate, conform to these average unit sizes. However, any specific project will have its own cost and revenue factors that may be impacted in part by its unit mix. These inputs are explicitly shown in the development program, development cost, and development calculations on **Table 2, Table 3, Table 4, Table 5, and Table 6.**

Development Cost Assumptions

Development cost categories include land acquisition, site preparation, direct or “hard” costs (e.g., construction labor and materials), and indirect or “soft” costs (e.g., architecture/engineering, entitlement, permitting, financing, and marketing). EPS assumed that the townhome would have garage parking (with the garage costs factored into the cost of the unit itself rather than as a separate cost item), the garden-style condominiums would have tuck under parking, and the garden-style apartments would have surface parking. EPS assumed that both Mixed Use prototypes would have structured parking. Data from published cost estimating

services, as well as local recent developments and land transactions informed the development cost assumptions, which were vetted by developers who are active in the City. **Table 2, Table 3, Table 4, Table 5, and Table 6** below detail the cost assumptions and estimated costs per unit of all five of the prototypes.

Table 2 Citywide Townhome Prototype Development Cost Assumptions

Item	Townhome	
	Assumptions	Per Unit
Development Prototype		
Tenure	Ownership	
Parcel Size	1 acre	
Density	20 units per acre	
Unit Size	1,800 sq.ft.	
Number of Bedrooms	3 per unit	
Amount of Parking	2.0 spaces per unit	
Development Costs		
Land Costs	\$4,000,000 per acre	\$200,000
Site Preparation	\$40 per sq.ft. of land	<u>\$87,120</u>
Subtotal, Land		\$287,120
Direct Construction Costs	\$199 per net sq.ft	\$358,736
Parking Costs	\$0 per space	<u>\$0</u>
Subtotal, Direct Costs		\$358,736
Indirect Costs	35% of direct costs	<u>\$125,558</u>
Subtotal, Indirect Costs		\$125,558
Total Construction Costs		\$771,414
Developer Profit Threshold	15% of total development costs	\$115,712
Total Development Costs (rounded)		\$887,126

[1] Prototype assumed to have garage parking. Parking costs are factored into direct construction costs of the unit rather than a separate cost item.

Source: Economic & Planning Systems

Table 3 Citywide Garden-Style Condominium Prototype Development Cost Assumptions

Item	Garden-Style Condominium	
	Assumptions	Per Unit
Development Prototype		
Tenure	Ownership	
Parcel Size	1 acre	
Density	30 units per acre	
Unit Size	1,000 sq.ft.	
Number of Bedrooms	2 per unit	
Amount of Parking	1.5 spaces per unit	
Development Costs		
Land Costs	\$4,000,000 per acre	\$133,333
Site Preparation	\$40 per sq.ft. of land	<u>\$58,080</u>
Subtotal, Land		\$191,413
Direct Construction Costs	\$253 per net sq.ft	\$253,000
Parking Costs	\$10,000 per space	<u>\$15,000</u>
Subtotal, Direct Costs		\$268,000
Indirect Costs	35% of direct costs	<u>\$93,800</u>
Subtotal, Indirect Costs		\$93,800
Total Construction Costs		\$553,213
Developer Profit Threshold	15% of total development costs	\$82,982
Total Development Costs (rounded)		\$636,195

Source: Economic & Planning Systems

Table 4 Citywide Garden-Style Apartment Prototype Development Cost Assumptions

Item	Garden-Style Apartment	
	Assumptions	Per Unit
Development Prototype		
Tenure	Rental	
Parcel Size	1 acre	
Density	30 units per acre	
Unit Size	900 sq.ft.	
Number of Bedrooms	2 per unit	
Amount of Parking	1.5 spaces per unit	
Development Costs		
Land Costs	\$4,000,000 per acre	\$133,333
Site Preparation	\$40 per sq.ft. of land	<u>\$58,080</u>
Subtotal, Land		\$191,413
Direct Construction Costs	\$226 per net sq.ft	\$202,950
Parking Costs	\$8,000 per space	<u>\$12,000</u>
Subtotal, Direct Costs		\$214,950
Indirect Costs	35% of direct costs	<u>\$75,233</u>
Subtotal, Indirect Costs		\$75,233
Total Construction Costs		\$481,596
Total Development Costs (rounded)		\$481,596

Source: Economic & Planning Systems

Table 5 Mixed Use Multifamily Condominium Prototype Development Cost Assumptions

Item	Multifamily Condominium	
	Assumptions	Per Unit
Development Prototype		
Tenure	Ownership	
Parcel Size	1 acre	
Density	70 units per acre	
Unit Size	1,000 sq.ft.	
Number of Bedrooms	2 per unit	
Amount of Parking	1.5 spaces per unit	
Development Costs		
Land Costs	\$6,000,000 per acre	\$86,088
Site Preparation	\$40 per sq.ft. of land	<u>\$25,000</u>
Subtotal, Land		\$111,088
Direct Construction Costs	\$318 per sq.ft	\$317,895
Parking Costs	\$50,000 per space	<u>\$75,000</u>
Subtotal, Direct Costs		\$392,895
Indirect Costs	35% of direct costs	<u>\$137,513</u>
Subtotal, Indirect Costs		\$137,513
Total Construction Costs		\$641,496
Developer Profit Threshold	15% of total development costs	<u>\$96,224</u>
Total Development Costs (rounded)		\$737,720

Source: Economic & Planning Systems

Table 6 Mixed Use Multifamily Apartment Prototype Development Cost Assumptions

Item	Multifamily Apartment	
	Assumptions	Per Unit
Development Prototype		
Tenure	Rental	
Parcel Size	1 acre	
Density	77 units per acre	
Unit Size	900 sq.ft.	
Number of Bedrooms	2 per unit	
Amount of Parking	1.5 spaces per unit	
Development Costs		
Land Costs	\$6,000,000 per acre	\$77,922
Site Preparation	\$40 per sq.ft. of land	<u>\$22,629</u>
Subtotal, Land		\$100,551
Direct Construction Costs	\$302 per sq.ft	\$271,800
Parking Costs	\$50,000 per space	<u>\$75,000</u>
Subtotal, Direct Costs		\$346,800
Indirect Costs	35% of direct costs	<u>\$121,380</u>
Subtotal, Indirect Costs		\$121,380
Total Construction Costs		\$568,731
Total Development Costs (rounded)		\$568,731

Source: Economic & Planning Systems

Value Assumptions

Market-Rate Residential Values

For the market-rate for-sale prototypes, the value of the dwelling unit is equal to the estimated sale price. Based on current and recent listings and transactions, the assumed price points for new for-sale prototypes in the City are about \$959,000 for a townhome unit, \$612,000 for a garden-style condominium unit, and \$703,000 for a Mixed Use condominium unit. These price points reflect expectations for newly constructed units, which are assumed to achieve higher prices than the overall existing housing inventory of the same unit types.

The value for market-rate rental apartments is based on annual net operating income (NOI), which is calculated as the annual rent minus the annual operating expenses. Both prototypes are assumed to have two bedrooms with annual operating expenses assumed at \$12,000 per unit. For the garden-style apartment prototype, the annual rent is assumed at \$35,640 per unit (equivalent to \$2,970 per month). For the Mixed Use multifamily apartment prototype, the annual rent is assumed at \$40,986 per unit (equivalent to \$3,416 per month). This rental rate reflects market rents for the most newly constructed apartment projects in the subregion.

Affordable Residential Values

Affordable rents and sale prices for inclusionary units are based on maximum housing costs affordable to households at various household income levels. Income levels for households in Los Angeles County are set by HCD each year. The income level for each category differs by household size. This analysis assumes a two-bedroom unit is occupied by a three-person household, and a three-bedroom unit is occupied by a four-person household.⁵ For 2025, the Area Median Income (AMI) in Los Angeles County is defined as \$95,950 for a household of three and \$106,600 for a household of four.

In general, Very Low Income households are defined as those earning up to 50 percent of AMI; Low Income households earn up to 80 percent AMI; and Moderate Income households earn up to 120 percent of AMI. However, within Los Angeles County, HCD adjusts the maximum income defining Very Low- and Low Income households upwards from the associated mathematical percentage of AMI. This adjustment occurs in counties with relatively high housing costs and/or relatively high or low household incomes. Due to this adjustment, the current maximum income for a Low Income household—\$109,050 for a three-person household and \$121,150 for a four-person household—is actually higher than the area median income for the same household sizes.

⁵ Household size is based on California Health and Safety Code Section 50052.5.

Based on the maximum household income for each income category, EPS calculated the maximum spending towards housing costs that would be considered affordable. Per State standards, the analysis assumes that households in affordable units spend no more than 30 percent of their gross annual income on total housing costs.

For the purposes of this analysis, housing costs for rental units include rent and utilities only, while housing costs for for-sale units include mortgage and interest payments, insurance, property taxes, and Homeowners Association (HOA) fees. The property taxes are assumed to be 1.1 percent of the home price. According to the Turner Center for Housing Innovation, the typical California homeowner spent \$1,200 per year on insurance, equivalent to \$100 per month.⁶ To calculate the maximum affordable sale price for the for-sale units, EPS assumed that insurance and HOA fees are collectively approximately \$633 per month for townhome units (\$100/month for insurance, and \$533/month for HOA), and \$588 per month for both condominium prototypes (\$100/month for insurance, and \$488/month for HOA).⁷

Subtracting the costs for insurance, property taxes, and HOA fees from the 30 percent of gross income available for housing costs yields the remainder available for mortgage payments (principal and interest). This annual mortgage payment was converted into an affordable home sale price assuming a 10 percent downpayment and a 30-year mortgage with a fixed interest rate of 6.46 percent, consistent with current mortgage lending practices.

For rental apartments, the rent that a household is able to pay is again determined at 30 percent of their gross household income, but this figure includes both rent and utilities. The net rent payable by the household subtracts out an average of \$286/month in utility costs for a two-bedroom unit, based on utility allowances published by the Los Angeles County Development Authority. Operating expenses estimated at \$12,000 per unit per year are then subtracting from the net rent to yield the net operating income associated with the rental apartments. Under current market and financing conditions and expected “yield on cost” investment standards, EPS estimates that annual net operating income represents 6.0 percent of the maximum amount that a developer would be able to finance to construct the building.

⁶ Turner Center for Housing Innovation, “The California Home Insurance Challenge in Eight Charts”. See [The California Home Insurance Challenge in Eight Charts - Turner Center](#).

⁷ Redfin reports HOA fees for sold housing units based on publicly available data, such as MLS and County Assessor records.

Affordability Gap Analysis

An “affordability gap analysis” estimates the implicit or explicit subsidy required to develop an affordable housing unit by comparing the cost of development (including land acquisition, “direct” development costs for construction labor and materials, and “indirect” costs for entitlement, design, financing, impact fees, etc.) to the value of the unit based on its specific income restriction for affordable housing. The affordability gap is thus an estimate of, for example, whether the sale price of a three-bedroom townhome priced for a family of four earning a “Low Income” wages falls short of the cost to develop that unit, and by how much. The greater the affordability gap per unit and/or the greater number of units required at those below-market prices, the greater the overall impact on a project’s feasibility.

Table 7, Table 8, Table 9, Table 10, and Table 11 summarize the product prototype, cost assumptions, and value assumptions to show the estimated subsidies for construction of affordable units for Very Low, Low and Moderate Income households. As shown, the lower the income level, the greater the affordability gap, meaning that a developer’s revenues are impacted more materially by providing a unit at Very Low Income than at Moderate Income.

However, even at Moderate Income levels, EPS estimates that each of the five prototypes would cost more to develop than their value as rental or for-sale affordable housing at income-restricted prices.

Table 7 Citywide Townhome Prototype Affordability Gap Analysis

Item	Townhome- Citywide		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density (units/acre)	20	20	20
Gross Unit Size (sq. ft.)	1,800	1,800	1,800
Number of Bedrooms	3	3	3
Occupants per 3-bedroom Unit [1]	4	4	4
Parking Spaces / Unit	2.0	2.0	2.0
Development Cost Assumptions			
Land Acquisition and Site Improvements [2]	\$287,120	\$287,120	\$287,120
Direct Development Costs [3]	\$358,736	\$358,736	\$358,736
Indirect Development Costs [4]	\$125,558	\$125,558	\$125,558
Developer Profit	<u>\$115,712</u>	<u>\$115,712</u>	<u>\$115,712</u>
Total Development Costs (rounded)	\$887,000	\$887,000	\$887,000
Maximum Supported Home Price			
Household Income [5]	\$75,750	\$121,150	\$127,900
Supportable Housing Payment [6]	\$22,725	\$36,345	\$38,370
Supportable Mortgage [7]	\$171,418	\$325,347	\$348,233
Supportable Home Price (rounded) [8]	\$190,000	\$361,000	\$387,000
Affordability Gap	\$697,000	\$526,000	\$500,000

[1] Consistent with guidance in State law (Health and Safety Code Section 50052.5), a 3-bedroom unit should be assumed to be occupied by a 4-person household.

[2] Based on recent data on land transactions data from in Monterey Park from CoStar and data provided by City staff.

[3] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees.

[4] Includes costs for architecture and engineering; entitlement and permitting fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Reflects 2025 HCD Income Limits. Incomes are calculated for a four-person household.

[6] Assumes that no more than 30% of household income is spent on housing payments, including mortgage, insurance, property tax, and HOA fees. Assumes the unit pays \$100 monthly in insurance and \$533 monthly in HOA fees. Property tax is assumed to be 1.1% of home value.

[7] Assumes a 30-year mortgage with a fixed 6.46% interest rate. Assumes that the supportable mortgage payment is 30% of the household income subtracted by payments for insurance, property tax, and HOA.

[8] Assumes a 10% down payment.

Source: Economic & Planning Systems

Table 8 Citywide Garden-Style Condominium Prototype Affordability Gap Analysis

Item	Garden-Style Condominium - Citywide		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density (units/acre)	30	30	30
Gross Unit Size (sq. ft.)	1,000	1,000	1,000
Number of Bedrooms	2	2	2
Occupants per 2-bedroom Unit [1]	3	3	3
Parking Spaces / Unit	1.5	1.5	1.5
Development Cost Assumptions			
Land Acquisition and Site Improvements [2]	\$191,413	\$191,413	\$191,413
Direct Development Costs [3]	\$268,000	\$268,000	\$268,000
Indirect Development Costs [4]	\$93,800	\$93,800	\$93,800
Developer Profit	<u>\$82,982</u>	<u>\$82,982</u>	<u>\$82,982</u>
Total Development Costs (rounded)	\$636,000	\$636,000	\$636,000
Maximum Supported Home Price			
Household Income [5]	\$68,150	\$109,050	\$115,100
Supportable Housing Payment [6]	\$20,445	\$32,715	\$34,530
Supportable Mortgage [7]	\$151,753	\$290,425	\$310,937
Supportable Home Price (rounded) [8]	\$169,000	\$323,000	\$345,000
Affordability Gap	\$467,000	\$313,000	\$291,000

[1] Consistent with guidance in State law (Health and Safety Code Section 50052.5), a 2-bedroom unit should be assumed to be occupied by a 3-person household.

[2] Based on recent data on land transactions data from in Monterey Park from CoStar and data provided by City staff.

[3] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees.

[4] Includes costs for architecture and engineering; entitlement and permitting fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Reflects 2025 HCD Income Limits. Incomes are calculated for a four-person household.

[6] Assumes that no more than 30% of household income is spent on housing payments, including mortgage, insurance, property tax, and HOA fees. Assumes the unit pays \$100 monthly in insurance and \$488 monthly in HOA fees. Property tax is assumed to be 1.1% of home value.

[7] Assumes a 30-year mortgage with a fixed 6.46% interest rate. Assumes that the supportable mortgage payment is 30% of the household income subtracted by payments for insurance, property tax, and HOA.

[8] Assumes a 10% down payment.

Source: Economic & Planning Systems

Table 9 Citywide Garden-Style Apartment Prototype Affordability Gap Analysis

Item	Garden-Style Apartment- Citywide		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density (units/acre)	30	30	30
Gross Unit Size (sq. ft.)	900	900	900
Number of Bedrooms	2	2	2
Occupants per 2-bedroom Unit [1]	3	3	3
Parking Spaces / Unit	1.5	1.5	1.5
Development Cost Assumptions			
Land Acquisition and Site Improvements [2]	\$191,413	\$191,413	\$191,413
Direct Development Costs [3]	\$214,950	\$214,950	\$214,950
Indirect Development Costs [4]	<u>\$75,233</u>	<u>\$75,233</u>	<u>\$75,233</u>
Total Development Costs (rounded) [5]	\$482,000	\$482,000	\$482,000
Maximum Supported Home Price			
Household Income [6]	\$68,150	\$109,050	\$115,100
Monthly Utility Allowance for 2-bedroom Unit [7]	\$286	\$286	\$286
Income Available for Housing Costs/Year [8]	\$17,019	\$29,289	\$31,104
(less) Operating Expenses per Unit/Year [9]	(\$12,000)	(\$12,000)	(\$12,000)
Net Operating Income	\$5,019	\$17,289	\$19,104
Yield on Cost Requirement [10]	6.0%	6.0%	6.0%
Total Supportable Unit Value Price (rounded) [11]	\$84,000	\$288,000	\$318,000
Affordability Gap	\$398,000	\$194,000	\$164,000

[1] Consistent with guidance in State law (Health and Safety Code Section 50052.5), a 3-bedroom unit should be assumed to be occupied by a 4-person household.

[2] Based on recent data on land transactions data from in Monterey Park from CoStar and data provided by City staff.

[3] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees.

[4] Includes costs for architecture and engineering; entitlement and permitting fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Excludes developer profit, which is reflected in capitalized value.

[6] Reflects 2025 HCD Income Limits. Incomes are calculated for a three-person household.

[7] Sourced from Los Angeles County Development Authority, which establishes an utility allowance schedule that provides reasonable allowances for utilities and appliances, used in calculating gross rent of unit.

[8] Assumes that no more than 30% of a household's income should be spent on housing costs, including utilities.

[9] Operating expenses are generally based on EPS feasibility studies in the region.

[10] The yield on cost requirement is used to determine the supportable cost to develop a property based on estimated future operating income, and is typically a measure of estimated operating risk.

[11] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Source: Economic & Planning Systems

Table 10 Mixed Use Multifamily Condominium Prototype Affordability Gap Analysis

Item	Multifamily Condominium - Mixed Use		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density (units/acre)	70	70	70
Gross Unit Size (sq. ft.)	1,000	1,000	1,000
Number of Bedrooms	2	2	2
Occupants per 2-bedroom Unit [1]	3	3	3
Parking Spaces / Unit	1.5	1.5	1.5
Development Cost Assumptions			
Land Acquisition and Site Improvements [2]	\$111,088	\$111,088	\$111,088
Direct Development Costs [3]	\$392,895	\$392,895	\$392,895
Indirect Development Costs [4]	\$137,513	\$137,513	\$137,513
Developer Profit	<u>\$96,224</u>	<u>\$96,224</u>	<u>\$96,224</u>
Total Development Costs (rounded)	\$737,720	\$737,720	\$737,720
Maximum Supported Home Price			
Household Income [5]	\$68,150	\$109,050	\$115,100
Supportable Housing Payment [6]	\$20,445	\$32,715	\$34,530
Supportable Mortgage [7]	\$151,753	\$290,425	\$310,937
Supportable Home Price (rounded) [8]	\$169,000	\$323,000	\$345,000
Affordability Gap	\$568,720	\$414,720	\$392,720

[1] Consistent with guidance in State law (Health and Safety Code Section 50052.5), a 2-bedroom unit should be assumed to be occupied by a 3-person household.

[2] Based on recent data on land transactions data from in Monterey Park from CoStar and data provided by City staff.

[3] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees.

[4] Includes costs for architecture and engineering; entitlement and permitting fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Reflects 2025 HCD Income Limits. Incomes are calculated for a four-person household.

[6] Assumes that no more than 30% of household income is spent on housing payments, including mortgage, insurance, property tax, and HOA fees. Assumes the unit pays \$100 monthly in insurance and \$488 monthly in HOA fees. Property tax is assumed to be 1.1% of home value.

[7] Assumes a 30-year mortgage with a fixed 6.46% interest rate. Assumes that the supportable mortgage payment is 30% of the household income subtracted by payments for insurance, property tax, and HOA.

[8] Assumes a 10% down payment.

Source: Economic & Planning Systems

Table 11 Mixed Use Multifamily Apartment Prototype Affordability Gap Analysis

Item	Multifamily Apartment - Mixed Use		
	Very Low Income (50% AMI)	Low Income (80% AMI)	Moderate Income (120% AMI)
Development Program Assumptions			
Density (units/acre)	77	77	77
Gross Unit Size (sq. ft.)	900	900	900
Number of Bedrooms	2	2	2
Occupants per 2-bedroom Unit [1]	3	3	3
Parking Spaces / Unit	1.5	1.5	1.5
Development Cost Assumptions			
Land Acquisition and Site Improvements [2]	\$100,551	\$100,551	\$100,551
Direct Development Costs [3]	\$346,800	\$346,800	\$346,800
Indirect Development Costs [4]	<u>\$121,380</u>	<u>\$121,380</u>	<u>\$121,380</u>
Total Development Costs (rounded) [5]	\$568,731	\$568,731	\$568,731
Maximum Supported Home Price			
Household Income [6]	\$68,150	\$109,050	\$115,100
Monthly Utility Allowance for 2-bedroom Unit [7]	\$286	\$286	\$286
Income Available for Housing Costs/Year [8]	\$17,019	\$29,289	\$31,104
(less) Operating Expenses per Unit/Year [9]	(\$12,000)	(\$12,000)	(\$12,000)
Net Operating Income	\$5,019	\$17,289	\$19,104
Yield on Cost Requirement [10]	5.1%	5.1%	5.1%
Total Supportable Unit Value Price (rounded) [11]	\$98,000	\$339,000	\$375,000
Affordability Gap	\$470,731	\$229,731	\$193,731

[1] Consistent with guidance in State law (Health and Safety Code Section 50052.5), a 3-bedroom unit should be assumed to be occupied by a 4-person household.

[2] Based on recent data on land transactions data from in Monterey Park from CoStar and data provided by City staff.

[3] Includes on-site work, offsite work, vertical construction, general requirements, overhead and builder fees.

[4] Includes costs for architecture and engineering; entitlement and permitting fees; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; and contingency.

[5] Excludes developer profit, which is reflected in capitalized value.

[6] Reflects 2025 HCD Income Limits. Incomes are calculated for a three-person household.

[7] Sourced from Los Angeles County Development Authority, which establishes an utility allowance schedule that provides reasonable allowances for utilities and appliances, used in calculating gross rent of unit.

[8] Assumes that no more than 30% of a household's income should be spent on housing costs, including utilities.

[9] Operating expenses are generally based on EPS feasibility studies in the region.

[10] The yield on cost requirement is used to determine the supportable cost to develop a property based on estimated future operating income, and is typically a measure of estimated operating risk.

[11] The total supportable unit value is determined by dividing the net operating income by the capitalization rate.

Source: Economic & Planning Systems

Feasibility Thresholds

The assessment of financial feasibility for real estate development products is based on calculating financial return metrics for the products and comparing them against typical industry target thresholds. In the case of residential development, relevant return metrics are based on comparing total project revenues to total project development costs, as follows:

- For the for-sale market-rate housing prototypes, which in this analysis includes townhomes, garden-style condominium units, and multifamily condominium units, the estimated cost of development is subtracted from the estimated value, or sale price, in order to calculate profit. The profit is then divided by the estimated development cost to calculate the relevant feasibility metric, profit margin, which is the percentage by which total project value exceeds total project cost.

Based on EPS research and feedback from the developer community, the analysis assumes that developers in the region will require a projected profit margin of at least 15 percent to move forward with a for-sale development project. Therefore, a prototype attaining a profit margin at or above 15 percent at market sale prices would be considered feasible in this analysis. A profit margin *in excess of* 15 percent would be required to support any additional costs, such as an inclusionary requirement.

- For rental market-rate housing prototype, which in this analysis includes garden-style and multifamily apartments, the feasibility threshold is based on the return metric of yield on cost, which is calculated by dividing the annual net operating income (NOI) by the total costs of development.⁸

Based on EPS research and experience, the analysis assumes that developers in the region will require a projected yield on cost of at least 6 percent in order to move forward with a multifamily rental development project. A yield on cost in excess of 6 percent would be required to support any additional costs, such as an inclusionary requirement.

It is important to note that these return metrics do not explicitly account for the time value of money and are not based on any assumption regarding project timeline, other than that the housing will be constructed without significant delays and will be sold or rented within a market-typical timeframe upon completion.

⁸ Net operating income reflects total rent collected minus operating costs.

Feasibility Analysis Findings

Market-Rate Feasibility

EPS assumptions for prototype revenues and costs detailed above were used to calculate the relevant return metrics for each prototype category at market rates (without the current inclusionary requirements). The calculated return metrics for each prototype are detailed below in **Appendix A** and summarized in **Table 12**.

Table 12 Feasibility of Market-Rate Product Prototypes

Item	Feasibility Threshold	Results
CITYWIDE		
Townhome - Citywide		
Development Costs Per Unit [1]		\$771,000
Average Sale Price		\$959,000
Profit		\$188,000
Profit Margin	15%	24.3%
Garden-Style Condominium - Citywide		
Development Costs Per Unit [1]		\$553,000
Average Sale Price		\$612,000
Profit		\$58,000
Profit Margin	15%	10.5%
Garden-Style Apartment - Citywide		
Development Costs Per Unit [1]		\$482,000
Net Operating Income per Unit		\$24,000
Yield on Cost	6.00%	4.91%
MIXED USE		
Multifamily Condominium - Mixed Use		
Development Costs Per Unit [1]		\$641,000
Average Sale Price		\$703,000
Profit		\$62,000
Profit Margin	15%	9.6%
Multifamily Apartment - Mixed Use		
Development Costs Per Unit [1]		\$569,000
Net Operating Income per Unit		\$29,000
Yield on Cost	6.00%	5.10%

[1] Development costs excluding developer profit.

Key

Feasible

Infeasible

Source: Economic & Planning Systems

As shown, the analysis indicates that only the for-sale townhome prototype meets feasibility thresholds at market rates, and shows sufficient returns to support the additional cost of a modest inclusionary requirement.

The remaining prototypes, both rental and for-sale, fall short of meeting feasible return thresholds at current market rates and development costs. The estimated returns for the condominium and apartment prototypes suggest that it would be challenging to develop with an inclusionary requirement under current market conditions. The additional cost of an inclusionary requirement would exacerbate development challenges and potentially discourage this type of new housing development in the near term.

Inclusionary Feasibility

EPS conducted a survey of inclusionary requirements in cities in the San Gabriel Valley with IHOs, which include the cities of Alhambra, South Pasadena, Pasadena, Arcadia, and Claremont. **Appendix B** displays a table summarizing inclusionary requirements across these surveyed jurisdictions, as well as other parameters, such as size of project that triggers the inclusionary housing requirements, and a few common alternative means of compliance. The inclusionary requirements, zoning ordinances, and implementation programs adopted by these jurisdictions vary based on local program preferences, including factors such as the number of dwelling units in the development or the type of housing (i.e., rental apartments, medium-, or small-lot single family detached units). The household income level required for new inclusionary dwelling units also differs.

EPS tested the feasibility of scenarios using Monterey Park's inclusionary requirements, as well as additional scenarios testing low end and high end of the range of rental and for-sale inclusionary requirements of the surveyed cities with inclusionary housing programs. **Appendix A** also shows the feasibility scenarios for various inclusionary requirements for the different prototypes.

In the rental inclusionary scenarios, the low end of the range assumes a 15 percent total requirement that all units are affordable (7.5 percent for Low Income and 7.5 percent for Moderate Income), which is Alhambra's inclusionary requirement; and the high end of the range assumes a 20 percent requirement that all units are affordable (five percent for Very Low Income, five percent for Low Income, and ten percent for Moderate Income), reflecting Pasadena's inclusionary requirements. In the for-sale inclusionary scenarios, the low end of the range assumes a five percent requirement affordable for Moderate Income households, which is Arcadia's requirement, and the high end of the range assumes a 20 percent requirement that all units are affordable for Moderate Income households, reflecting Pasadena's inclusionary requirements. Monterey Park's current inclusionary requirements fall within the range of the jurisdictions surveyed.

Across the potential inclusionary scenarios tested, the for-sale townhome prototype fell slightly short of meeting the feasibility threshold, except for the low end of the range, with a five percent requirement affordable for Moderate Income households. Overall, the estimated returns for for-sale condominiums and rental apartments suggest that, on average, it is challenging to develop these project types in the City under current market conditions. The additional costs of an inclusionary requirement would exacerbate those challenges and potentially limit the opportunities for new housing development in the community.

It is important to note that this analysis only reflects average prototypical projects and does not mean that the prototypes shown as infeasible above will never be built in the City. There are many factors that can impact the financial feasibility of any particular development project, such as development costs, land acquisition and entitlement, interest rates, operating expenses, capitalization rates, market demand, and other market conditions. For example, if a project can acquire land at a lower price or build at a higher density than what is represented in the above assumptions, the project may become financially feasible. Similarly, a developer may find that there is sufficient demand to achieve rents or sale prices higher than those assumed in this analysis.

Indeed, the City may find that even though this analysis shows specific types of development to be infeasible at market rates, they still receive proposals to build these types of projects. Therefore, as stated previously in this report, the analysis should not be considered deterministic regarding the future of housing development in the City. Rather, it should be taken as informative regarding the obstacles to housing development under current market conditions, and how inclusionary housing requirements might therefore impact the feasibility of the average project.

4. In-Lieu Fee Calculation

In addition to evaluating the impacts of the City's IHO on development feasibility, EPS was scoped to calculate an in-lieu fee that developers might pay instead of providing affordable units on-site. The City adopted a resolution in September 2023 regarding calculation of the in-lieu fee, which called for the fee to equal "the difference between the market-rate price and the defined affordable price... associated with each income restricted unit required to be produced."⁹ While this is one possible approach for calculating an in-lieu fee, EPS recommends an alternative approach that would still reflect the City's goal to establish a fee that reflects "the financial impact or 'affordability gap' that is created by the IHO," and is commonly used in other jurisdictions across the State.¹⁰

In EPS's recommended approach, the in-lieu fee is set to equal (as closely as possible) the cost that developers incur in providing on-site affordable units. This cost manifests as a "financial gap" associated with inclusionary units, calculated as the cost of developing the inclusionary unit (which is the same as the cost to build a market-rate unit) minus the inclusionary unit's value based on maximum affordable rents or sales prices. The in-lieu fee per required affordable unit would be based on that financial gap.

Using the financial gap approach described above, EPS calculated the financial gap for each modeled prototype unit at values associated with Low- and Moderate Income affordability levels. The calculation utilizes the development costs and affordable rents and sale prices detailed in **Table 7** through **Table 11**. These gaps are summarized in **Table 13**.

⁹ Resolution No. 2023-R74 – Inclusionary Housing In-Lieu Fee

¹⁰ Ibid.

Table 13 Financial Gap for Inclusionary Units

Item	Low Income (80% AMI)	Moderate Income (120% AMI)
CITYWIDE		
Townhome - Citywide		
Development Costs Per Unit [1]	\$887,000	\$887,000
Development Value Per Unit	\$361,000	\$387,000
Financial Gap	(\$526,000)	(\$500,000)
Garden-Style Condominium - Citywide		
Development Costs Per Unit [1]	\$636,000	\$636,000
Development Value Per Unit	\$323,000	\$345,000
Financial Gap	(\$313,000)	(\$291,000)
Garden-Style Apartment - Citywide		
Development Costs Per Unit [1]	\$482,000	\$482,000
Development Value Per Unit	\$288,000	\$318,000
Financial Gap	(\$194,000)	(\$164,000)
MIXED USE		
Multifamily Condominium - Mixed Use		
Development Costs Per Unit [1]	\$737,720	\$737,720
Development Value Per Unit	\$323,000	\$345,000
Financial Gap	(\$414,720)	(\$392,720)
Multifamily Apartment - Mixed Use		
Development Costs Per Unit [1]	\$568,731	\$568,731
Development Value Per Unit	\$339,000	\$375,000
Financial Gap	(\$229,731)	(\$193,731)

[1] Developer cost includes developer profit threshold.

Source: Economic & Planning Systems

The financial gaps were then converted into a fee per market-rate square foot of a project, which is a standard basis for levying such fees. The fees per market-rate square foot are shown in **Table 14**.

Table 14 Inclusionary Housing Program Equivalent In-Lieu Fees for Prototypes

Item	On-Site Requirement	In-Lieu Fee per Market-Rate Sq.Ft.
CITYWIDE		
Townhome - Citywide	15% Moderate Income	\$41.67
Garden-Style Condominium - Citywide	15% Moderate Income	\$43.65
Garden-Style Apartment - Citywide	9% Low Income; 6% Moderate Income	\$30.33
MIXED USE		
Multifamily Condominium - Mixed Use	15% Moderate Income	\$58.91
Multifamily Apartment - Mixed Use	9% Low Income; 6% Moderate Income	\$35.89

Source: Economic & Planning Systems

It is worth noting that while the approach of aligning the cost of the in-lieu fee with the cost of providing on-site units is considered the best practice, some cities make a policy decision to incentivize the production of on-site units over payment of the in-lieu fee (or vice versa). In these circumstances, a city's on-site requirement and the associated in-lieu fee may be intentionally different from a development cost perspective. This approach is discussed in further detail in the following chapter.

5. Strategic Considerations

Based on the above analysis, EPS finds that the costs of Monterey Park's inclusionary housing requirements will likely be challenging for average new market-rate residential development projects, particularly multifamily rental and ownership projects, to absorb under current market conditions. As summarized, in **Table 15**, most of the modeled prototypes do not achieve the thresholds for feasibility at market rates, and the addition of the on-site inclusionary requirements and associated in-lieu fee move the prototypes even further away from achieving these thresholds. Even the for-sale townhome prototype does not demonstrate sufficient feasibility to support the City's inclusionary requirements, falling short slightly.

Table 15 Feasibility of Product Prototypes with Inclusionary Program in Monterey Park

Item	Feasibility Threshold	Market Rate (No Inclusionary)	Current Program Feasibility	
			On-Site Build	Calculated In-Lieu Fee
CITYWIDE				
Townhome - Citywide				
Profit Margin	15%	24.3%	13.2%	13.3%
Garden-Style Condominium - Citywide				
Profit Margin	15%	10.5%	3.3%	2.5%
Garden-Style Apartment - Citywide				
Yield on Cost	6.0%	4.9%	4.7%	4.6%
MIXED USE				
Multifamily Condominium - Mixed Use				
Profit Margin	15%	9.6%	1.3%	0.4%
Multifamily Apartment - Mixed Use				
Yield on Cost	6.0%	5.10%	4.8%	4.8%

Source: Economic & Planning Systems

Given these findings, EPS has outlined several strategies for the City to consider regarding the immediate and long-term future of the IHO. These strategies can help the City balance its affordable housing objectives with current market and development feasibility conditions. These strategies are not necessarily mutually exclusive, and the City may decide to pursue them in combination.

1. *Continue to temporarily pause the inclusionary housing requirement.*

The City may want to consider continuing the pause in enforcement of the IHO until there is more market evidence that the development economics of residential development, particularly multifamily development, are improving. The City can continue to monitor several metrics in this regard, including developer interest and applications, residential production trends, development costs, and market prices/rents in the City. A reasonable timeframe for monitoring changing real estate and financial market conditions would be one to two years. When early indicators, such as increased developer interest and multifamily rents, suggest improving market conditions, the City may then reevaluate the feasibility of its inclusionary program. While it would be a “best practice” to conduct another feasibility study at that time, the law does not require it.

2. *Phase-in the IHO requirements.*

It can take some time for the market to respond to new inclusionary requirements and for developers to figure out how to adjust their development programs to maintain feasibility. Sometimes phasing in inclusionary requirements is a way for a jurisdiction to signal to the development community what is coming while allowing projects already in early planning stages to respond.

A phase-in approach has been used in several jurisdictions, including in the cities of Long Beach and San Jose, as described below:

- The City of Long Beach phased in its inclusionary requirements over a three-year period, starting in 2021, which was only applied in certain areas of the City. In 2025, Long Beach adopted some more changes to its IHO, expanding the policy citywide and updating rental and for-sale requirements. The updated affordability requirements will be phased in over three years with full requirements in 2027. For rental developments, the inclusionary requirements vary dependent on the geographic area within the City, however, by 2027 all areas of the City will have 12 percent total inclusionary requirement at varying mixes of affordability levels. For for-sale developments, the affordability level starts at 200 percent of Area Median income, with the affordability level lowering every year or as housing development milestones are reached.
- The City of San Jose the City adopted its inclusionary housing ordinance in early 2010 but delayed implementation until 2013. The City also added a market-based “trigger” to allow for earlier implementation if the housing market picked up more quickly than expected. Specifically, the ordinance could go into effect if at least 2,500 building permits were issued within a 12-month consecutive period.

3. *Adjust the housing requirements so that the complying projects automatically qualify for the State Density Bonus (SDB).*

As written, the City's inclusionary requirement for for-sale projects of 15 percent for Moderate Income households qualifies developers for a 10 percent density bonus through the SDB. For rental projects, the City's current inclusionary requirements do not automatically align with requirements for using the SDB. However, if the City increases the current requirement of 9 percent of units for Low Income households to 10 percent of units, projects would automatically qualify for a 20 percent density bonus. The City could also lower or eliminate the requirement for Moderate-Income units in rental developments to offset the cost of the additional Low Income requirement. While this adjustment to the rental inclusionary requirements may not completely resolve feasibility concerns under current market conditions, the additional density and other regulatory waivers and concessions allowed under the SDB have economic value and can improve the feasibility of a residential project.

4. *Consider adopting an in-lieu fee that is lower than the equivalent subsidy of providing units on-site.*

The City has discretion to adopt an in-lieu fee that is below the level calculated in the previous chapter. This approach would lessen the cost burden on developers while still generating revenue for the City to use specifically for affordable housing initiatives and opportunities. Jurupa Valley is just one example of a city that took this approach.

If the fee is offered at a discount, the City should anticipate that most developers will choose to pay the in-lieu fee instead of providing affordable units in their projects. However, even under this approach, some developers may still choose to build affordable units on-site to qualify for the extra density and the waivers/concessions available under the SDB, which may be more valuable to their project.

If the City does take this approach, it may still only be helpful to the developers of attached townhome projects under current market conditions. Specifically, it is estimated that the City could charge an in-lieu up to \$34.71 per square foot for townhome projects (below the equivalent on-site cost level of \$41.67 per square foot), and those projects could still generate a feasible profit return on average. By contrast, given the feasibility challenges demonstrated for multifamily development at market rates, even an in-lieu fee that is set well below the equivalent cost of the on-site inclusionary requirement (e.g., \$2 to \$5 per square foot) may be more cost than new projects of this type can absorb at this time.

It is also important to note that while cities do not often take this approach at the outset of establishing a new inclusionary housing program, it tends to

happen over time if cities do not regularly update their inclusionary housing in-lieu fees. For example, cities that have not updated their in-lieu fees in some time may find that the cost to a developer of complying with the inclusionary requirement by building affordable units on-site far exceeds the cost of paying the in-lieu fee, given changes in development costs over time.

While the above strategies will not change the market and economic conditions impacting residential development projects, they can reduce the additional costs associated with inclusionary requirements. This in turn may increase the likelihood that any individual market-rate project can feasibly contribute to the supply of affordable units in the City.

Appendix A

Inclusionary Scenario Feasibility Test Results

Table A-1. Citywide Townhome Inclusionary Scenario Feasibility Test Results

Item	Townhomes with Garage Parking				
	No Inclusionary Requirement	Monterey Park IHO	Monterey Park IHO - Fee	Requirement Scenario Low	Requirement Scenario High
Total Units	100	100	100	100	100
Market Rate Units	100	85	100	95	80
Inclusionary Requirement	0%	15%	0%	5%	20%
Affordable Units	0	15	0	5	20
Very Low	0	0.0	0	0.0	0.0
Low	0	0.0	0	0.0	0.0
Moderate	0	15.0	0	5.0	20.0
Costs					
Market Rate Development Costs (Excl. Profit)	\$77,141,414	\$65,570,202	\$77,141,414	\$73,284,343	\$61,713,131
Affordable Development Costs (Excl. Profit)	\$0	\$11,571,212	\$0	\$3,857,071	\$15,428,283
Affordable Housing Fee per SF	n/a	n/a	\$41.67	n/a	n/a
Affordable Housing Fee Total	\$0	\$0	\$7,500,000	\$0	\$0
Total	\$77,141,414	\$77,141,414	\$84,641,414	\$77,141,414	\$77,141,414
Units by Price Point					
Market Rate Units	100	85	100	95	80
Value/Unit	\$959,040	\$959,040	\$959,040	\$959,040	\$959,040
Aggregate Value of Market Rate Units	\$95,904,000	\$81,518,400	\$95,904,000	\$91,108,800	\$76,723,200
Moderate Income Units (120% of AMI)	0	15	0	5	20
Value/Unit	\$387,000	\$387,000	\$387,000	\$387,000	\$387,000
Aggregate Value of Moderate Income Units	\$0	\$5,805,000	\$0	\$1,935,000	\$7,740,000
Low Income Units (80% of AMI)	0	0	0	0	0
Value/Unit	\$361,000	\$361,000	\$361,000	\$361,000	\$361,000
Aggregate Value of Low Income Units	\$0	\$0	\$0	\$0	\$0
VLI Units (50% of AMI)	0	0	0	0	0
Value/Unit	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
Aggregate Value of VLI Units	\$0	\$0	\$0	\$0	\$0
Total Project Value	\$95,904,000	\$87,323,400	\$95,904,000	\$93,043,800	\$84,463,200
Profit	\$18,762,586	\$10,181,986	\$11,262,586	\$15,902,386	\$7,321,786
Profit Margin (target 15% for feasibility)	24%	13%	13%	21%	9%

Source: Economic & Planning Systems

Table A-2. Citywide Garden-Style Condominium Inclusionary Scenario Feasibility Test Results

Item	Garden-Style Condominiums - Citywide				
	No Inclusionary Requirement	Monterey Park IHO	Monterey Park IHO - Fee	Requirement Scenario Low	Requirement Scenario High
Total Units	100	100	100	100	100
Market Rate Units	100	85	100	95	80
Inclusionary Requirement	0%	15%	0%	5%	20%
Affordable Units	0	15	0	5	20
Very Low	0	0.0	0	0.0	0.0
Low	0	0.0	0	0.0	0.0
Moderate	0	15.0	0	5.0	20.0
Costs					
Market Rate Development Costs (Excl. Profit)	\$55,321,333	\$47,023,133	\$55,321,333	\$52,555,267	\$44,257,067
Affordable Development Costs (Excl. Profit)	\$0	\$8,298,200	\$0	\$2,766,067	\$11,064,267
Affordable Housing Fee per SF	n/a	n/a	\$43.65	n/a	n/a
Affordable Housing Fee Total	\$0	\$0	\$4,365,000	\$0	\$0
Total	\$55,321,333	\$55,321,333	\$59,686,333	\$55,321,333	\$55,321,333
Units by Price Point					
Market Rate Units	100	85	100	95	80
Value/Unit	\$611,560	\$611,560	\$611,560	\$611,560	\$611,560
Aggregate Value of Market Rate Units	\$61,155,995	\$51,982,596	\$61,155,995	\$58,098,196	\$48,924,796
Moderate Income Units (120% of AMI)	0	15	0	5	20
Value/Unit	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
Aggregate Value of Moderate Income Units	\$0	\$5,175,000	\$0	\$1,725,000	\$6,900,000
Low Income Units (80% of AMI)	0	0	0	0	0
Value/Unit	\$323,000	\$323,000	\$323,000	\$323,000	\$323,000
Aggregate Value of Low Income Units	\$0	\$0	\$0	\$0	\$0
VLI Units (50% of AMI)	0	0	0	0	0
Value/Unit	\$169,000	\$169,000	\$169,000	\$169,000	\$169,000
Aggregate Value of VLI Units	\$0	\$0	\$0	\$0	\$0
Total Project Value	\$61,155,995	\$57,157,596	\$61,155,995	\$59,823,196	\$55,824,796
Profit	\$5,834,662	\$1,836,263	\$1,469,662	\$4,501,862	\$503,463
Profit Margin (target 15% for feasibility)	11%	3%	2%	8%	1%

Source: Economic & Planning Systems

Table A-3. Citywide Garden-Style Apartment Inclusionary Scenario Feasibility Test Results

Item	Garden-Style Apartment- Citywide				
	No Inclusionary Requirement	Monterey Park IHO	Monterey Park IHO - Fee	Requirement Scenario Low	Requirement Scenario High
Total Units	100	100	100	100	100
Market Rate Units	100	85	100	85	80
Inclusionary Requirement	0%	15%	0%	15%	20%
Affordable Units	0	15	0	15	20
Very Low	0	0.0	0	0.0	5.0
Low	0	9.0	0	7.5	5.0
Moderate	0	6.0	0	7.5	10.0
Costs					
Market Rate Development Costs (Excl. Profit)	\$48,159,583	\$40,935,646	\$48,159,583	\$40,935,646	\$38,527,667
Affordable Development Costs (Excl. Profit)	\$0	\$7,223,938	\$0	\$7,223,938	\$9,631,917
Affordable Housing Fee per SF	n/a	n/a	\$30.33	n/a	n/a
Affordable Housing Fee Total	\$0	\$0	\$2,730,000	\$0	\$0
Total	\$48,159,583	\$48,159,583	\$50,889,583	\$48,159,583	\$48,159,583
Units by Price Point					
Market Rate Units	100	85	100	85	80
Annual NOI/Unit	\$23,640	\$23,640	\$23,640	\$23,640	\$23,640
Aggregate NOI of Market Rate Units	\$2,364,000	\$2,009,400	\$2,364,000	\$2,009,400	\$1,891,200
Moderate Income Units (120% of AMI)	0	6	0	7.5	10
Annual NOI/Unit	\$19,104	\$19,104	\$19,104	\$19,104	\$19,104
Aggregate NOI of Market Rate Units	\$0	\$114,624	\$0	\$143,280	\$191,040
Low Income Units (80% of AMI)	0	9	0	7.5	5
Annual NOI/Unit	\$17,289	\$17,289	\$17,289	\$17,289	\$17,289
Aggregate NOI of Market Rate Units	\$0	\$155,601	\$0	\$129,668	\$86,445
VLI Units (50% of AMI)	0	0	0	0	5
Annual NOI/Unit	\$5,019	\$5,019	\$5,019	\$5,019	\$5,019
Aggregate NOI of Market Rate Units	\$0	\$0	\$0	\$0	\$25,095
Total Project NOI	\$2,364,000	\$2,279,625	\$2,364,000	\$2,282,348	\$2,193,780
Weighted Avg. NOI/Unit	\$23,640	\$22,796	\$23,640	\$22,823	\$21,938
Yield on Cost (target 6.0% for feasibility)	4.91%	4.73%	4.65%	4.74%	4.56%

Source: Economic & Planning Systems

Table A-4. Mixed Use Multifamily Condominium Inclusionary Scenario Feasibility Test Results

Item	Multifamily Condominium - Mixed Use				
	No Inclusionary Requirement	Monterey Park IHO	Monterey Park IHO - Fee	Requirement Scenario Low	Requirement Scenario High
Total Units	100	100	100	100	100
Market Rate Units	100	85	100	95	80
Inclusionary Requirement	0%	15%	0%	5%	20%
Affordable Units	0	15	0	5	20
Very Low	0	0.0	0	0.0	0.0
Low	0	0.0	0	0.0	0.0
Moderate	0	15.0	0	5.0	20.0
Costs					
Market Rate Development Costs (Excl. Profit)	\$64,149,605	\$54,527,164	\$64,149,605	\$60,942,125	\$51,319,684
Affordable Development Costs (Excl. Profit)	\$0	\$9,622,441	\$0	\$3,207,480	\$12,829,921
Affordable Housing Fee per SF	n/a	n/a	\$58.91	n/a	n/a
Affordable Housing Fee Total	\$0	\$0	\$5,890,807	\$0	\$0
Total	\$64,149,605	\$64,149,605	\$70,040,412	\$64,149,605	\$64,149,605
Units by Price Point					
Market Rate Units	100	85	100	95	80
Value/Unit	\$703,294	\$703,294	\$703,294	\$703,294	\$703,294
Aggregate Value of Market Rate Units	\$70,329,395	\$59,779,985	\$70,329,395	\$66,812,925	\$56,263,516
Moderate Income Units (120% of AMI)	0	15	0	5	20
Value/Unit	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
Aggregate Value of Moderate Income Units	\$0	\$5,175,000	\$0	\$1,725,000	\$6,900,000
Low Income Units (80% of AMI)	0	0	0	0	0
Value/Unit	\$323,000	\$323,000	\$323,000	\$323,000	\$323,000
Aggregate Value of Low Income Units	\$0	\$0	\$0	\$0	\$0
VLI Units (50% of AMI)	0	0	0	0	0
Value/Unit	\$169,000	\$169,000	\$169,000	\$169,000	\$169,000
Aggregate Value of VLI Units	\$0	\$0	\$0	\$0	\$0
Total Project Value	\$70,329,395	\$64,954,985	\$70,329,395	\$68,537,925	\$63,163,516
Profit	\$6,179,790	\$805,381	\$288,983	\$4,388,320	-\$986,089
Profit Margin (target 15% for feasibility)	10%	1%	0%	7%	-2%

Source: Economic & Planning Systems

Table A-5. Mixed Use Multifamily Apartment Inclusionary Scenario Feasibility Test Results

Item	Multifamily Apartment - Mixed Use				
	No Inclusionary Requirement	Monterey Park IHO	Monterey Park IHO - Fee	Requirement Scenario Low	Requirement Scenario High
Total Units	100	100	100	100	100
Market Rate Units	100	85	100	85	80
Inclusionary Requirement	0%	15%	0%	15%	20%
Affordable Units	0	15	0	15	20
Very Low	0	0.0	0	0.0	5.0
Low	0	9.0	0	7.5	5.0
Moderate	0	6.0	0	7.5	10.0
Costs					
Market Rate Development Costs (Excl. Profit)	\$56,873,065	\$48,342,105	\$56,873,065	\$48,342,105	\$45,498,452
Affordable Development Costs (Excl. Profit)	\$0	\$8,530,960	\$0	\$8,530,960	\$11,374,613
Affordable Housing Fee per SF	n/a	n/a	\$35.89	n/a	n/a
Affordable Housing Fee Total	\$0	\$0	\$3,229,960	\$0	\$0
Total	\$56,873,065	\$56,873,065	\$60,103,025	\$56,873,065	\$56,873,065
Units by Price Point					
Market Rate Units	100	85	100	85	80
Annual NOI/Unit	\$28,986	\$28,986	\$28,986	\$28,986	\$28,986
Aggregate NOI of Market Rate Units	\$2,898,600	\$2,463,810	\$2,898,600	\$2,463,810	\$2,318,880
Moderate Income Units (120% of AMI)	0	6	0	7.5	10
Annual NOI/Unit	\$19,104	\$19,104	\$19,104	\$19,104	\$19,104
Aggregate NOI of Market Rate Units	\$0	\$114,624	\$0	\$143,280	\$191,040
Low Income Units (80% of AMI)	0	9	0	7.5	5
Annual NOI/Unit	\$17,289	\$17,289	\$17,289	\$17,289	\$17,289
Aggregate NOI of Market Rate Units	\$0	\$155,601	\$0	\$129,668	\$86,445
VLI Units (50% of AMI)	0	0	0	0	5
Annual NOI/Unit	\$5,019	\$5,019	\$5,019	\$5,019	\$5,019
Aggregate NOI of Market Rate Units	\$0	\$0	\$0	\$0	\$25,095
Total Project NOI	\$2,898,600	\$2,734,035	\$2,898,600	\$2,736,758	\$2,621,460
Weighted Avg. NOI/Unit	\$28,986	\$27,340	\$28,986	\$27,368	\$26,215
Yield on Cost (target 6.0% for feasibility)	5.10%	4.81%	4.82%	4.81%	4.61%

Source: Economic & Planning Systems

Appendix B

Inclusionary Program Survey of Comparable Jurisdictions

Table B-1. Inclusionary Program Survey of Comparable Jurisdictions

Jurisdiction	<u>Rental Requirement</u>				<u>Ownership Requirement</u>			Size of Project That Triggers IHO	<u>Alternative Means of Compliance</u>			
	Very Low	Low	Moderate	Total	Low	Moderate	Total		In-Lieu Fee	Off-Site Construction	Land Dedication	Unit Acquisition
Alhambra		7.50%	7.50%	15%		15%	15%	5+ Units	x	x	x	
South Pasadena	7.5%	7.5%		15%		15%	15%	10+ Units	x	x	x	x
Pasadena	5.0%	5.0%	10%	20%		20%	20%	All Units	x	x	x	
Arcadia - Option #1	9%			9%		5%	5%	10+ Units	x	x		
Arcadia - Option #2	5%	6%		11%								
Arcadia - Option #3		14%		14%								
Arcadia - Option #4			20%	20%								
Claremont		5%	10%	15%	5%	10%	15%	5+ Units	x		x	
Monterey Park		9.0%	6%	15%			15%	5+ Units	x	x	x	

Source: Economic & Planning Systems



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council
From: Maychelle Yee , City Clerk
Subject: Minutes

Recommendation:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of March 4, 2026, March 7, 2026, March 18, 2026, April 1, 2026, April 15, 2026 and April 20, 2026; the regular meetings of March 4, 2026, March 18, 2026, April 1, 2026 and April 15, 2026; and the special community meetings of March 23, 2026 and April 9, 2026; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The minutes are a record of the official actions taken at the City Council meeting.

Background:

It is recommended that the City Council consider approving the minutes from the special meetings of March 4, 2026, March 7, 2026, March 18, 2026, April 1, 2026, April 15, 2026 and April 20, 2026; the regular meetings of March 4, 2026, March 18, 2026, April 1, 2026 and April 15, 2026; and the special community meetings of March 23, 2026 and April 9, 2026.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Draft Minutes

ATTACHMENT 1

Draft Minutes

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
March 4, 2026**

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, March 4, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:30 p.m.

2. Roll Call

City Manager 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. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:30 p.m.

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.

5.A. Conference With Legal Counsel—Anticipated Litigation (Threat of litigation pursuant to Government Code § 54956.9(d)(2)): One matter.
Facts and Circumstances: See attached letters dated February 4, 2026 and February 10, 2026.

5.B. Conference with Legal Counsel, Initiation of Litigation (Government Code § 54956.9(d)(4)). Number of Potential Cases: One.
Name of potential defendant (voluntarily disclosed): HMC Stratcap 1977 Saturn, LLC

6. Adjournment

The City Council reconvened from Closed Session at 6:07 p.m. with all Council Members present.

There being no further business for consideration, the meeting was adjourned at 6:07 p.m.

Action Taken: City Attorney Berger reported the City Council's unanimous decision to authorize him to initiate litigation against anyone, specifically HMC StratCap in the event that any litigation was filed against the City and to expend what is necessary to defend the City.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
March 4, 2026**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 4, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:35 p.m.

2. Flag Salute

The Monterey Park Fire Explorers and Eagle Scout Troop 286 led the flag salute.

The City Council provided certificates of recognition to Eagle Scout Troop 286 and to Luke Littlefield, for his Eagle Scout project, the renovation of the Garvey Ranch Park sign.

3. Roll Call

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None

Also present:

City Treasurer Amy Lee

City Manager Inez Alvarez

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Community Development Timothy Hou

Director of Recreation and Community Services Robert Aguirre

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

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.

Fire Chief Jason Hing
Principal Management Analyst Rebecca Bojorquez
Deputy City Clerk Cindy Trang

Virtually present:

None.

4. Telecommunications Announcement, if requested

None.

5. Agenda Revisions and Additions

City Manager Alvarez requested to remove Agenda Item No. 9.A. off the Agenda and to have Agenda No. 8.A. be heard before Public Communications. Mayor Yang requested the following agenda items to be heard in the following order after Public Communications: Agenda Item Nos. 12.A., 11.B., and 12.B.

6. Public Communications

This Item was heard after Agenda Item No. 8.A.

- Joy Rowe submitted a speaker card but was not present when her name was called.

7. Staff Communications

None.

8. Presentation

8.A. The Metropolitan Water District of Southern California - Garvey Reservoir Rehabilitation Project

This Agenda Item was heard after Agenda Revisions and Additions.

Michael Serna, engineer for the Metropolitan Water District of Southern California, provided a PowerPoint presentation on the Garvey Reservoir Project. He detailed the project background, goals, timeline and the next steps to completion.

9. Old Business

9.A. Solar, Electric Vehicle Charging Stations, and Electrical Improvements Project – Award of Contract to Johnson Controls and Authorization of Lease Financing

This Agenda Item was tabled.

The City's FY 2025-26 Capital Improvement Plan ("CIP") includes Solar Panels, Battery Storage Systems and EV Charging Stations Project as Project No. 95052. On April 16, 2025, the City Council awarded Johnson Controls, Inc. ("JCI") a Project Development Agreement ("PDA") with the sole consultant who responded to the Request for Proposal ("RFP") advertised by the Director of Public Works. JCI prepared plans for various facilities and developed various pro forma cash flow models that were reviewed by the City's third-party financial advisor. Following various reviews, it was determined that the original scope of work should be reduced in order to meet the City's financial goals.

While the recommended agreement is structured as a Public Works contract, the Project originated through an energy services performance contracting evaluation process that guided scope refinement and financial feasibility analysis.

The final scope includes solar panels and electrical upgrades at City Hall, Delta Water Plant and George Elder Park. EV charging stations are proposed at City Hall, Langley Senior Center and Bruggemeyer Library. The plans prepared by JCI cover the original larger scope and will be available to the City for possible future construction work.

The project cost is \$17,571,525 before a Federal Investment Tax Credit ("ITC") direct pay of \$3,316,139. The project is estimated to result in the reduction of 1,101 metric tons of CO₂ annually for 30 years.

It is recommended that the City Council authorize the City Manager to execute a Public Works contract with JCI in the amount of \$17,571,525 for the Project and authorize the Director to approve change orders not to exceed \$570,000 over the total contract amount.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed action pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The proposed activity contemplates installation, maintenance, repair of solar panels, and electric vehicle ("EV") charging stations at various facilities. The recommended action constitutes a "project" under CEQA. However, the Project is exempt from CEQA pursuant to CEQA Guidelines §§ 15301, 15303, and 15311.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Johnson Controls in the amount of \$17,571,525 for the construction and installation of solar panels, electric vehicle charging stations and various electrical improvements at various City facilities (the "Project");
2. Authorizing the Public Works Director to approve change orders and contingency up to \$570,000, for a total Project cost of \$18,141,525;
3. Adopting a Resolution authorizing the City Manager to enter into a Master Equipment/Lease Agreement with a bank of city choice, for financing up to \$18,141,525 million, in a form approved by the City Attorney, for the construction and installation of solar panels, electric vehicle charging stations and various electrical improvements at various city facilities (the "Project"); and
4. Taking such additional, related action that may be desirable.

Public Speaker:

- The City Clerk's office received and filed a written communication from Jolene Kramer, of the Construction Industry Force Account Council who stated her opposition to the approval of the project.

Action Taken: By Consensus, Agenda Item No. 9.A. was tabled and was not heard for consideration.

10. Consent Calendar

Consent Calendar was heard after Agenda Item No. 12.B.

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

Action Taken: The City Council approved Agenda Item Nos. 10.A., 10.B., 10.C., 10.D., 10.E., 10.F., 10.H., 10.I., 10.J., 10.K., 10.L. and 10.M. except for Agenda Item No. 10.G. which was pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, 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

10.A. Monthly Investment Report

As of January 31, 2026, invested funds for the City of Monterey Park total \$80,238,803.06.

Recommendations:

It is recommended that the City Council consider:

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

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

10.B. Consideration of Letter of Support for California Assembly Bill 1786

The San Gabriel Valley Council of Governments ("SGVCOG") is a sponsor of Assemblymember John Harabedian's AB 1786 and has reached out to its membership cities for letters of support. The SGVCOG supports this legislation, as it provides local governments with greater flexibility in managing complex infrastructure projects by allowing best-value construction contracting.

This bill was introduced in January 2026 and is currently pending before its respective policy committee in the Legislature; it has not been approved by both houses or signed into law. If the Council elects to send a letter of support at this time, staff will transmit the letters to the author and committee chairs prior to committee hearings and will monitor the bill's progress through the legislative process.

Recommendations:

It is recommended that the City Council consider:

1. If desirable, sending a letter of support for California Assembly Bill 1786, the "Public Contracts: Best Value Construction Contracting for Counties, Cities, and Joint Power Authorities," on behalf of the City Council; and

2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.C. Purchase of Conducted Energy Device for the Police Department from Axon Enterprises, Inc.

The Monterey Park Police Department (“Department”) recommends the acquisition of Axon Taser 10 conducted energy devices (“CED”) to replace the Department’s existing Axon X26P Tasers. Conducted energy devices are a critical less than lethal force option used to safely manage volatile encounters and reduce the risk of injury to officers, subjects, and the public.

The Department’s current conducted energy devices reached the end of their effective service life and are experiencing equipment failures that can no longer be resolved through manufacturer repair support. Transitioning to the Axon Taser 10 will allow the Department to modernize its less than lethal equipment, improve operational reliability, and ensure sworn personnel are equipped with current, industry-standard technology consistent with modern law enforcement practices and officer safety expectations.

Recommendations:

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(2), and authorizing the City Manager to execute an agreement with Axon Enterprises, Inc., in a form approved by the City Attorney, to purchase Axon Taser 10 Conducted Energy Devices for \$602,033.02; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.D. Acceptance of Emergency Operations Training Cadre Project

The City of Monterey Park Fire Department acknowledges and accepted the subrecipient agreement for the EMG Emergency Management CADRE Training project under the 2022 (\$76,185) and 2023 (\$300,000) State Homeland Security Program (SHSP) grants. This initiative is designed to strengthen the City’s and the region’s emergency preparedness and response capabilities by providing specialized training to members of the Community Assistance and Disaster Response Effort (CADRE). In accordance with Resolution No. 11740, adopted by the City Council on May 6, 2015, staff is reporting to the City Council the source of funds received and the associated project details.

Recommendations:

It is recommended that the City Council consider:

1. Receiving and filing report;
2. Authorizing the appropriation of \$76,185 grant funds to the Fiscal Year 2025-26 budget in Account No. 3143201-5211; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council received and filed the report and approved the recommendation, on Consent Calendar.

10.E. Award of Professional Services Agreement to BOA Architecture for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for Fire Station 61 Remodeling

Fire Station 61 was constructed in the early 1970s and is beginning to exceed its useful life. The living quarters are reminiscent of the time in which they were constructed, with communal showers and dorms. The City of Monterey Park was notified in November 2023 that United States Senator Alex Padilla had secured \$1.5 million in federal funding for upgrades at Fire Station 61, which will be used to upgrade the living quarters at Fire Station 61. The Director requested proposals from three architectural firms, and selected BOA Architecture to provide the necessary architectural services to complete the development of PS&E for the remodeling.

The Director requests City Council approval to enter into a professional services agreement with BOA Architecture in an amount not to exceed \$106,700; plus \$11,000 contingency for unexpected work, for the preparation of PS&E for Fire Station 61 remodeling (the "Contract")

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services agreement with Black, O'Dowd & Associates, dba BOA Architecture, for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for Fire Station 61 Remodeling in an amount not to exceed \$106,700; plus \$11,000 contingency for unexpected work; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.F. Authorize First Amendment to Professional Services Agreement with BOA Architecture

The City Council, on July 16, 2025, awarded BOA Architecture a professional service agreement for the preparation of Plans, Specifications and Engineer's estimates ("PS&E") for City Hall Council Chamber and restroom remodeling.

The scope of the proposal by BOA Architecture was limited to the Council Chambers and did not include any design of the back conference room including ensuring ADA compliance of the back restroom, the relocation of the AV room and incorporation of safety measures.

BOA Architecture provided a proposal for the additional scope in the amount of \$15,000. The amendment will increase the total contract amount to a total not to exceed contract amount of \$154,300.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first Amendment to Agreement No. 2497-A with Black, O'Dowd & Associates, dba BOA Architecture, in a form approved by the City Attorney, for an additional amount not to exceed \$15,000; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.G. Community Transportation Updates and Amendment to Via Transportation Inc. for on-demand services

In early 2024, the City implemented a pilot program for transportation services, which included restructured Spirit Bus routes and implementation of on-demand services, MPK Transit Express operated by Via Transportation Inc ("Via"). This report summarizes the status of the pilot program and also proposes the use of Via's services to help augment the City's current Dial-a-Ride services. The City currently operates Dial-a-Ride through its Recreation and Community Services department with limited availabilities due to staffing and program resources. Due to the success of MPK Transit Express's on-demand service and Via's staffing and technology resources, the Director of Recreation and Community Services recommends that City Council authorize a six-month term agreement with Via for Dial-a-Ride augmentation services.

Additionally, it is recommended that City Council adopt a Resolution approving the City of Monterey Park's Zero Emission Bus Roll Out Plan. In December 2018, the California Air Resources Board ("CARB") adopted the Innovative Clean Transit ("ICT") (Cal. Code Regs. Tit. 13 § 2023.1) regulation, which requires all public transit agencies to gradually transition to 100-percent zero-emission bus ("ZEB") fleets by 2040. The regulation requires transit agencies to publish ZEB Rollout Plans and has purchase requirements for transit agencies of different sizes by year.

Recommendations:

It is recommended that the City Council consider:

1. Receiving and Filing this staff report summarizing the status of the City's Community Transportation pilot and program updates;
2. Authorizing the City Manager to execute an Amendment with Nomad Transit, LLC, a wholly owned subsidiary of Via Transportation Inc., in a form approved by the City Attorney, adding a six-month pilot for Dial-A-Ride support services in the amount of \$230,670 for the term of the pilot and extending on-demand services on a month-to-month basis beginning March 2026 in amount not-to-exceed \$62,606 per month;
3. Adopting a Resolution approving the Monterey Park Zero Emission Bus Rollout Plan in compliance with the California Air Resources Board ("CARB") Innovative Clean Transit ("ICT") Regulations; and
4. Taking such additional, related, action that may be desirable.

Discussion: Alex Lavoie, Co-Chief Operating Officer of Via Transportation Inc, was available for questions.

Action Taken: The City Council approved and adopted Resolution No. 2026-R9 and approved the recommendations.

Motion: Moved by Council Member Wong 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

Resolution No. 2026-R9

A Resolution approving the City of Monterey Park Zero Emission Bus Rollout Plan in compliance with the California Air Resources Board Innovative Clean Transit Regulation 13 CCR § 2023.1

10.H. Sole Source Procurement of Replacement UV Lamps for the Carbon Granular Treatment System (CGTS) from Trojan Technologies Corp.

The City's Carbon Granular Treatment System (CGTS) relies on proprietary ultraviolet (UV) disinfection equipment manufactured and supplied by Trojan Technologies Corp. (Trojan). The UV lamp trains are mission-critical components of the water treatment process and are required to maintain compliance with State Water Resources Control Board Division of Drinking Water regulations and ensure continuous delivery of safe drinking water.

UV lamps have a defined service life. As operating hours accumulate, UV output declines, reducing treatment efficiency and potentially impacting regulatory compliance if not replaced in a timely manner. Based on manufacturer specifications and system operating data, staff has determined that replacement of lamps for two (2) of the three UV treatment trains is required during Fiscal Year 2025–2026. The remaining treatment train will be replaced in Fiscal Year 2026–2027 to strategically phase expenditures while maintaining full operational reliability. Because the existing UV system was designed and supplied by Trojan and utilizes proprietary lamps that are not manufactured or distributed by other vendors, this procurement qualifies as a sole source purchase pursuant to Monterey Park Municipal Code 3.20.050(2).

Recommendations:

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(2) and authorizing the City Manager to execute a two-year agreement with Trojan Technologies, in a form approved by the City Attorney, for the purchase of replacement ultraviolet (UV) lamps for the City's Carbon Granular Treatment System (CGTS) in an amount not to exceed \$555,000, covering replacement of all three UV treatment trains through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.I. Authorize First Amendment to Professional Services Agreement No. 2483-AA with SPEC Services, Inc. for Scada Programming Implementation and Support Services

On June 16, 2025, the City entered into Agreement No. 2483-AA (the "Agreement") with SPEC Services Inc. (SPEC) in the amount of \$45,700 to prepare a comprehensive SCADA (Supervisory Control and Data Acquisition) Master Plan ("Master Plan") for the City's water system.

The Master Plan's intent is to identify aging equipment, cybersecurity vulnerabilities, and system weaknesses that could affect the reliability and security of the City's water operations if left unaddressed. The Master Plan also prioritizes necessary upgrades to ensure continued delivery of safe, reliable drinking water.

During the plan's development, the consultant identified several program updates that needed to be addressed to complete the Master Plan. In order to effectively and efficiently complete the Master Plan, it is recommended that the City approve an amendment to authorize SPEC to implement the priority improvements identified, including system programming updates, cybersecurity enhancements, system reconfiguration, and technical support. The Amendment increases the contract amount by \$125,000, for a total not-to-exceed amount of \$170,700, and extends the Agreement term through June 30, 2027, to allow for phased implementation and system stabilization.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute the First Amendment to Agreement No. 2483-AA with SPEC Services, Inc., in a form approved by the City Attorney, for a revised total not-to-exceed amount of \$170,700 for services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.J. Women's History Month Resolution (As Requested by Council Member Sanchez)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendations:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R10, on Consent Calendar.

Resolution No. 2026-R10

A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of March 2026 as Women's History Month, a national celebration that highlights the contributions of women to events in history and contemporary society

10.K. Read Across America Resolution (As Requested by Council Member Sanchez)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendations:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R11, on Consent Calendar.

Resolution No. 2026-R11

A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing March 2-6, 2026, as Read Across America Week

10.L. American Red Cross Month Resolution (As Requested by Council Member Wong)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Wong.

Recommendation:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R12, on Consent Calendar.

Resolution No. 2026-R12

A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of March 2026 as American Red Cross Month

10.M. Employee Appreciation Month Resolution (As Requested by Council Member Ngo)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Ngo.

Recommendation:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R13, on Consent Calendar.

Resolution No. 2026-R13

A Resolution of the City Council of the City of Monterey Park recognizing March 2026 as Employee Appreciation Month

11. Public Hearing

11.A. Annual Weed Abatement Protest Hearing

This Item was heard after Agenda Item No. 10.G.

The Fire Chief recommends that this item be continued to the March 18, 2026, City Council meeting to allow for sufficient public hearing notice.

Recommendations:

It is recommended that the City Council consider:

1. Continuing the public hearing to the March 18, 2026, City Council meeting; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved continuing the public hearing to the March 18, 2026 regular City Council meeting.

Motion: Moved by Council Member Wong 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

11.B. Consideration and possible action to conduct a public hearing to extend and amend Urgency Ordinance No. 2272 to place a general moratorium on data centers within the City of Monterey Park for 10 months and 15 days

This Item was heard after Agenda Item No. 12.A.

On January 21, 2026, the City Council adopted Urgency Ordinance No. 2272 establishing a 45-day moratorium that would prohibit processing land use applications for any data center within Saturn Park (Attachment 1 to the staff report). That ordinance will expire on March 7, 2026, if not extended.

While the original Urgency Ordinance established a moratorium on land use applications for any data center in Saturn Park and any construction or operation in the City, the proposed extension of the Urgency Ordinance would establish a moratorium on processing any data centers within the City of Monterey Park (Attachment 2 to the staff report).

Pursuant to Government Code Section 65858(b), cities can extend the moratorium for 22 months and 15 days (for a total of two years) by a four-fifths vote of the legislative body. However, only a 10 and a half month time extension, with an expiration date of January 21, 2027, is proposed to allow City staff to analyze and conduct an adequate study within that time period (if not sooner) and formulate new regulations to address data center use in the City of Monterey Park.

A copy of the January 21, 2026, staff report is attached and incorporated by reference (Attachment 3 to the staff report).

CEQA (California Environmental Quality Act):

Adopting the draft Urgency Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes temporary rules and procedures for minor alterations in land use. The Urgency Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15305. Further, the adoption and extension of the Urgency Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements. Any proposed project that will utilize the changes set forth in this Ordinance is subject to environmental review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

Recommendations:

It is recommended that the City Council consider:

1. Opening the public hearing; taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence, read by title only, waive further reading, and adopt Urgency Ordinance No. 22XX to amend Urgency Ordinance No. 2272 by at least a four-fifths vote to extend the general moratorium on data centers within the City of Monterey Park for 10 months and 15 days; and
3. Taking such additional, related, action that may be desirable.

Public Speakers:

Mayor Yang called the speakers in groups of five.

- LS Szeto conveyed her opinion that a project such as the proposed 1977 Saturn Street data center project would have never bypassed an environmental review.
- George Boca submitted a speaker card but was not present when his name was called.
- Joyce Vega submitted a speaker card but was not present when her name was called.
- Jon Chavira talked about the residents' request for a permanent ban on data centers in the City and reiterated his concerns about the development of a data center near his mother's residence.
- Paul Lange reiterated the residents' request to initiate a permanent ban on data centers instead of a temporary ban. He wished there was never a delay in the approval of a proposed ordinance in Agenda Item No. 12.A and asked the council to not stay silent on their plans for the City.
- Macy requested the City Council to be transparent regarding the issue with data centers and asked them to work together with the City residents as this decision will affect the next generation.

- Jose Pina, with Coalition for Responsible Equitable Economic Development Los Angeles (CREED LA) spoke about his support for responsible community benefiting developments and projects that come with strong rules and enforcement. He believed the City needs to have a consistent entitlement process so that the community can trust and evaluate every project fairly and consistently.
- Godfrey Wachira, with CREED LA voiced his opposition to the extension of a moratorium and requested the implementation of an Environmental Impact Review. He requested the proposed 1977 Saturn data center project go through the legal standard procedure. He commented on the data centers built in Downtown Los Angeles and their lack of reported environmental issues.
- Sam Mao submitted a speaker card but was not present when his name was called.
- Tommy Zialomsai submitted a speaker card but was not present when his name was called.
- Robert Miranda submitted a speaker card but was not present when his name was called.
- Allan Rosso submitted a speaker card but was not present when his name was called.
- Jessica Jy submitted a speaker card but was not present when her name was called.
- Silvia Coss spoke on behalf of her son. She detailed her son's current employment in the fast-food industry and his current opportunity to become a union apprentice. She claimed such an opportunity would not arise for others if the extension of a temporary moratorium was placed.
- Juan DeLara asked the City Council to not approve the extension of the moratorium stating the project will bring in tax revenue that may not be available again.
- Patricia Poon submitted a speaker card but was not present when her name was called.

- Ben Steckler provided his opinion about the proposed 1977 Saturn data center project and articulated his support for continuing the moratorium to prohibit data centers in the City.
- Andrea Vega submitted a speaker card but was not present when her name was called.
- Cindy Alvarado submitted a speaker card but was not present when her name was called.
- Laura Cuellar-Marrish submitted a speaker card but was not present when her name was called.
- Mimi Li submitted a speaker card but was not present when her name was called.
- Yvonne Wong showed her support for the extension of the moratorium as she believed it would prevent future applications of data centers in the area.
- Veto Basulto, representative of Anchor Church, articulated his viewpoint that data centers are powerful tools of stewardship and service as they benefit schools, work, families and the community. He asked the City Council to remain open-minded regarding the development of new technology and opportunities.
- Samuel N expressed his disapproval of the moratorium as he believes technology is ever-growing.
- Carrie shared her opinion on the language of the moratorium and provided amendments to better suit the needs of the City and be consistent with the language of Urgency Ordinance 2272.
- Dave Jones expressed his support for the extension of the moratorium and claimed the initial study provided by the applicant was deeply flawed. He defended the Saturn Park Advisory Review Committee, claiming the meetings were not an attempt to sneak data centers through the City, but rather an attempt to figure out the future of Saturn Park.

- Richard Choi, member of the Sheet Metal Workers Local 105 Union, shared his experience growing up in Monterey Park and how the union was a great opportunity as a career due to the disabilities he received during his time in the military. He asked the City Council to vote “no” on the extension of a moratorium and to instead provide opportunities for several people.
- David Hanson submitted a speaker card but was not present when his name was called.
- Cathie Wilson submitted a speaker card but was not present when her name was called.
- Bryan Marsh submitted a speaker card but was not present when his name was called.
- Jim Pugh submitted a speaker card but was not present when his name was called.
- Amar Marwaha commented on his opposition to the extension of the moratorium. He detailed his organization called The Fighting Chance, a non-profit that works with impacted youth to provide them with real pathways to jobs and careers.
- John conveyed his viewpoint on a previous speaker's comment about facts and evidence shaping the City Council's decision. He claimed new evidence is being released constantly and believed the moratorium should be permanent.
- Deb Simone showed her support for the extension of the moratorium and reiterated her viewpoint of not dismissing the idea of the development data centers but rather not building one in a dense residential area such as Monterey Park.
- Rene Palacios provided context of his time as union member for Ironworkers Local 433 and expressed his disapproval of the extension of the moratorium as he believed it would pause development and economic growth in Monterey Park. He encouraged the residents to allow such projects to be approved to move forward so the City and unions can thrive together.
- The City Clerk's office received and filed a written communication from Bryant Phan, in support of the item.

Discussion: Director of Community Development Hou provided a PowerPoint Presentation about the events leading up to the decision of the moratorium and its proposed extension.

City Attorney Berger and Director of Community Development Hou proposed the decision to include the recommended amendments to Sections 4C and 4E provided by Carrie, a resident who spoke during the public hearing.

Action Taken: The City Council opened the public hearing at 11:24 p.m., took testimonial and documentary evidence, closed the public hearing at 12:06 a.m. and waived and adopted Urgency Ordinance 2274 as amended to:

1. Remove the language in Section 4C "Accordingly, the City Manager, or designee, is directed to require that any applicant with a pending data center application prepare an EIR in accordance with applicable law to fully inform decision makers regarding potential significant impacts of such land uses" and;
2. Amend the language in Section 4E to state "The City Manager and City Attorney are directed to consider and study what regulations regarding data centers are necessary in Saturn Park as well as Citywide to protect the public interest, health, safety, and welfare. Noticing for a public hearing to consider adopting such proposed regulations should occur in accordance with application law to ensure timely public input regarding such regulations and provide certainty to private property owners contemplating data center developments within Saturn Park or elsewhere in the City regarding the City's expectations and regulation of such land uses."

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Urgency Ordinance No. 2274

An Urgency Ordinance amending Ordinance No. 2272 to extend the temporary moratorium prohibiting processing of pending, and acceptance of new, data center land use applications within the City of Monterey Park

12. New Business

12.A. Consideration and possible action to call for a special election on June 2, 2026 and adding a proposition to the ballot prohibiting data centers citywide

This Item was heard after Public Communications.

Pursuant to City Council direction, the proposed actions would call a June 2, 2026 special election and place a citywide prohibition on data centers on the ballot. These proposed actions are protected legislative activities that are not directed toward any particular property or applicant. If approved by voters, the Proposition would amend the voter-approved Land Use and Urban Design Element to prohibit data centers in every zone. It is not recommended that the City Council undertake its own zoning amendments until after the June 2nd election date.

CEQA (California Environmental Quality Act):

The City Council is required to conduct environmental review of matters it places onto the ballot pursuant to Elections Code § 9222. Placing this matter onto the June 2, 2026 ballot is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*) for the reasons stated in Section 4 of the draft Proposition. The City Manager, or designee, is directed to file a notice of determination.

Recommendations:

It is recommended that the City Council consider:

1. Adopting Resolution Nos. 2026-R5 through 2026-R8 which, collectively, call for a special election on June 2, 2026, add a proposition to the ballot prohibiting data centers citywide, request an impartial analysis, and establish procedures for ballot arguments;
2. Determining whether the City Council should submit an argument in favor of the ballot proposition;
3. Approving a budget adjustment and appropriation of \$210,000 to pay for the special election costs;
4. Approving a budget adjustment and appropriation of \$100,000 to pay for anticipated litigation costs; and
5. Taking such additional, related, action that may be desirable.

Public Speakers:

Mayor Yang called the speakers in groups of five.

- Joyce Vega, resident, conveyed her opposition to data centers and showed her support for Agenda Item No. 12.A. She provided suggestions for closing potential loopholes in the proposed ballot measure and recommended passing an ordinance to ban data centers immediately.
- Carrie commented on the letter received by the City Council from Attorney Doug Carstens, spoke about Ordinance 2253 and conveyed her opinion on the alleged aggressive campaigning efforts demonstrated by the Applicant, who are in favor of a data center. She shared her concerns regarding the language in the ballot measure and provided recommendations to amend the language. She submitted written correspondence to the City Clerk and City Council to be filed into the record.
- City Attorney Berger addressed the concerns relayed by the previous public speaker regarding the language of the ballot.
- Dave Jones, resident, spoke about the community's opposition to a data center, elaborating on the potential negative effects it would bring to the City. He recommended implementing a permanent ban, removing the potential loophole of less than one acre and amending the language of the initiative so that zoning changes are implemented automatically upon passage or failing, so that it forces the City Council to take action in one month. He articulated his thoughts on the Applicant's potential litigation threats to the city and addressed the union workers' potential exploitation by the Applicant.
- Jeremy provided his opinion on the Applicant's communication attempts with the community through a performance of satire.
- Sam provided written correspondence to the City Clerk and City Council to be filed into the record. He expressed his support for the proposed ballot measure, suggested the implementation of an ordinance that bans data centers citywide and asked the City Council to protect their City.
- Angelica asserted her support for no data centers in the City of Monterey Park and questioned what the data center would be used for if it were to be built.

- Lorenzo Rodriguez, a resident of East Los Angeles, spoke in solidarity with the residents fighting against the data center. He relayed his concerns about the potential health risks data centers are prone to bring to the City and the potential misuse of artificial intelligence by billionaire companies.
- Bryan Marsh, with HMC StratCap, explained the company's efforts to work with the City in processing an application to develop a data center and commented on their participation in the Saturn Park Advisory Review Committee (SPARC) meetings. He articulated the company's preferred path to not pursue litigation and believed in formulating a solution to create a land-use plan with the community.
- Jim Pugh, with Sheppard Mulin and representing the Applicant, provided written correspondence to the City Clerk and City Council to be filed into the record. He highlighted the potential legal risks associated with proposed Agenda Item Nos. 11.A. and 12.A. and urged the City to reconsider their decision and instead, work with the Applicant to find a mutually acceptable outcome that pleases the community, City and Applicant.
- Caleb, a resident, spoke about the democratic process and elaborated about the different areas around the world that are dealing with the consequences of building a data center. He questioned the Applicant's claim about developing a safe data center for the community and stated the SPARC meetings did not represent the community's wants for the City.
- Samuel, resident, provided his perspective on HMC StratCap's alleged actions of convincing Union members to attend the previous City Council meeting to satisfy volunteer hours. He articulated the residents' stance in supporting unions but requested the union members to instead stand with their neighbors to build for the community, not against it. He provided his opinion on the previous town hall meetings and the lack of useful information/unanswered questions provided by HMC StratCap and conveyed his approval to proposed Agenda Item 12.A., with the amendment to close the alleged loopholes in the ballot measure.
- Kathleen Gomez provided context of her experience at the town hall meetings hosted by HMC StratCap and criticized the Applicant's proposed addition of small pocket park next to the proposed data center.

- Tilda De Wolfe, resident, expressed her frustration on the idea of the construction of a data center. She stated it would be destructive and considered moving if it was built.
- Alma, a resident, detailed her career in communications and expressed her dissatisfaction with the lack of effort the Applicant has had in engaging with the community regarding the proposed 1977 Saturn Data Center project. She conveyed her support for the proposed ballot measure and moratorium, emphasized the need to change the language to have it better understood by the voters and offered her company's services pro bono, to help keep the community clean and safe.
- Debra Simone talked about her vision of the City, showed her support for the proposed ballot measure with the amended potential loopholes, and proposed the opportunity to work with union workers in developing a mixed-use project that would benefit the City and encourage people to live here.
- Bosco articulated his viewpoint of big named companies pushing the need for more use of artificial intelligence and the recent articles about different states developing data centers without concern for the negative impacts on residents or the environment. He commented on the Applicant's purchase of two properties in Saturn Park, reiterated the community's opposition to any development of data centers in the City, showed his support towards the proposed ballot measure, with the amendment to close the potential loopholes, and recommended the City to take their time to develop the language of the ballot measure.
- Ben shared his career background in planning and expressed his disapproval of building a data center in the middle of a residential area. He claimed that a development of such size does not belong in Monterey Park as it would contaminate the lives of the residents.
- Lance Williams showed his support for the proposed ballot measure as he has seen first-hand the development of data centers and the negative effects it has had on his previous home in Memphis, Tennessee. He commented on the world's current state of politics and relayed his hopefulness that the future actions of the City Council are beyond corporate interest.

- Antonio Martinez conveyed his opposition to data centers in Monterey Park and questioned what the next steps are to initiate a complete citywide ban on data centers.
- Elijah Lim called for a citywide ban on data centers in Monterey Park, claiming they are destructive to the community. He elaborated on the forced implementation of artificial intelligence in daily life and the erosion of critical thinking skills.
- Andy Wu, resident, spoke in favor of the ballot measure and shared an evaluation of the process of building a data center in comparison to building a McDonalds fast food restaurant.
- Karen submitted a speaker card but was not present when her name was called.
- Luke Skywalker conveyed his support for Agenda Item Nos. 12.A, 12.B. and 11.B. He explained his reasoning as to why he does not support building a data center in Monterey Park.
- George Bocanegra provided information about his viewpoint on the importance of data centers in the community, especially union workers. He stated a proposed ban on data centers would prevent union workers from obtaining jobs.
- Teddy submitted a speaker card but was not present when his name was called.
- Yun commented on his opinion on the City's strong sense of community regarding the opposition to data centers and the alleged lack of answers during HMC StratCap's town hall meeting on February 28th.
- Madeline Ocampo shared her support of Agenda Item No. 12.A. with the amendment to remove the potential loopholes and to also implement an ordinance. She expressed her frustration at the constant need to meet at City Council meetings regarding this issue and asked the City Council not to neglect the wellbeing of the residents.
- Theodore Chao, resident, articulated his career experience as a professor and union member and provided context on the potential dangers data centers bring to the community.

- Yolanda shared her family's history growing up in Monterey Park. She expressed gratitude towards the number of people that have shown up at the City Council meetings, questioned the Applicant's campaign strategies and ensured the fight was not against the union workers, but big corporations.
- Steven Kung talked about the Applicant's alleged miscommunication with the community. He requested the City Council to close the potential loopholes in the proposed ballot measure and to approve an ordinance banning data centers permanently.
- Robert Castro spoke about his viewpoint on the inherent danger of industrial heat that will affect the entire San Gabriel Valley if a data center were built.
- Jesse Damon, resident, commented on the Applicant's attempts to engage with the community alongside their litigation threats. He recommended the City Council to develop trust within the community by adopting an ordinance to ban data centers and stated Monterey Park is the leader in the fight against data centers in the San Gabriel Valley.
- Emily Chu, resident stated she is the co-founder of No Data Center Monterey Park (MPK), expressed her conditional support for the proposed ballot measure. She elaborated on the two potential loopholes, which include allowing data centers under one acre and not specifying timing for zoning update implementation.
- Hrag Balian, resident stated he is the co-founder of No Data Center Monterey Park (MPK) explained his conditional support for the proposed ballot measure and questioned the City Council's decision-making process to initiate a proposed ballot measure.
- Allan Rosso, resident of El Monte, shared information about a proposed data center in his city that is near his mother's business. He questioned the proposed data center's use of electricity and claimed voting for a data center would poison the people and the environment.
- Eleanor Lee talked about Attorney Doug Carsten and his efforts to assist the community with the fight against data centers.

- Jessica Jy spoke representing the residents and neighboring communities. She expressed her conditional support for the proposed ballot measure but with modifications to the language to remove any loopholes regarding size, exemption and definition, and to make an explicit time frame to ensure the measure takes effect immediately upon voter approval. She believed it was important for the City Council to be reminded of who they serve, the residents.
- Felicia Marquez asked the City Council to vote yes on the moratorium and the proposed ballot measure. She claimed the Saturn Park Advisory Committee was not democratic and requested the City Council to lead by example and to make the change that the residents need.
- Christal Lee asked the City Council to pass a citywide ordinance to ban data centers and recommended changes to the proposed ballot measure to close existing loopholes. She encouraged the idea of union work in the city, but for a project that is beneficial to the community.
- John N recognized Mayor Yang's openness with the community and the City Council's consideration of the resident's concerns. He shared his opinion about alleged paid agitators that worked against the community by the weaponization of union workers. He reiterated Steven Kung's words and articulated his viewpoint that it was anti-human for union workers to focus on their own desire for cash. He spoke in admiration of the City Council for advocating for the community and the City Attorney's willingness to sympathize with the residents.
- Mike Romero submitted a speaker card but was not present when his name was called.
- Yvonne Wong claimed a data center belongs at a heavy industrial zone, not an innovative technology zone, as the potential increase in pollution would be detrimental to the health of the residents. She claimed it was undemocratic to allow nineteen people in SPARC to decide the future of an area in a city of 66,000 residents and believed the residents have a right to determine their own destiny.
- Adeline Marlin submitted a speaker card but was not present when her name was called.

- Mary stated her opinion that the Applicant has little regard for the residents as the recent town hall meetings were dismissive, demeaning and uninformative. She questioned whether the Applicant has truthfully addressed the potential risks and concerns with the community.
- Marcos, resident of Alhambra, voiced his belief to the audience that the issue of data centers is not just limited to Monterey Park but to the surrounding communities. He provided his opinion on the potential environmental disasters that have already occurred in nearby cities and expressed his support for the proposed ballot measure.
- Dominick Jaramillo conveyed his perspective on the fear and worry the residents have been feeling regarding the issue of data centers and requested the City Council to hear the community's voice.
- Casey Wong articulated her opinion on the number of residents who have participated in community engagement regarding data centers and questioned how HMC StratCap is obtaining community support regarding the matter.
- Tom Salonga provided an overview of his career background and showed his support to implement an ordinance that would ban the construction of data centers
- Andrea Vega, representing Food and Water Watch, spoke about the organization's recent action of sending a letter signed by twenty climate organizations throughout California that have urged the rejection of a data center project and to enact a permanent ban on data centers due to the potential health risks it poses to the community.
- Cameron Raasch articulated an example of the reality of AI in society, and believed large corporations should not be allowed to take over small cities.
- Mimi Li vocalized her support for protecting the community and the ban on data centers.
- Cindy Alvarado submitted a speaker card but was not present when her name was called.

- Hung Ha conveyed his thoughts on the shared concerns the residents spoke about and supports the ban on data centers in the City through the passing of an ordinance. He elaborated on the potential effects it would have on the community, such as a loss in property value.
- Alex Leon, resident, shared his support for placing a citywide ban on data centers on the June ballot and believed giving the residents a voice was a step in the right direction. He commented on the potential loopholes in the proposed ballot measure and claimed that threats of litigation should not dictate the future of Monterey Park.
- Luka Uribe submitted a speaker card but was not present when their name was called.
- Oscar Uribe submitted a speaker card but was not present when his name was called.
- Victoria Rivera spoke about the surrounding cities within Monterey Park and claimed they will also feel the potential negative effects of the construction of a data center.
- Daiquelin Frumento, resident, spoke about the language barrier with most residents in Monterey Park and claimed that although there is a barrier, the majority do not want a data center in the City. She requested to have the proposed ballot measure be approved with the amended potential loopholes.
- Deanna Lau-Ino submitted a speaker card but was not present when their name was called.
- Macy mentioned she was first informed about the proposed data center project through social media and expressed her gratitude for the passion the residents have exhibited and shared her opinion about the potential health and environment impacts data centers cause in different states. She provided written correspondence to the City Clerk and City Council to be filed into the record.
- Robert Miranda expressed his appreciation for standing alongside his fellow residents regarding data centers. He provided context about how Monterey Park became a city and quoted the City's motto, "Pride in the Past, Faith in the Future."

- Roxana Farahani believed the Applicant has not engaged with the community, claiming they will most likely never engage. She expressed her conditional support towards the proposed ballot measure and questioned why the City Council has yet to pass an ordinance to ban data centers citywide.
- Samuel T submitted a speaker card but was not present when his name was called.
- Christine Park shared her experience as a member of the 839 Animation Guild and commented on the difficulty of acquiring jobs due to AI taking over the industry. She asked the City Council to pass an ordinance banning data centers entirely.
- Eric Chen stated the issue regarding data centers will potentially affect the entire San Gabriel Valley and provided his opinion about the threat of litigation demonstrated by the applicant.
- Damian Joa provided details about his attendance at the town hall meetings hosted by HMC StratCap and the alleged lack of answers he received. He defended the City Council's actions in developing a ballot measure.
- Katherine Torres said the residents deserve transparency and expressed her opinion that the City Council were aware of the development of a data center before the residents were informed. She requested an ordinance be formed to stop the development of any data centers in the City.
- The City Clerk's office received and filed written communications from Jude Gorski, John Quach, Gabby Niko, Barry C. Wong, Emily Duong, Liane Tiet, Bonnie Gu, Roberto Chavez, Bridget Bartels, Matthew Liu, James Tu, Lisa Dott, Kevin Ma, Tammy Luther, David Cisneros, Norma Martinez, Crystal Xie, Steven Yu, Maribel Martinez, David Abramovitch, April Perez, Erika Torres, Melody Bartels, Mary Kim, Laura Mason, Brodie Miles, Josephine Tang, Ching Sau, Kenix Tran, Michael Kurland, Morgan Soloski, Rose Scobie, E Mills, Han Dao, Jeremy Joudenback, Brenda Fung, Janice Yee, Jennifer Tang, Susan Hur, Johanna Vidaur, Mahala Nelson, Catrena Boylan, Bithia Govea, Kamilah, Hanah Morinaga, Alex B., Catalina Munguia, Sylvia Marina Martinez, Mykela Agojo, Daniel Huang, Irene Young, Phoi Tran, Kimberely Jane Ho, Brianna Mutuc, Michelle Morales, Michelle Moll, Stephanie Han, Justin Leung, Dorothy Dubrule, Lorena Bejarano, David and Jailuk Parrino, Jared Dyer, Andrew and Sheri Lee, Gino

Lomeli, Ariannie Rodriguez, Maribel Zheng, Paul Yoon, Randy Mekdara, Raymond Warriner, Tony Gao, Kerry Gao, Christiane Wong, Zoe Blue Maestu, Jim Phit, Rebecca Fangue, Linnea Gong, Cheryl Tay, Wasai Phung, Yvette Morales, Reb, Joshua Lee, Camila Ryder, Linda Yang, Marisol Sanchez, Saskia Sani, Jenny Yang, Nathan Chen, Sue, Hemant Bhalla, Nicholas Capranica, Karen Ta, Jessica Lopez, Yvonne Wong, Mandy Liu, Jan Okabe-Wong, Aillie Hu, Jared Kuchinsky, Lisa Luu, Jerry Lara, Stephanie Parra, Jessica C., Vanessa Frey, Jessica C., Arturo Urista, Osula Lam, Eleanor Lee, Christina Rosholt, Andrea Castillo, Lauren Shen, Tiffany Rice, Tsam Wong, Mikayla Asevo, Sarah Hanna & Gus Puga, Leilani J. Hughes, Roxana Farahani, Anne Liu, Kim Tran, Joyce Vega, Wynter Cabral, Elizabeth Ann Lee, Garrett Chen, Mary Lei, Kristin Yoshima, Andy Kwong, Katherine Yu, Andy Kwong, Liane Tiet, Clotilde Jang and Family, Christina M. Cisneros, Sam Kahan, Margaret Vita, Kayla Chen, Lindsay Kui, Kristen Van Hala, Christopher Graham Roberts, Dana Standridge, Tabitha Chen, the Phoong Family, Irene Poon, Vincent Huynh, Michelle Zill, Dorothy Wang, Queenie Y, Tyra Chan, Erika Christianne Medina, Tony Fan, Kelsey Ko, Bennett Dean McCall, Kevin Diep, Lorenzo Benitez, Carmina Iletto, The Bosco and Zorrilla Family, Emilia Williams, Jeremiah Johnson, Ryan Yeung, Edward Ko, Andrea Siegel, Steve Sherman, Jennifer Amador, Debbie Carlos, Alex Lung, Joe and Kathy Chen, Harold Tom, Emily Chu, Jesse Damon, Meredith Alling, David, Hrag Balian, Steven J. Kung, Lavender Fung, Jessica Chow, Kathleen Gomez, Jordan Cheng, Annie Ng, Megan Lee, Kelly Chow, Carolyn Ao, Cassandra, Joan A, Michelle Fernandez, Sabrina Law, Sam Ly, Bosco Woo, Emily Ainslie, Juliece Losoya, SoFern Wu, Bill Kelly, Elissa, Alex Zheng, Ricky Lim, Nicholas Rabb, Agatha Rodriguez, Zerlinda Lee, Desmond Chen, Chris Hunt, Dustin Fung, Kevin Jiang, Chloe Tan, Eugene Lee, Leonard Lee, Louis Ng, Amy Tannenbaum, Samantha Perez, Cheryl Fung, Grace Cavazos, Joyce, Henry Tang, Kong Sham, Sandy Tang, Robert Miranda, Karyn Wong, Tommy Huynh, Jim Hunt, Alicia de Mello, Barbara Lee, Patina Hunt, Natalie Robles, Debbie Bona, Eva Wong, Joy Saavedra, Kin Kui, Doug Carstens, No Data Center MPK, Erica Harrell, Jill Saavedra, Bryant Phan, Kaylee Abad, and Eileen Lee.

Discussion: City Attorney Berger provided context about why the City Council decided to propose a ballot measure to ban data centers in the City. He reported out of Closed Session, the City Council's decision to authorize him to initiate litigation against anyone, specifically HMC StratCap, in the event that any litigation was filed against the City and to expend what is necessary to defend the City.

The City Council ensued in a discussion regarding the language of the proposed ballot measure and the concept of implementing an ordinance for a citywide ban on data centers.

Extension of City Council Meeting

Action Taken: The City Council extended the Council Meeting to 12:30 a.m.

Motion: Moved by Mayor Pro Tem Lo and seconded by Council Member Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Action Taken: The City Council directed staff to draft an Ordinance for consideration to prohibit data centers in Monterey Park, requiring a 20-day notice and a public hearing.

Motion: Moved by Council Member Sanchez and seconded by Mayor Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Action Taken: The City Council approved the recommendations and approved and adopted Resolution No. 2026-R5, Resolution No. 2026-R6, Resolution No. 2026-R7, Resolution No. 2026-R8 as amended to remove the language "located on one or more acres of land" and "This definition does not apply to smaller data processing facilities that are located on less than one acre of land and where such facilities are accessory or incidental to another primary use." in Exhibit A, Section 1 of Resolution No. 2025-R6.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

Resolution No. 2026-R5

A Resolution calling a Special Election on June 2, 2026 pursuant to Elections Code § 9222

Resolution No. 2026-R6

A Resolution adding a proposition to the ballot prohibiting data centers for the previously called June 2, 2026 Special Election pursuant to Elections Code § 9222

Resolution No. 2026-R7

A Resolution directing the City Attorney to prepare an impartial analysis of the proposition prohibiting data centers

Resolution No. 2026-R8

A Resolution establishing requirements for ballot arguments filed with the City Clerk to be included with voter information for the General Election on June 2, 2026

12.B. Consideration of Letter of Support for California Assembly Bill 1577, California Senate Bills 886, 887 and 978

This Item was heard after Agenda Item No. 11.B.

The City Council has expressed interest in supporting California Legislature bills addressing data center regulation. February 20 was the last day for bills to be introduced. Four bills relevant to this topic have been introduced and are summarized below. Council may direct staff to submit letters of support for any or all of these bills.

These bills were introduced in January 2026 and are currently pending before their respective policy committees in the Legislature; none has yet been approved by both houses or signed into law. If the Council elects to send letters of support at this time, staff will transmit the letters to the authors and relevant committee chairs prior to committee hearings and will monitor the bills' progress through the legislative process.

Recommendation:

It is recommended that the City Council consider:

1. If desirable, sending letters of support for California Assembly Bill 1577, the “Data Center Energy and Water Transparency,” and California Senate Bills 886, the “California Technology Innovation and Ratepayer Protection Act,” 887, the “Data Centers and CEQA Clarity,” and 978, the “Large-Scale Energy Facilities and Electricity,” on behalf of the City Council; and
2. Taking such additional, related, action that may be desirable.

Public Speakers:

Mayor Yang called the speakers in groups of 5.

- Laura Cuellar-Morrish submitted a speaker card but was not present when her name was called.
- Ben Steckler expressed his support for the proposed agenda item as he believed it will ensure the solidification of no data centers and hopefully push the state to take similar action as well.
- Samuel N submitted a speaker card but was not present when his name was called.
- Sam K thanked the City Council for their efforts and patience throughout the entire evening and shared his interest in being a part of the discussion that decided what will be developed in Saturn Park.
- Carrie shared her concerns about the language in Senate Bill 978 as it only applies to 74 megawatts of electricity for large scale energy users.
- The City Clerk’s office received and filed a written communication from Bryant Phan.

Discussion: The City Council ensued in a discussion regarding the proposed Agenda Item.

Elisa Arcidiacono, Senior Associate from Townsend, virtually present, was available for questions.

Action Taken: The City Council approved the recommendation.

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

Extension of Council Meeting

Action Taken: The City Council extended the City Council meeting to 1 a.m.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

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

Mayor Ngo reported his and his fellow Council Member's attendance to many events which include: the American Museum Camp Gala at the NBC Seafood, the Chinese American Military Support Dinner, the ribbon cutting ceremony of Asayoru Maid Cafe, the Alhambra Unified School District's Asian American Alumni Association Dinner, the Monterey Park Police Department's town hall meeting at Brightwood Elementary, the Golden Dragon Parade at Chinatown, and the Monterey Park Volunteer Banquet at the Langley Center.

Council Member Wong requested staff to expedite the development of Fire Station 61 to accommodate the firefighters in the City.

Council Member Sanchez requested to invite the Mark Keppel High School Decathlon Team to a future City Council meeting to recognize their achievement in winning second place.

Mayor Pro Tem Lo requested to invite the Principal and Parent-Teacher Association members of Monterey Vista Elementary to a future City Council meeting to recognize the school for achieving their centennial milestone.

Mayor Yang reported her attendance at the opening ceremony of the Monterey Park Pony baseball and USA softball game, and announced upcoming events which include the Monterey Park Clippers Game Night, the Bridgerton Tea- Party at El Encanto and MPK Walks, an opportunity to walk the streets of Monterey Park to scope out improvements that are needed in the area.

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

During Agenda Item No. 12.A, City Attorney Berger reported out of the 5:30 p.m. special meeting the City Council's unanimous decision to authorize him to initiate litigation against anyone, specifically HMC StratCap, in the event that any litigation was filed against the City and to expend what is necessary to defend the City.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 12:42 a.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
March 7, 2026**

The City Council of the City of Monterey Park held a Special Meeting of the Council at the Courtyard Marriott, Saturn-Mars Room, located at 555 N. Atlantic Boulevard, Monterey Park, CA 91754, Saturday, March 7, 2026, at 9:00 a.m.

1. Call to Order

Mayor Yang called the meeting to order at 9:07 a.m.

2. Roll Call

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None.

Also present:

City Manager Inez Alvarez

Deputy City Attorney Solange Zetta Fortenbach

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Recreation and Community Services Robert Aguirre

Director of Community Development Timothy Hou

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Fire Chief Jason Hing

Police Chief Scott Wiese

Deputy Fire Chief Ryan Weddle

Battalion Chief Jonathan Gin

Finance Manager Laura Borjon

Library Manager Linda Vera

Assistant Water Utility Manager George Noriega

Police Lieutenant Bob Hung

Police Lieutenant Brenda Iglesias

Principal Management Analyst Rebecca Bojorquez

Principal Management Analyst Michelle Marquez

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.

Deputy City Clerk Cindy Trang

Virtually present:

None.

3. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. New Business

5.A. Strategic Planning Workshop

This is a City Council workshop to prioritize the City's legislative and project agenda. It is anticipated that the workshop will not result in the City Council taking any particular action. Instead, City Council Members and key staff members will be reviewing the City Council's previous strategic plan; updating it; and providing direction to the City Manager. Topics may include, without limitation, infrastructure improvements; revenue enhancement; land use challenges; sustainability efforts; redevelopment; community engagement and outreach; and municipal property needs assessment. Any direction provided by the City Council will appear on future meeting agendas. The anticipated outline of the workshop will follow this general order:

- Prouds and Sorries - Accomplishments and Opportunities for Improvement
- Challenges Ahead
- The Art of responsible vs Reactive Communication
- Check the Sails
- Potential Future Objectives
- New 6-12 month Objectives
- Next Steps

Discussion: The City Council and City Staff ensued in a discussion regarding the City Council's previous strategic plan.

Marie Knight, owner of Knight Solutions and Doll Knight, Chief Financial Officer, were available for questions.

Recessed and Reconvened

The City Council recessed at 10:45 a.m. and reconvened with all Council Members present at 10:55 a.m.

Recessed and Reconvened

The City Council recessed at 11:40 a.m. and reconvened with all Council Members present at 12:30 p.m.

6. Adjournment

There being no further business for consideration, the meeting was adjourned at 3:20 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
March 18, 2026**

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, March 18, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:36 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

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

Also present:

City Attorney Karl Berger
Assistant City Manager Diana Garcia

Virtually present:

None.

3. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:36 p.m.

Mission Statement

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5.A. Conference With Legal Counsel—Anticipated Litigation (Threat of litigation pursuant to Government Code § 54956.9(d)(2)): One matter.

Facts and Circumstances: See attached letters dated February 4, 2026, February 10, 2026, and March 4, 2026.

6. Adjournment

The City Council reconvened from Closed Session at 6:17 p.m. with all Council Members present except for Council Member Sanchez.

There being no further business for consideration, the meeting was adjourned at 6:17 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
March 18, 2026**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, March 18, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:40 p.m.

2. Flag Salute

The Flag Salute was led by the Monterey Park Police Explorers.

3. Roll Call

City Clerk Maychelle Yee called the roll:

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

Also present:

City Treasurer Amy Lee
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia
Director of Human Resources Christine Tomikawa
Director of Community Development Timothy Hou
Director of Recreation and Community Services Robert Aguirre
City Librarian Kristin Olivarez
Director of Public Works Shawn Igoe
Police Chief Scott Wiese
Fire Chief Jason Hing
Finance Manager Laura Borjon
Risk Management Manager Jule DeZiel
IT Manager Martin Dinh

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.

Engineering Manager/ Transtech Consultant Ziad Mazboudi
Fire Marshal Jessica Estrella
Fire Battalion Chief Jon Gin
Adult and Teens Services Senior Librarian Leonie Jordan
Principal Management Analyst Rebecca Bojorquez
Principal Management Analyst Michelle Marquez
Human Resources Analyst Kathleen Camacho
Senior Account Clerk Nanette Thompson
Office Assistant Michelle Martinez

Virtually present:

None

4. Telecommunications Announcement, if requested

None.

5. Agenda Revisions and Additions

City Manager Alvarez requested the addition of Agenda Item No. 8.A., Youth of the Year award, and to have this item be heard after Public Communications, followed by Agenda Item No. 7.D. and 12.A.

6. Public Communications

- Robert Monroe-Ogawa expressed his gratitude to Cindy Yee for her dedication to the City over the decades. He shared the San Gabriel Valley Power Up Beacon's (SGVPUB) internal operations, which had led to alleged discord between its members, and spoke about the City's transparency in working with SGVPUB towards grant applications.
- Sharon Woo, president of the Mark Keppel High School Alliance, shared the nonprofit's dedication to enhancing educational and developmental opportunities for students. She relayed the organization's support for the rebuilding of the Barnes Park pool as it is a vital resource in supporting their student's pathway in life and urged its prioritization. She submitted written correspondence that was received and filed with the City Clerk's office.
- Dawn Rock shared the Monterey Park Historical Society's gratitude to Mayor Yang, Council Member Ngo and Assistant City Manager Garcia's attendance at the Laura Scudder 100-year Celebration and thanked City Manager Alvarez for the care and thoughtfulness to restoring the Scudder family plaque. She invited the community to visit their booth at the Monterey Park Cherry Blossom Festival, congratulated the Recreation and Community Services Department for receiving one million from the Regional Park and Open Space Grant and requested the money be used for the rebuilding of the Barnes Park Pool.

- Margaret Leung, board member of the Friends of the Seniors Foundation, shared an update on the work the foundation has been doing to strengthen long-term support for the senior community. She invited the community to attend the Save Barnes Park Pool Community Award event at the Barnes Park Amphitheater.

7. Staff Communications

Staff Communication Item Nos. 7.A., 7.B. and 7.C. were heard after Agenda Item No. 12.A.

7.A. Library

Adult and Teen Services Senior Librarian Jordan presented a PowerPoint presentation about the past events that occurred in the library. She announced upcoming programming which includes: the Herstory 3 exhibition in celebration of Women's History month, Bilingual story time, a BTS listening party, a CalFresh informational workshop, the 2026 volunteer income tax assistance clinic and released the Literacy for All Monterey Park spring session schedule.

7.B. Recreation & Community Services

Recreation and Community Services Director Aguirre shared a PowerPoint presentation on updates in the department. He thanked the residents who attended the Monterey Park (MPK) Night at the Clipper's event for Japanese Heritage night. He highlighted the parks that had their tennis courts resurfaced and provided information on upcoming parks that will soon follow. He announced the awards given to the department, which include: an Award of Excellence for the Electric Park festival and the San Gabriel Valley Pride festival from the California Park and Recreation Society; a Service to Education Government Award from the Alhambra Educational Foundation; an award for the Love For Our Elders Program, in collaboration with Mark Keppel High School and an award for the Langley Senior Center's annual Lunar New Year event from the California Parks and Recreation Society, District 13 (CPRS). He announced upcoming events occurring throughout the next month, which include the Cherry Blossom Festival and the Spring Egg Hunt, and highlighted two grants that have been awarded to the City: the Garvey Ranch trail system grant and the Barnes Park revitalization grant.

7.C. Public Works

Director of Public Works Igoe curated a PowerPoint presentation detailing the Waste Disposal Satisfaction survey and encouraged the community to provide feedback on the trash services in the City.

7.D. Fire Department

This Item was heard after Agenda Item No. 8.A.

Fire Battalion Chief Gin showed a PowerPoint presentation about the Boys and Girls Club of the West, San Gabriel Valley and East Side's collaboration with the Random Acts of Kindness Foundation. He detailed the members act of serving coffee and donuts to the Monterey Park Fire Department and shared the upcoming date for the Disaster Preparedness Clinic.

Amber Giang, District Representative for Senator Sasha Renée Perez, alongside the City Council, presented certificates to the Boys and Girls Club members for their dedication to serving the community.

8. Presentation

8.A. Youth of the Year Award – Nathaniel Hernandez

This Agenda Item was added during Agenda Additions and Deletions and was heard after Public Communications.

Nathaniel Hernandez shared words of appreciation to the City Council and expressed his gratitude to Council Member Wong for his participation as a judge at the Youth of the Year event and his guidance to allow him to speak and make a change in his community as a youth advocate.

The City Council presented Nathaniel with a certificate of recognition for his achievement.

9. Old Business

None.

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.

Action Taken: The City Council approved Agenda Item Nos. 10.A., 10.B. and 10.E. except for Agenda Item Nos. 10.C, 10.D., and 10.F. which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Lo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

10.A. J.P. Morgan Chase Commercial Banking and Procurement Card Services

On September 3, 2025, the City posted a Request for Proposal (RFP) on the City's webpage for banking and procurement card services. Five banking institutions responded. Following the evaluation and rating of each proposal received, City staff completed in-person interviews with Bank of Montreal (BMO) and J.P. Morgan Chase. J.P. Morgan was found to be fully qualified and offered better incentives, fees, and interest rates when compared to the City's current bank, BMO.

It is recommended that Council authorizes the City Manager to execute an agreement, in a form approved by the City Attorney, with J.P. Morgan Chase for the City's commercial banking and procurement card services for an initial five (5) year term.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement, in a form approved by the City Attorney, with J.P. Morgan Chase for the City's Commercial Banking and Procurement Card services. It is the City's intent to establish an initial five (5) year contract with J.P. Morgan Chase with an option to renew every (5) years thereafter; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.B. Authorize transfer of Unclaimed Monies to the General fund pursuant to Government Code §§ 50050-50056

Adopting the attached Resolution will transfer \$4,020.83 in unclaimed money into the City's General Fund, following statutory public notice, pursuant to California law, as described in the City's Administrative Policy No. 20-26 (Attachment 2 to the staff report).

Recommendations:

It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the transfer of \$4,020.83 in declared unclaimed monies into the City's General Fund pursuant to Government Code §§ 50050-50057 and Administrative Policy and Procedure No. 20-26; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R14, on Consent Calendar.

Resolution No. 2026-R14

A Resolution declaring unclaimed monies as property of the City of Monterey Park and ordering transfer of such funds to the City's general fund pursuant to Government Code § 50053

10.C. Amendment No. 1 The Pun Group

On May 17, 2023, City Council authorized the City Manager to enter into a 3-year professional services agreement from May 17, 2023, to June 30, 2026, in an amount not to exceed \$238,000 with The Pun Group, LLP.

It is recommended that Council authorizes the City Manager to execute a first amendment to The Pun Group LLP. Agreement No. 2369-AE from July 1, 2026, for continued auditing services for an amount of \$430,792, for a total not to exceed \$668,792 for the term of the Agreement.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first amendment to the professional auditing Agreement No. 2369-AE with the Pun Group, LLP to extend the term through June 30, 2031 and increase the not-to-exceed compensation from \$238,000 to \$668,792; and
2. Taking such additional, related, action that may be desirable.

Discussion: Finance Manager Borjon shared a staff report recommending a five-year contract extension to ensure continuity, minimize disruption and reduce long-term costs.

The City Council ensued in a discussion regarding the potential options for a contract extension based on the best practices presented by the Government Finance Officers Association.

Action Taken: The City Council approved the recommendation, as amended to extend the renewal of the contract for up to three years.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

10.D. Approve the artwork submitted by Artist Giorgiko for a mural celebrating the United States Semiquincentennial at Barnes Park

The City Council has expressed interest in increasing public art in the City of Monterey Park. In an effort to expand access to art throughout the City, and in celebration of the United States of America's 250 years of independence, the Director has been working with Monterey Park Artist Giorgiko (Darren and Trisha Inouye) to develop a mural design that would be placed on an exterior wall of the Barnes Park Gymnasium.

On February 4, 2026, the City Council approved the Barnes Park Gymnasium as the location for a mural celebrating the United States Semiquincentennial, utilizing funds from the Recreation and Community Services Department's General Fund, Community Beautification account.

On February 17, 2026, the Community Participation Commission voted unanimously to support installing the Artist's design and narrowed the phase included in the mural to two choices: "All Created Equal" or "Faith in the Future".

If the artwork (Attachment 1 to the staff report) is approved, the Artist, Giorgiko, will install the mural in time for unveiling on or before the city's Independence Day Celebration on June 27, 2026. If approved, the City will enter into a Public Art Agreement with the artists governing the design and installation of the mural.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed action pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates administrative actions, including entering into an agreement and appropriating budget funds. Accordingly, this activity is exempt from further review.

Recommendations:

It is recommended that the City Council consider:

1. Approving the artwork submitted by Artist Giorgiko for a mural celebrating the United States Semiquincentennial at Barnes Park;
2. Providing direction regarding the phase to be included within the mural; and
3. Taking such additional, related, action that may be desirable.

Discussion: Director of Recreation and Community Services Aguirre introduced the Artists behind Giorgiko, Darren and Trisha Inouye, to elaborate on Agenda Item.

Darren and Trisha Inouye shared their experience working in children's art education and exhibited their past murals that have been installed throughout the country. They presented two phrases that will be placed on the mural for consideration, option 1: "All Created Equal" or option 2: "Faith in the Future"

Action Taken: The City Council approved the recommendation and selected option 2 phrase, "Faith in the Future" to be included on the mural.

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, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

10.E. Landscaping and Tree Maintenance Agreement Amendments

On February 18, 2026, the City Council approved the FY 2025-2026 Mid-Year Financial Report, including additional budget appropriations for unanticipated landscaping needs throughout the City. It is recommended that the City Council approve a Seventh Amendment to Agreement 2136-A with Mariposa Landscape, Inc., a Fourth Amendment to Agreement 2368-AA with Priority Landscape Services, LLC, and a Sixth Amendment to Agreement 1284-A with West Coast Arborists, Inc. to support the City's increase in landscaping and tree maintenance needs.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Seventh Amendment to Agreement 2136-A with Mariposa Landscape, Inc., a Fourth Amendment to Agreement 2368-AA with Priority Landscape Services, LLC, and a Sixth Amendment to Agreement 1284-A with West Coast Arborists, Inc., in forms approved by the City Attorney, for continued commercial landscaping services through June 30, 2026; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.F. Notices of Completion for Various Capital Improvement Projects

Pursuant to City Council Resolution No. 11701, the Public Works Director is authorized to record a Notice of Completion for Capital Improvement Projects ("CIP"). The City recently completed various CIP's included in the FY 2025-26 budget. Upon completion, the work was inspected and approved by the City Engineer. It is recommended that the City Council receive and file the Notices of Completion recorded by the Public Works Director for these projects.

Recommendations:

It is recommended that the City Council consider:

1. Receiving and filing the Notice of Completion recorded by the Public Works Director on August 25, 2025 accepting the 2024-25 Street Rehabilitation Project completed by Onyx Paving Company, Inc.;
2. Receiving and filing the Notice of Completion recorded by the Public Works Director on September 10, 2025 accepting the Emerson Parallel Sewer Line Project completed by GRBCON, Inc.;
3. Receiving and filing the Notice of Completion recorded by the Public Works Director on September 11, 2025 accepting the Russell Street Reservoir Project completed by Crosno Construction Inc.;

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4. Receiving and filing the Notice of Completion recorded by the Public Works Director on October 3, 2025 accepting the PWC Elder Pool Improvements Project completed by Sebastian Waterworks, Inc. dba Mr. Rooter Plumbing;
5. Receiving and filing the Notice of Completion recorded by the Public Works Director on October 21, 2025 accepting the George Elder Pool Epoxy Project completed by CT&T Concrete Paving, Inc.;
6. Receiving and filing the Notice of Completion recorded by the Public Works Director on October 25, 2025 accepting the Cascades Park Epoxy Work Project completed by CT&T Concrete Paving, Inc.;
7. Receiving and filing the Notice of Completion recorded by the Public Works Director on November 9, 2025 accepting the Langley Center, Garvey Ranch Museum, George Elder Gym Roof Replacement Project completed by BEST Contracting Services, Inc.;
8. Receiving and filing the Notice of Completion recorded by the Public Works Department on December 8, 2025 accepting the Barnes Gym Exterior Painting Project, completed by U.S. National Corp. dba Jimenez Painting;
9. Receiving and filing the Notice of Completion recorded by the Public Works Department on December 11, 2025 accepting the Langley Center & George Elder Flooring Project completed by JJJ Flooring;
10. Receiving and filing the Notice of Completion recorded by the Public Works Department on February 2, 2026 accepting the Bruggemeyer Library Exterior Painting Project completed by U.S. National Corp. dba Jimenez Painting;
11. Receiving and filing the Notice of Completion recorded by the Public Works Department on February 5, 2026 accepting the Concrete Improvements Project completed by Onyx Paving Co.;
12. Receiving and filing the Notice of Completion recorded by the Public Works Department on February 9, 2026 accepting the Library Generator Project completed by Pacific Power Engineering Technology, Inc.; and
13. Taking such additional, related, action that may be desirable.

Discussion: Director of Public Works Igoe shared a PowerPoint presentation detailing the completion of projects done by the Public Works Department in the City.

Action Taken: The City Council received and filed the recommendations.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

11. Public Hearing

11.A. Public Hearing Pursuant to Government Code Section 3502.3

Concerning Vacancies and Recruitment and Retention Efforts

Government Code section 3502.3 requires the City to hold at least one public hearing per fiscal year to present the status of workforce vacancies and recruitment and retention efforts and identify any necessary changes to policies, and recruitment activities that may lead to obstacles in the hiring process. The City's recognized employee associations were provided timely advance notice of the public hearing.

CEQA (California Environmental Quality Act):

The California Environmental Quality Act ("CEQA") and the regulations promulgated thereunder (Cal. Code Regs., tit. 14, § 15000 *et seq.*, the "CEQA Guidelines") require environmental review of discretionary projects that may result in a significant effect on the environment. The proposed action is not a "project" subject to CEQA because it constitutes an organizational and administrative activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment. (CEQA Guidelines, §§ 15060(c)(2), 15378(b)(5).) The City Council is receiving information and conducting a public hearing pursuant to Government Code § 3502.3 and is not approving or committing the City to any activity that may result in a physical change to the environment.

Recommendations:

It is recommended that the City Council consider:

1. Conducting a public hearing to present the status of vacancies and recruitment and retention efforts in accordance with Government Code section 3502.3; and
2. Taking such additional, related, action that may be desirable.

Discussion: Director of Human Resources and Risk Management Tomikawa, shared a staff report portraying Monterey Park's workforce vacancies and recruitment/retention efforts in accordance with Government Code Section 3502.3.

Action Taken: By Consensus, the City Council opened the public hearing at 8:29 p.m., received no registered speakers, closed the public hearing at 8:43 p.m. and took no further action on this item.

11.B. Annual Weed Abatement Protest Hearing

The County of Los Angeles Department of Agriculture Commissioner/Weights and Measures (Weed Abatement Division) submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse and dirt maintained on certain private properties in the City are a public nuisance. At the regular City Council meeting on February 4, 2026, the City Council adopted Resolution No. 2026-R3 approving the 2026 Weed Abatement Declaration List as posted by the County. By adopting the Resolution, the Council declared its intention to provide for the abatement of said nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners identified on the Declaration List an opportunity to object to their inclusion thereon.

CEQA (California Environmental Quality Act):

Adopting of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061 (b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

Recommendations:

It is recommended that the City Council consider:

1. Opening the continued public hearing, receiving public comment, closing the public hearing;
2. Adopting a Resolution declaring that weeds, brush, rubbish and refuse upon or in front of specified property in the City are a seasonal and recurrent public nuisance, and declaring its intention to provide for abatement; and
3. Taking such additional, related, action that may be desirable.

Discussion: Fire Marshal Estrella exhibited a staff report detailing the process of the weed abatement declaration list and noticing to the residents.

Action Taken: Mayor Yang declared a potential Conflict of Interest as her property is listed on the weed abatement declaration list, recused herself and left the dais at 8:42 p.m., returned to the dais at 8:48 p.m. and did not participate on the item. The City Council opened the public hearing at 8:43 p.m., received no registered public speakers, closed the public hearing at 8:47 p.m. and approved and adopted Resolution No. 2026-R15.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: Elizabeth Yang

Resolution No. 2026-R15

A Resolution adopted pursuant to Government Code § 39561 declaring that weeds, brush, rubbish, refuse and dirt upon and in front of certain public and private property in the City are a public nuisance, and declaring its intention to provide for abatement.

12. New Business

12.A. Barnes Park Pool Design Selection

This Agenda Item was heard after Agenda Item No. 7.D.

The City of Monterey Park is advancing the revitalization of the Barnes Park swimming pool, a community priority reaffirmed through the 2025 GROW Monterey Park Parks System Master Plan. The former Barnes Park pool was closed several years ago due to major leaks and structural failures, and the pool was subsequently filled for safety. In 2025–2026, the City retained Dahlin Group Architecture Planning, with Aquatic Design Group as subconsultant, to conduct community outreach and develop conceptual design options for a new aquatic center.

Dahlin conducted four community engagement events, multiple stakeholder meetings, and two citywide surveys. The final survey provided the community with an opportunity to select their preferred conceptual design. Over 1,200 survey responses were received. The community overwhelmingly favored Option B – a 50-meter competition pool with a 25-yard recreation pool, with 64% (828 responses) selecting this option. Many respondents also expressed interest in incorporating a splash pad if feasible.

At this time staff is requesting City Council direction to select a preferred option for use in all future grant applications, funding pursuits, and to guide the development of final plans, specifications, and estimates once design funding becomes available.

Recommendations:

It is recommended that the City Council consider:

1. Selecting a preferred design option for the Barnes Park Aquatic Center Project;
2. Directing staff to use the selected option in all future grant applications, funding pursuits, and project planning; and
3. Taking such additional, related, action that may be desirable.

Public Speaker:

- Margaret Leung commented on the long process of obtaining the pool conceptual design. She spoke in support of Option B and believed the concept can be improved further. She elaborated on her role in SGVPUB and the organization's goal to remain committed to transparency, cooperation, collaboration and responsible stewardship.

Discussion: Director of Recreation and Community Services Director Aguirre provided a timeline of events that had led to the current phase of selecting a design for the reconstruction of the Barnes Park Pool. He introduced members from Dhalin Architecture Interiors and Planning: Designer Nick McGuire, Project Manager Jon Canedo and Principal Architect Daniel Berghauser, as well as Senior Project Manager Stephanie Fujimura from Aquatic Design Group to elaborate further on the designs. Principal Architect Berghauser detailed the meetings held to inquire information on the wants of the community regarding the reconstruction of the Barnes Park pool.

Designer McGuire elaborated on the survey findings conducted throughout the research process and focused on the high points on interest presented in the surveys.

Senior Project Manager Fujimura presented the three pool conceptual designs for the City Council's consideration.

The City Council ensued in a discussion concerning the three conceptual designs for consideration and relayed their interest in developing a splash pad.

Action Taken: The City Council approved the recommendations and selected Option B, a 50-meter competition pool and 25-yard recreation pool to be used in all future grant applications, funding pursuits, and project planning. By Consensus, the City Council directed staff to research potential locations for the development of a splash pad in the City.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

12.B. Consideration of the First Reading and Introduction of Ordinance Expanding the Lifeline Utility Rate Program and Clarifying Utility Billing and Collection Procedures, a Resolution Establishing a Wastewater Lifeline Discount, and a Resolution Increasing Water Service Deposits

Monterey Park Municipal Code Chapters 6.08 and 14.12 establish utility service rules, procedures and criteria, including both the City's and customers' responsibilities. The attached proposed ordinance amends several sections in Chapters 6.08 and 14.12, and adds chapters 14.14 and 14.18 to expand the Lifeline Utility Rate Program and clarify billing collections and owner responsibility for water, wastewater, and other city billed utility charges.

Attached resolutions (to the staff report) replace the existing \$12.06 monthly Lifeline water discount with a discount equal to 100% of the wastewater charge, currently at \$22.46, from the wastewater fund; and increase utility account deposit by \$50 per meter size.

Recommendations:

It is recommended that the City Council consider:

1. Waiving first reading and introducing and ordinance to expand the lifeline utility rate program and clarify billing, collection, and owner responsibility for water, wastewater, and other City billed utility charges;
2. Adopting a Resolution authorizing a 100% discount of the wastewater charge for customers residing in a single-family dwelling and participating in the Lifeline program;
3. Adopting a Resolution authorizing a deposit increase of \$50 per meter size; and
4. Taking such additional, related, action that may be desirable.

Discussion: Director of Finance Garcia presented a staff report explaining the amendments in the proposed ordinance and detailed the proposed resolutions for the City Council's consideration.

Action Taken: The City Council introduced and waived the first reading of an ordinance to expand the lifeline utility rate program and clarify billing, collection, and owner responsibility for water, wastewater, and other City billed utility charges, and approved and adopted Resolution No. 2026-R16 and Resolution No. 2026-R17.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Thomas Wong, Elizabeth Yang

Noes: Council Members: None

Absent: Council Members: Jose Sanchez

Abstain: Council Members: None

Recusal: Council Members: None

Ordinance 1st reading

An Ordinance amending Monterey Park Municipal Code Chapters 6.08 and 14.12 and adding Chapters 14.14 and 14.18 to expand the lifeline utility rate program and clarify billing, collection, and owner responsibility for water, wastewater, and other City billed utility charges

Resolution No. 2026-R16

A Resolution setting water service account deposits

Resolution No. 2026-R17

A Resolution establishing a wastewater discount rate for eligible participants in the City's Lifeline Program

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

Council Member Ngo talked about his attendance at the Laura Scudder Centennial celebration at the Historical Society Museum in Garvey Ranch Park, the MPK Clipper's Night event, the welcoming and meet up with the Fire Department from Monterey Park's Sister City, Morelia, Mexico and the recent Strategic Planning meeting at the Courtyard Marriott.

Council Member Wong echoed Council Member Ngo's words.

Mayor Pro Tem Lo acknowledged his attendance at the City's Strategic Plan meeting and requested city staff to update the city's website to contain resources for survivors and victims of domestic violence. He commented on the importance of advocating against domestic violence due to the recent allegations concerning long-time labor leader, Cesar Chavez.

Mayor Yang reported her attendance at the ribbon-cutting event for Reework Me, a gym located on Atlantic Blvd and commented on her participation at the Bridgerton Tea Party hosted by the Library and the community walks that were hosted by Kimley-Horn. She announced upcoming city events which include the Monterey Vista Elementary's centennial celebration and the Meet up with the Mayor event at Jumping Lobster and wished Fire Chief Hing a Happy Birthday.

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

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 9:13 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council meeting.

**Minutes
Monterey Park City Council
Special Community Meeting
March 23, 2026**

The City Council of the City of Monterey Park held a Special Community Meeting of the Council at Jumpin' Lobster located at 2120 S. Atlantic Blvd., Monterey Park, CA, 91754 on Monday, March 23, 2026 at 5:00 p.m.

1. Call to Order

City Manager Inez Alvarez called the meeting to order at 5:00 p.m.

2. Roll Call

City Manager Alvarez called the roll:

Council Members Present: Elizabeth Yang, Henry Lo, Jose Sanchez

Council Members Absent: Vinh Ngo, Thomas Wong

Also Present:

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Recreation and Community Services Robert Aguirre

Director of Community Development Timothy Hou

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

Economic Development Manager Joseph Torres

Fire Battalion Chief Ryan Weddle

Economic Development Specialist Janice Huang

City Communications Fellow Citlali Tejeda

Meet Up with The Mayor

- I. Welcome: The meeting was called to order at 5:00 p.m.
- II. Community members are invited for casual conversations and to learn more about the City with the Mayor of Monterey Park.

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.

III. Adjournment at 6:30 p.m.

There being no further business for consideration, the meeting was adjourned at 6:17 p.m.

Action Taken: No reportable action taken.

Maychelle Yee
City Clerk

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

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
April 1, 2026**

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, April 1, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:38 p.m.

2. Roll Call

City Manager 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. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. Open Session

None.

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

6. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:38 p.m.

6.A. Conference with City's Labor Negotiator (Gov't Code §54957.6): 1 Matter

Employee Organizations: City Manager (unrepresented)

City Designated Representative: City Attorney

7. Adjournment

The City Council reconvened from Closed Session at 6:10 p.m. with all Council Members present.

There being no further business for consideration, the meeting was adjourned at 6:10 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
April 1, 2026**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 1, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:37 p.m.

2. Flag Salute

The Monterey Park Fire Explorers led the Flag Salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None.

Also present:

City Treasurer Amy Lee

City Manager Inez Alvarez

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Community Development Timothy Hou

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

Fire Chief Jason Hing

Finance Services Manager Laura Borjon

Economic Development Manager Joseph Torres

IT Manager Martin Dinh

Fire Marshal Jessica Estrella

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

Public Works Manager Xochitl Tipan
Senior Planner Eliana Muñoz
Senior Children's Librarian Summer Blake
Principal Management Analyst Michelle Marquez
Recreation and Community Services Program Coordinator Alejandra Sauza
Office Assistant Michelle Martinez

Virtually present:

None

4. Telecommunications Announcement, if requested

None.

5. Agenda Revisions and Additions

After Public Communications, Mayor Yang requested to have Agenda Item No. 8.A. heard before Staff Communications.

6. Public Communications

- Micah Shaw expressed his concerns about vehicle traffic caused at the intersection of Garfield Avenue and Newmark Avenue. He recommended a turning signal to improve traffic flow and requested the placement of 988 crisis signs throughout the City street as additional mental health resources.
- Bill Lam provided written correspondence that was received and filed by the City Clerk's Office. Bill talked about the Spirit Bus services and provided suggestions to add bus routes that lead to Monterey Park Marketplace, City Hall, Schurr High School and to a connecting line towards Hellman Ave and Atlantic Blvd as it would facilitate bus transfers for students.
- Carla Smith Holtmere provided written correspondence that was received and filed by the City Clerk's Office. Carla spoke on behalf of her mother, Betty Smith, regarding the City's lack of Covenants, Conditions, and Restrictions (CC&R) for the construction of fences. She commented on her neighbor's recent construction of a fence that has allegedly obstructed her and her neighbors' view.
- Linda Woo provided written correspondence that was received and filed by the City Clerk's Office. She talked on behalf of herself and other concerned neighbors about the construction of a fence that has allegedly blocked their view and requested the implementation of a municipal code that regulates the construction of fences that could potentially obstruct views.

7. Staff Communications

Staff Communications were heard after Agenda Item No. 8.A.

7.A. Public Works

Public Works Manager Tipan depicted a PowerPoint presentation with information about the Waste Disposal survey, shared the date for the quarterly clean-up event on April 4, 2026 at Barnes Park, announced the department's celebration of Earth Day and Arbor Day in conjunction with the Cherry Blossom Festival and provided an update on the Garfield Water Main project.

7.B. Community Development

Economic Development Manager Torres shared a PowerPoint presentation detailing the previous events hosted by the department, which include: six formal ribbon-cutting ceremonies, five Meet-up with the Mayor events, community events to engage with the residents, and the Shopping Centers and Asset Managers Roundtable. He announced the open nominations for the second annual Community Choice Awards, their upcoming participation in the Los Angeles 28 (LA28) Supplier Readiness Webinar, the next Meet-up with the Mayor event and the grand opening of the East Los Angeles College Susan Rubio Entrepreneurship and Innovation Center

7.C. Library

Senior Children's Librarian Blake demonstrated a PowerPoint presentation on previous events hosted by the Library for the month of March and announced upcoming events, which include: the celebration of National Library Week; the Bird Walk and Talk event with the Pasadena Audubon Society; a Spring Gardening Workshop; a Teen Preparedness Workshop; the Teens Visit the Vincent Price Art Museum event; Books and Buccaneers Pirate Party; craft story time in celebration of Dia de Los Niño's and the announcement of the Play Days Read and Ride program.

7.D. Recreation & Community Services

Recreation and Community Services Coordinator Sauza exhibited a PowerPoint presentation thanking the community for their attendance at the Spring Egg Hunt event, invited the community to attend the Cherry Blossom Festival and announced upcoming events, which include: the Langley Mother's Day Treat, the Rock N Roll Dance, Play Days and the Cinco de Mayo celebration in conjunction with Play Days and the Farmer's Market.

8. Presentation

8.A. Miss Los Angeles Chinatown - Victoria Yip

This Agenda Item was heard after Public Communications

Victoria Yip shared her experience growing up in Monterey Park and how it shaped her into the woman she is today. She expressed her gratitude to the City Council for their dedication to the City and to the Chinese Chamber of Commerce of Los Angeles for creating a space where young women like her are allowed to thrive and preserve their heritage. She relayed her concerns about the need to increase the time needed for pedestrians to cross the street to prevent pedestrian accidents.

The City Council provided Victoria with a certificate of recognition for her achievement as Miss Los Angeles Chinatown of 2026.

9. Old Business

None.

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.

Action Taken: The City Council approved Agenda Items Nos. 10.A., 10.B., 10.C., 10.E., 10.F., 10.H., 10.I. and 10.J. except for Agenda Item Nos. 10.D. and 10.G. which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, 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

10.A. Minutes

The minutes are a record of the official actions taken at the City Council meeting.

Recommendations:

It is recommended that the City Council consider:

1. Approving the minutes from the special meetings of January 21, 2026 at 5:30 p.m., January 21, 2026 at 6:30 p.m. and January 27, 2026, and the regular meetings of January 21, 2026 and February 4, 2026; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.B. Monthly Investment Report

As of February 28, 2026, invested funds for the City of Monterey Park total \$80,412,416.18.

Recommendations:

It is recommended that the City Council consider:

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

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

10.C. Services Agreement First Amendment to Fifth Asset Inc, DBA Debtbook for Debt, Cash and Investment Management Software and Services

On April 27, 2023, the City entered into a 3-year Services Agreement from May 20, 2023, to May 19, 2026, for an amount not to exceed \$37,000 with Fifth Asset Inc., dba Debtbook.

It is recommended that Council authorize the City Manager to execute a First Amendment to Agreement No. 2369-AI with Fifth Asset Inc., DBA Debtbook, extending the expiration date from May 19, 2026 to May 19, 2029, for the continued subscription to debt, cash and investment management software and services and increase the not to exceed amount from \$37,000 to \$80,500 for the term of the Agreement.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment to Agreement No. 2369-AI with Fifth Asset Inc., DBA Debtbook, in a form approved by the City Attorney. This first amendment will permit Fifth Asset Inc. to continue to provide the City with debt, cash and investment management software and services from May 20, 2026, through May 19, 2029, and increase the not-to-exceed amount to \$80,500 for the term of the Agreement; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.D. Creation of a Subcommittee on the San Gabriel Valley Council of Governments' SGV Forward Project Proposal

City Council Members have been interested in engaging with other adjoining cities regarding the San Gabriel Valley Council of Government's ("SGVCOG") SGV Forward Project. If interested, each city (Rosemead, Monterey Park, El Monte and South El Monte) may appoint two Council Members to create a subcommittee to discuss the proposed changes on Garvey Avenue as identified in the San Gabriel Valley Council of Government's ("SGVCOG") SGV Forward Project. The goal of this subcommittee is to hear from each city's representatives about potential impacts that may affect each jurisdiction and provide direct feedback to the COG about the proposed changes along Garvey Avenue.

Recommendations:

It is recommended that the City Council consider:

1. Receiving and filing this report;
2. If desirable, appointing two Council Members to serve on a subcommittee to discuss the San Gabriel Valley Council of Governments' SGV Forward Project Proposal; and
3. Taking such additional, related, action that may be desirable.

Discussion: Assistant City Manager Alvarez presented a staff report explaining the subcommittee and the nomination process for representatives.

Action Taken: The City Council received and filed the report and appointed Mayor Pro Tem Lo and Council Member Sanchez as representatives and Mayor Yang as the alternate.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

10.E. Waive Further Reading and Adopt an Ordinance to Expand the Lifeline Utility Rate Program and Clarify Billing, Collection, and Owner Responsibility for Water, Wastewater, and other City Billed Utility Charges

Monterey Park Municipal Code Chapters 6.08 and 14.12 establish utility service rules, procedures and criteria, including both the City's and customers' responsibilities. The attached proposed ordinance amends several sections in Chapters 6.08 and 14.12, and adds chapters 14.14 and 14.18 to expand the Lifeline Utility Rate Program and clarify billing collections and owner responsibility for water, wastewater, and other city billed utility charges.

Attached resolutions (to the staff report of March 18, 2026) replace the existing \$12.06 monthly Lifeline water discount with a discount equal to 100% of the wastewater charge, currently at \$22.46, from the wastewater fund; and increase utility account deposit by \$50 per meter size.

The Ordinance was introduced and received first reading at the March 18, 2026, City Council meeting. The original staff report is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the Ordinance will replace Urgency Ordinance (attached to the staff report).

Recommendations:

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.

Action Taken: The City Council waived the second reading and approved and adopted Ordinance No. 2275, on Consent Calendar.

Ordinance No. 2275

An Ordinance amending Monterey Park Municipal Code Chapters 6.08 and 14.12 and adding Chapters 14.14 and 14.18 to expand the Lifeline Utility Rate Program and clarify billing, collection, and owner responsibility for water, wastewater, and other City billed utility charges

10.F. Amendment to Agreement No. 2444-A with MAK Fire Protection Engineering & Consulting, Inc.

The Fire Chief requests the City Council authorize the City Manager to execute an amendment to Agreement No. 2444-A with MAK Fire Protection Engineering and Consulting, Inc. to continue and expand plan check services for the Fire Prevention Division. The amendment will ensure the Department can effectively meet the increased demand for plan review services associated with ongoing development throughout the City.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an amendment to Agreement No.2444-A with MAK Fire Protection Engineering and Consulting, Inc., in the amount of \$115,000 annually through June 30, 2027 in a form approved by City Attorney; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.G. 2025 Monterey Park General Plan and Housing Element Annual Progress Report

This report is prepared in compliance with Government Code §65400(a)(2), which requires that the City prepare an annual report on the status and implementation of its General Plan. The report must be submitted by April 1 of each year to the City Council, OPR, and HCD.

The 2025 General Plan and Housing Element Annual Progress Report summarizes the City's progress towards implementing the Monterey Park General Plan from January 1, 2025 to December 31, 2025. Throughout calendar year 2025, the City has been continuously implementing the policies and programs that help achieve goals contained within the General Plan. In 2025, the City issued building permits for 85 new residential units.

Recommendations:

It is recommended that the City Council consider:

1. Receiving and filing the 2025 General Plan and Housing Element Annual Progress Report;
2. Directing the City Manager, or designee, to forward a copy of the report to the Governor's Office of Planning and Research ("OPR") and the State Department of Housing and Community Development ("HCD") by April 1, 2026; and
3. Taking such additional, related, action that may be desirable.

Discussion: Senior Planner Muñoz presented a PowerPoint presentation with an update to the 2025 General Plan and Housing Element Annual Progress Report.

Action Taken: The City Council received and filed the 2025 General Plan and Housing Element Annual Progress Report and approved the recommendation.

Motion: Moved by Council Member Wong and seconded by Council Member 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

10.H. Amendment to Agreement No. 2529-A with Onyx Paving Company, Inc. concerning the 25-26 Street Rehabilitation at Various Locations Project
Capital Improvement Project ("CIP") No. 96057 – 2025-26 Street Rehabilitation at Various Locations (the "Project") includes the application of Asphalt Rubber Hot Mix (ARHM) and Asphalt Concrete (AC) Overlay. The proposed project rehabilitates various streets in the residential area from south of El Repetto Drive to north of Floral Drive/ Grandridge Avenue between Atlantic Boulevard and Garfield Avenue.

The project was awarded to Onyx Paving Company, Inc. on December 17, 2025. During the paving operations, several old water lines failed on Mira Valle Street, Grandridge Place, & Keller Avenue and as an emergency action, the Public Works Director ("Director") requested the assistance of Onyx to make the necessary repairs. In addition, there are other improvements that were identified to be completed as part of the project.

The Director recommends amending the current agreement with Onyx Paving Company, Inc., increasing the contract amount by \$445,665; for a total of \$4,381,665, plus \$44,565 contingency and executing an agreement in a form approved by the City Attorney.

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"). CEQA Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment, in a form approved by the City Attorney, to Agreement No. 2529-A with Onyx Paving Company, Inc., to increase the contract amount by \$445,665, plus \$44,565 contingency; for a total of \$4,381,665, \$634,965 contingency, and new contract total of \$5,016,630; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.I. Resolution Celebrating Earth Day and Arbor Day 2026

It is recommended that the City Council adopt a Resolution authorizing application for "Tree City USA" community recognition, proclaiming Arbor Day, and establishing its annual observance in conjunction with the City's annual Earth Day celebration. On October 16, 2024, the City Council adopted the City's Urban Forest Master Plan, which provides guidance and best practices for maintaining and enhancing the City's urban forest. This action supports the City's efforts to obtain recognition as a Tree City USA community through the Arbor Day Foundation and reinforces the City's commitment to responsible urban forest management and environmental stewardship.

Additionally, it is recommended that City Council waive the fare to the Spirit Bus starting on Monday, April 20, 2026, through April 24, 2026 in celebration of Earth Day which will be celebrated globally on April 22, 2026. Free rides on the Spirit Bus and MPK Transit Express will promote public transportation and reduce traffic and the City's carbon footprint through the reduction of automobile emissions. Both actions support the City's Going Green initiative to encourage the community to consider environmentally friendly activities such as using alternative forms of transportation. The Spirit Bus fare was also waived last year for an entire week, as requested by City Council, in honor of Earth Day 2025. In 2025, the City waived fares for the third year in a row, for the entire week and continued to see an increase in ridership levels, with 1,407 riders using Spirit Bus services.

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution proclaiming Arbor Day and authorizing staff to apply for "Tree City USA" community recognition;
2. Waiving Spirit Bus and MPK Transit Express fare for riders for one week, starting on April 20, 2026, through April 24, 2026, in celebration of Earth Day; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R18 and the recommendation, on Consent Calendar.

Resolution No. 2026-R18

A Resolution of the City Council of Monterey Park, California, for application as a Tree City USA Community and declaring Arbor Day as April 24, 2026

10.J. National Pickleball Month Resolution (As Requested by Council Member Ngo)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Ngo.

Recommendation:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R19, on Consent Calendar.

Resolution No. 2026-R19

A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of April 2026 as National Pickleball Month

11. Public Hearing

None.

12. New Business

None.

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

Council Member Ngo thanked the Recreation and Community Services department for the brand-new pickleball courts in the City, reported his and Mayor Yang's attendance at the Milk and Co restaurant and to the San Gabriel Valley Power Up Beacon's celebration for the local competitive swimmers at the Barnes Park amphitheater. He mentioned his appearance at the Olson Company's meeting at the Service Clubhouse where they engaged with the community regarding a potential project in the City, the Egg Hunt event and the Monterey Vista Elementary School Centennial celebration.

Council Member Wong wished the community a happy Earth Day and Arbor Day, spoke about the upcoming Cherry Blossom festival and expressed his desire to adjust the fees for Monterey Park (MPK) Transit due to its large demand.

Council Member Sanchez emphasized the dire need to implement housing in the City, commented on his attendance at the Olson meeting at Sierra Vista Park and a meeting regarding potential housing development at the Marie Calendars site. He requested city staff to remain updated regarding the recent allegations of Cesar Chavez and to invite the Mark Keppel and Garfield High School Academic Decathlon Teams to a future City Council meeting to recognize their achievements this year and wished the community a Happy Easter Holiday.

Mayor Pro Tem Lo echoed his attendance to the same events as his fellow Council Members and shared his appreciation to Monterey Vista Elementary School for their recent centennial celebration.

Mayor Yang reported a letter received by the City from HMC Stratcap, detailing the applicant's withdrawal to develop a data center. She announced the information being readily available on the City's website and the date for the next special City Council Meeting which will be held on April 20, 2026.

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

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 8:16 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council meeting.

**Minutes
Monterey Park City Council
Special Community Meeting
April 9, 2026**

The City Council of the City of Monterey Park held a Special Community Meeting of the Council at Crystal Palace Restaurant (Courtyard Marriott Hotel) located at 555 N. Atlantic Blvd, Suite A, CA, 91754 on Thursday April 9, 2026 at 5:00 p.m.

1. Call to Order

City Manager Inez Alvarez called the meeting to order at 5:00 p.m.

2. Roll Call

City Manager Alvarez called the roll:

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

Also Present:

Assistant City Manager Diana Garcia
Director of Community Development Timothy Hou
Police Chief Scott Wiese
City Librarian Kristin Olivarez
Economic Development Manager Joseph Torres
Fire Battalion Chief Ryan Weddle
Recreation and Community Services Manager Christina Alatorre
Water Utility Assistant Manager George Noriega
Economic Development Specialist Janice Huang
Principal Management Analyst Rebecca Bojorquez
City Communications Fellow Citlali Tejeda

Meet Up with The Mayor

- I. Welcome: The meeting was called to order at 5:00 p.m.
- II. Community members are invited for casual conversations and to learn more about the City with the Mayor of Monterey Park.
- III. Adjournment at 6:00 p.m.

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.

XX-XX
April 9, 2026

There being no further business for consideration, the meeting was adjourned at 6:00 p.m.

Action Taken: No reportable action taken.

Maychelle Yee
City Clerk

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

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
April 15, 2026**

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, Wednesday, April 15, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:37 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

Police Captain Gus Jimenez

Principal Management Analyst Rebecca Bojorquez

Virtually present:

None.

3. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. Closed Session

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.

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:37 p.m.

5.A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): Facts and Circumstances: Not disclosed pursuant to Government Code § 54956.9(e)(1).

6. Adjournment

The City Council reconvened from Closed Session at 6:16 p.m. with all Council Members present.

There being no further business for consideration, the meeting was adjourned at 6:16 p.m.

Action Taken: No reportable action taken in Closed Session.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
April 15, 2026**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 15, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:51 p.m.

2. Flag Salute

The Monterey Park Police Explorers led the flag salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None.

Also present:

City Treasurer Amy Lee

City Manager Inez Alvarez

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Community Development Timothy Hou

Director of Recreation and Community Services Robert Aguirre

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Fire Chief Jason Hing

Police Captain Gus Jimenez

Finance Manager Laura Borjon

IT Manager Martin Dinh

Principal Management Analyst Rebecca Bojorquez

Deputy City Clerk Cindy Trang

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

Virtually present:

None.

4. Telecommunications Announcement, if requested

None.

5. Agenda Revisions and Additions

City Manager Alvarez requested to have Agenda Item Nos. 8.A., 8.B. and 8.C. to be heard before Staff Communications.

6. Public Communications

- Dawn Rock, on behalf of the Monterey Park Historical Society, shared her appreciation for the people who visited the Society's booth during the Cherry Blossom Festival and announced Align With Purpose (AWP), a new non-profit organization committed to strengthening the community's health and well-being, with their first project being the restoration of the Barnes Park pool.
- Jayro Queme, an outreach associate with Active San Gabriel Valley (SGV) a non-profit supporting sustainable and equitable livability in the San Gabriel Valley. He talked about their brand new SGV Bike Share Program where residents can rent bikes for a year for a discounted rate.
- The City Clerk's office received and filed five written communications from Joanne Kawai, Sarah McCormick, Lorian Horn, Nancy Morris and Chalisa Phiboolsook who are in support of an ordinance that prevents residential fences that block original house views of neighbors.

7. Staff Communications

Staff Communications were heard after Presentation Item Nos. 8.A., 8.B. and 8.C.

7.A. City Manager's Office

Assistant City Manager Garcia presented a PowerPoint presentation highlighting the surveys and events that have been circulating around the City, which include dates for the monthly compost giveaway; the Waste Disposal satisfaction survey; the opportunity to vote for the second annual Community Choice Awards and the Citywide Communication survey.

7.B. Recreation and Community Services Department

Director of Recreation and Communication Services Aguirre shared a PowerPoint presentation with an update to the upcoming programs and events in the City. He thanked the people who attended the Cherry Blossom Festival and the staff/volunteers who assisted in the preparation of the event. He announced the Monterey Park Birthday Play Days Festival that will be held in conjunction with the Cinco de Mayo celebration and announced the now sold out MPK Campout event and open registration period for the Kidventure Summer Camp.

8. Presentation

Presentation Item Nos. 8.A., 8.B. and 8.C. were heard after Public Communications.

8.A. Los Angeles Astronomical Society's 100th Anniversary Recognition

Keith Armstrong and Tim Thompson spoke about the history of the Los Angeles Astronomical Society, their principal roles throughout the decades, its established partnership with Monterey Park and invited the City Council and the residents to visit the observatory to see their current projects.

The City Council presented the Los Angeles Astronomical Society with a certificate of recondition for their recent achievement of celebrating 100 years.

8.B. Mark Keppel High School Academic Decathlon Team

Tin Tran, Head Coach of the Mark Keppel High School Decathlon Team, spoke about the support system the team received throughout the academic year and expressed his gratitude to the team and their achievements.

Council Member Sanchez recognized Ivan Liu as the highest scorer and Amber Kuo as the third-highest scorer in LA County. The City Council presented the Decathlon team with certificates of recognition for their accomplishments.

8.C. Garfield High School Academic Decathlon Team

Brian Cheng, Head Coach for the Garfield High School Academic Decathlon Team, elaborated on his team's accomplishments in winning the Los Angeles Unified School District (LAUSD) Academic Decathlon. He commented on the symbolic meaning behind his team's first place win and emphasized the ideology of not allowing stereotypes to dictate the path in a person's life.

Council Member Sanchez recognized Joseph Villa for the third-highest scorer in LAUSD. The City Council presented certificates of recognition to the Academic Decathlon team for their achievement.

9. Old Business

None.

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.

Action Taken: The City Council approved Agenda Items Nos. 10.A., 10.B., 10.C., 10.D., 10.E. and 10.H. except for Agenda Item Nos. 10.F. and 10.G. which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member 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

10.A. Minutes

The minutes are a record of the official actions taken at the City Council meeting.

Recommendations:

It is recommended that the City Council consider:

1. Approving the minutes from the special meeting of February 18, 2026, the regular meeting of February 18, 2026 and the special community meeting of February 24, 2026; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.B. Professional Services Master Agreement for Sales Tax, Business License Tax, and Transient Occupancy Tax (TOT) Auditing Services and Utility User's Tax Administration

The City has two existing agreements with Hinderliter De Llamas and Associates/Hinderliter Software, LLC (HDL) for the sales and transaction tax consulting, business license tax operations, transient occupancy tax (TOT) and auditing services. The proposed master agreement will consolidate the two agreements and will add the utility user's tax administration services.

The two existing HDL agreements, No. 1704-AA and No. 2040-A, will terminate with the execution of the proposed HDL master agreement.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services Master Agreement in a form approved by City Attorney with Hinderliter De Llamas and Associates/Hinderliter Software, LLC (HDL), to approve task-based orders for the listed professional services for a term of five years, June 1, 2026 – May 31, 2031, in an amount not to exceed \$500,000:
 - Sales and Tax transaction sales,
 - Business license tax operations and compliance,
 - Transient occupancy tax (TOT) consulting, and
 - Utility user's tax administration services; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.C. Authorize Second Amendment to Agreement No. 2244-AA with E-Plan, Inc./e-PlanSoft for Electronic Plan Review Software

In 2021, the City entered into Agreement No. 2244-AA with E-Plan, Inc./e-PlanSoft ("Agreement") for electronic building plan check review software, PlanREVIEW. The agreement's initial five-year term is set to expire on June 15, 2026. It is recommended that the City Council authorizes the City Manager to execute a Second Amendment to the Agreement to continue the software subscription through June 14, 2029 and add two additional licenses, for a total of 14 licenses, for an amount not to exceed \$113,228.63 for the term of the Agreement.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement No. 2244-AA with E-Plan, Inc./e-PlanSoft, in a form approved by the City Attorney, to extend the term for three years through June 14, 2029, and add two additional licenses for digital plan check review software, for an amount not to exceed \$113,228.63; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.D. Data Center Ordinance - Notice of Public Hearing Date

The City Council previously directed staff to prepare an ordinance prohibiting data centers within the City of Monterey Park. Staff has prepared the ordinance and scheduled the required public hearing for City Council consideration.

The public hearing for the ordinance was originally anticipated to be scheduled for April 15. Due to noticing considerations, the public hearing has now been scheduled for April 20 at 7:00 p.m. in the City Council Chambers. This has been communicated via press release, website and social media. Notice of the public hearing was posted at City Hall, Langley Center, and Bruggemeyer Library, and published in a local newspaper on Monday, March 30. Public notices were also given by mail to owners of property within a radius of 500 feet from the Saturn Park Innovation/Technology Zone and the Market Place Planned Development area. Staff has also added this brief report to the agenda so that the public is aware of the scheduled hearing date.

Recommendation:

It is recommended that the City Council consider:

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

Action Taken: The City Council received and filed the report, on Consent Calendar.

10.E. Award of Contract for Street Sweeping Services

On May 12, 2025, the Public Works Director ("Director") solicited bids for street sweeping services under Proposal No. 2025-M02. On August 6, 2025, City Council approved a rejection of all bids due to significant cost increases for service and authorized the City Manager to directly negotiate with a contractor for month-to-month services allowing staff additional time to explore cost-effective options for the City. On January 29, 2026, the Director issued bid No. 2026-M01 for street sweeping services and optional bid items. Three bids were received by the bid submittal deadline of February 19, 2026. Based on the evaluation and review of the bids received, the Director recommends an award of contract to the lowest bidder, CMAX Commercial Services, Inc., in the amount of \$1,098,458 annually, with annual CPI increases after the first year of the agreement, for a 5-year term beginning July 1, 2026 through June 30, 3031.

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.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with CMAX Commercial Services, Inc., in a form approved by the City Attorney, for street sweeping and catch basin maintenance services in the annual amount of \$1,098,458 plus annual CPI increases, for an initial 5-year term beginning July 1, 2026 through June 30, 2031; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.F. Professional Municipal Clerk's Week Resolution

The Office of the City Clerk is celebrating the week of May 3 – May 9, 2026 as Professional Municipal Clerks Week. This week, sponsored by the International Institute of Municipal Clerk's (IIMC) and celebrated annually, honors and recognizes the Municipal Clerk profession as a vital part of local government celebrated throughout the world including the United States, Canada and 15 other countries. We are enlisting your support in the form of a resolution to honor Professional Municipal Clerks for providing supports to the Council, departmental staff, other agencies, and residents of Monterey Park.

Recommendations:

It is recommended that the City Council consider:

1. Adopting a Resolution declaring the week of May 3 – May 9, 2026 as Professional Municipal Clerks Week in Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Public Speaker:

- Maychelle Yee, City Clerk, recognized the hard efforts of the City Clerk's staff in Monterey Park and thanked them for their time and dedication to the City.

Action Taken: The City Council approved and adopted Resolution No. 2026-R20.

Motion: Moved by Council Member Ngo 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. 2026-R20

A Resolution of the City Council of the City of Monterey Park declaring May 3 through May 9, 2026 as Professional Municipal Clerks Week in Monterey Park

10.G. National Library Week Resolution

The Monterey Park Bruggemeyer Library is celebrating the week of April 19-25, 2026 as National Library Week. National Library Week is celebrated nationwide annually in April to highlight the valuable role libraries, librarians, and library workers play in transforming lives and strengthening our communities. Libraries serve as hubs for learning, creativity, and connection, helping people of all ages and backgrounds explore new ideas and opportunities.

Recommendations:

It is recommended that the City Council consider:

1. Adopting a resolution declaring the week of April 19-25, 2026 to be National Library Week in Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Discussion: City Librarian Olivarez shared a staff report detailing National Library Week and its intention to highlight the valuable roles libraries, librarians and library workers play in enhancing the community.

Action Taken: The City Council approved and adopted Resolution No. 2026-R21.

Motion: Moved by Council Member Ngo 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. 2026-R21

A Resolution declaring April 19 – April 25, 2026 as National Library Week.

10.H. California Cities Week Resolution (As Requested by Council Member Sanchez)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendations:

It is recommended that the City Council consider:

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

Action Taken: The City Council approved and adopted Resolution No. 2026-R22, on Consent Calendar.

Resolution No. 2026-R22

A Resolution of the City Council of the City of Monterey Park recognizing April 19–25, 2026 as California Cities Week

11. Public Hearing

None.

12. New Business

None.

12.A. Amendment to City Council Protocols pursuant to Senate Bill 707 (SB 707)

Updating the Rules of Procedure for conducting all meetings of the legislative bodies within the City, including the implementation of SB 707 requirements.

Recommendations:

It is recommended that the City Council consider:

1. Adopting a Resolution revising the Rules of Procedure governing all meetings held by legislative bodies within the City of Monterey Park, including the City Council, to implement SB 707 and modernize existing procedures;
2. Providing guidance on public participation guidelines;
3. Authorizing the City Manager to execute a Fourth Amendment with CivicPlus, LLC, in an amount not to exceed \$20,000 plus an annual cost adjustment not to exceed 5% year over year, in a form approved by the City Attorney, and appropriate \$30,000 for expenses related to Council Chambers audiovisual upgrades, agenda translation, outreach and website enhancements, and additional personnel costs associated with SB 707 compliance; and
4. Taking such additional, related, action that may be desirable.

Public Speaker:

- Maychelle Yee, speaking as a resident, believed there was no need to change the speaking time for public comment, as there normally aren't many people that attend the City Council meetings unless it is for a controversial item.

Discussion: Deputy City Clerk Trang presented a PowerPoint presentation detailing Senate Bill 707, its two phases of implementation and requested guidance from the City Council regarding public comment procedures during the City Council meetings.

Assistant City Manager Diana Garcia elaborated on the process of implementing SB 707 and the Americans with Disabilities Act (ADA) compliance procedures staff has taken for the community.

Action Taken: The City Council approved and adopted Resolution No. 2026-R23, provided guidance to staff on public participation guidelines, which include: a registration deadline of 15 minutes after a meeting, five minute speaking time for five or fewer speakers, three minute speaking time for six to twenty speakers, two minute speaking time for twenty-one to forty speakers and one minute speaking time for forty-one or more speakers, and approved the recommendation.

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. 2026-R23

A Resolution establishing procedural rules for conducting legislative meetings within the City of Monterey Park

12.B. Consideration and possible action to authorize the Mayor to execute the First Amendment to the City Manager's Employment Agreement for a three-year term (with options for one to two year extensions) with Ms. Inez Alvarez. Fiscal Impacts include, without limitation, a (1) base compensation for a total of \$315,731.60 beginning the first full pay period after July 1, 2026; (2) vehicle allowance of \$600 per month; and (3) medical, disability, an other fringe benefits included, without limitation, CalPERS retirement benefits substantially the same as other department directors. The total compensation package is approximately \$1,040,838.70 for the initial three year term. An increase in base salary would occur upon the anniversary date based upon the percentage increase granted by the City Council to executive management employees.

Upon direction from the City Council, the City Attorney negotiated an amendment to the existing employment agreement with Ms. Inez Alvarez to serve as City Manager. This amendment includes a three-year initial term beginning July 1, 2026. Ms. Alvarez was appointed City Manager on November 15, 2023.

A summary of the Agreement (see Attachment 1 to the staff report) includes:

- A base salary of \$315,731.60 beginning the first full pay period after July 1, 2026;
- \$600 a month car allowance; and
- Substantially similar benefits (health, leave times, etc.) as other executive management employees.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the Mayor to execute an amendment to the employment agreement with Ms. Inez Alvarez, in a form approved by the City Attorney; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

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

Noes: Council Members: None

Absent: Council Members: None

Abstain: Council Members: None

Recusal: Council Members: None

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

Council Member Ngo talked about his attendance at the Cherry Blossom Festival and mentioned the City's first celebration of Arbor Day. He spoke about his appearance at Congresswoman Judy Chu's Women of the Year award ceremony where they celebrated Women of the Year nominee Cindy Kuo.

Council Member Ngo spoke about filing taxes before midnight.

Council Member Sanchez reported his attendance at the Metro Service Council Meeting and announced the upcoming free transit rates with Metro for Earth Day and the new Metro D-Line extension ribbon-cutting ceremony that will take place May 8, 2026.

Mayor Pro Tem Lo spoke in recognition for Cindy Kuo's nomination of Woman of the Year and reported his attendance to the Chinese American Alliance Dinner and to the American Chinese Cambodian Friendship Association for the celebration of Lunar New Year, and thanked staff for a successful Cherry Blossom Festival.

Mayor Yang thanked the Crystal Palace and to City staff for hosting another Meet-up with the Mayor event, commented on the recent community meetings about the Deerfield plaza and the upcoming community meeting about the potential Celedon project, and announced the upcoming special ribbon cutting ceremony of the Susan Rubio Entrepreneurship & Innovation Center at East Los Angeles Community College. She reminded the public of the upcoming special City Council meeting of April 20, 2026.

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

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 9:05 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting

**Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
April 20, 2026**

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 the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park Monday, April 20, 2026, at 7:00 p.m.

The Agenda was amended to reflect the live translation information.

1. Call to Order

Mayor Yang called the meeting to order at 7:08 p.m.

2. Roll Call

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None.

Also present:

City Manager Inez Alvarez

City Attorney Karl Berger

Assistant City Manager Diana Garcia

Director of Finance Martha Garcia

Director of Human Resources and Risk Management Christine Tomikawa

Director of Community Development Timothy Hou

City Librarian Kristin Olivarez

Director of Public Works Shawn Igoe

Police Chief Scott Wiese

Fire Chief Jason Hing

Recreation and Community Services Manager Christina Alatorre

Principal Management Analyst Rebecca Bojorquez

Deputy City Clerk Cindy Trang

Virtually present:

None.

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment

3. Public Communications

4. Telecommunications Announcement, if requested

5. Public Hearing

5.A. Consideration and possible action to conduct a public hearing to 1) adopt an urgency ordinance to enact a citywide prohibition on data centers; 2) introduce and waive first reading of a regular ordinance to enact a citywide prohibition on data centers; and 3) introduce and waive first reading of a regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026

The City Council has considered regulating data centers since 2024. Since that time, the Council has made various policy choices including amending the Monterey Park Municipal Code (“MPMC”) to regulate data centers in Saturn Park; adopting interim moratoria on processing data center applications; and, most recently, placing a city-sponsored ballot measure onto the June 2, 2026 special election (designated as Measure NDC).

On March 4, 2026, the City Council directed the City Manager and City Attorney to initiate a process to consider a citywide prohibition on data centers before the voters consider Measure NDC. A public hearing was noticed for a special meeting on April 20, 2026, to consider proposed amendments to the MPMC prohibiting data centers citywide. If adopted, the three draft ordinances would make the same changes to the MPMC: converting the City Council’s recent interim actions into a permanent land use policy by prohibiting data centers citywide, declaring them a public nuisance, and removing them from Saturn Park zoning regulations and the Market Place Specific Plan. They would also make it apparent that server rooms are an accessory use to otherwise lawful primary land uses.

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

- A. It will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)). A prohibition on data centers means they cannot be constructed.
- B. There is no possibility that the Proposition may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). A prohibition on data centers means they cannot be constructed.
- C. This Ordinance, by itself, do not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

- D. Additionally, CEQA Guidelines § 15168(c)(2) provides that if a project is proposed which has been the subject of a prior certified EIR, and “[i]f the [City] finds that pursuant to [14 Cal. Code of Regs.] Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the ... EIR, and no new environmental document would be required.” The City Council finds that it certified a Final Environmental Impact Report (“FEIR”) for the Monterey Park Land Use and Urban Design Element (as adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) which was filed as State Clearing House No. 2001-01-1074. This Proposition will not result in any new environmental impact not already considered in the FEIR and no further environmental review is required.

Recommendations:

It is recommended that the City Council consider:

1. Opening a public hearing to receive written and testimonial evidence regarding a potential citywide prohibition on data centers;
2. After receiving such evidence, consider:
 - a. Adopting an urgency ordinance that would take effect immediately upon adoption to enact a citywide prohibition on data centers;
 - b. Introducing and waiving first reading of a regular ordinance to enact a citywide prohibition on data centers;
 - c. Introducing and waving first reading of a regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026, in accordance with the Elections Code and Measure NDC; and
3. Taking such additional, related, action that may be desirable.

Public Speakers:

- David Moore, representing the Laborers International Union of North America, showed his support of responsible data center development jobs. He believed the development of a data center would provide tax revenue that supports public services and claimed rejecting projects before they are heard from the City Council was unfair.
- Ralph Velador, on behalf of the Southern California District Council of Laborers, stated projects should go through a vetting process and not be outlawed before they are heard for consideration.

- Dave Jones voiced his support for an ordinance to prohibit data centers city-wide and stated that other development opportunities would provide long-lasting jobs.
- Felicia Sandoval showed her support for a ban on data centers as she believed data centers would not provide anything beneficial for the community.
- Yun Wang urged residents to vote 'YES' on Measure NDC, provided context on the canvassing efforts from community members, and claimed most residents did not want a data center in Monterey Park.
- LS Szeto commented on the residents' desire not to develop a data center in the City and instead, develop a project that will benefit the community.
- Carrie urged the City Council to vote 'YES' on the proposed ordinances as she believed the public testimony received in previous City Council meetings was enough to decide what is right for Monterey Park.
- Madeline Ocampo showed her support for all three proposed ordinances and elaborated on the potential negative effects of data centers.
- Emily Chu expressed her support for Agenda Item No. 5.A. and shared her appreciation with the City Council for listening to the community. She provided context about the negative effects of data centers and claimed the residents received a serious breach of trust by the City Council.
- Hrag Balian articulated the potential negative effects of data centers in a community and urged the City Council to pass the proposed ordinances for consideration.
- Larry Bustos, member of the Laborers Union, strongly and respectfully opposed the proposed Citywide prohibition of data centers. He believed progress and construction meant good local union jobs that provide family wages, healthcare and retirement security.
- Jose Radillo spoke in opposition to the proposed ordinance to ban data centers permanently. He stated it provides career pathways and allows working families to support themselves with dignity.

- Vicente Ocampo questioned the union's leadership and clarified that the residents' welcome unions, but not for the development of data centers.
- Joyce Vega urged the City Council to pass the proposed ordinances to permanently ban data centers and claimed artificial intelligence was not a necessity in comparison to clean water and clean air.
- Sam K spoke hoping the City Council would continue to do the right thing and permanently ban data centers.
- Cesar Lamas, member of the Laborers International Union of North America, spoke about the importance of working to put food on the table.
- Chris Lai exhibited a video showcasing the alleged sound data centers produce and explained the potential pollution and water consumption a data center can bring to the community. He claimed property value would decrease and suggested the construction of Whole Foods or Trader Joe's.
- Eleanor showed her support for the proposed ordinances and requested the City Council to research more on the battery-centered storage system as she believed it is a potential fire hazard.
- An unidentifiable registered speaker commented on the resident's decision to not implement a data center and claimed the City is not listening to the needs of the residents. She questioned who the City Council works for and requested the addition of affordable housing.
- Susan Garcia submitted a speaker card but was not present when her name was called.
- Steven Kung, a union member of the Directors Guild and Writers Guild, claimed the union members present at the meeting are special interests in the pockets of big technological corporations. He reiterated the residents' opposition to the development of data centers and showcased their support for unions. He elaborated on potential projects that provide better revenue and community solidarity.
- Humaira, Pasadena resident, showed her support for the proposed ordinance to ban data centers citywide as she believed the implementation of one would have negative impacts on the surrounding cities.

- Jayson Baiz from the Laborers International Union of North America spoke in opposition to the proposed ordinances. He claimed the project would provide a living wage for their families and taking it away would be detrimental to their lives.
- Paul Lange talked about the pros and cons of having job opportunities in a community. He provided his input on the amount of passion the residents have exhibited throughout the entire process.
- Alice Li expressed her support towards the three proposed ordinances and believed they were a crucial step to protecting families and children.
- Felicia Marquez articulated her gratitude to the residents who spent time fighting for the issue.
- Teresa encouraged the community members to vote 'yes' on Measure NDC and emphasized the City Council's need to act on what they believe in.
- Angelica thanked the City Council for the time given to the residents for public comment. She elaborated on her confusion regarding the Union members' claims about the job opportunities a development of a data center would bring for the residents.
- Christal Lee provided her input on the proposed ordinances and requested the residents to vote 'yes' on Measure NDC.
- Caleb shared his appreciation with the City Council for listening to the residents and taking the steps necessary to protect the residents. He requested the City Council to include the banning of battery energy storage systems as they may potentially lead to uncontrollable chemical fires.
- Patrick Chavira echoed Caleb's sentiments regarding the ban of battery energy storage systems, and the inclusion of the ban of any large operating systems that house illegal data. He claimed the philosophy of artificial intelligence is at the expense of others and will replace the workforce.
- Al Sanchez submitted a speaker card but was not present when his name was called.

- Juan Serrato submitted a speaker card but was not present when his name was called.
- Hosin Mary questioned whether the developer would attempt to reapply depending on the outcome results of Measure NDC and expressed her research on the recent findings regarding developments of data centers.
- Katherine Guevarra expressed her concerns about the information provided by the developers regarding the potential project.
- Sam Brown shared the importance of protecting working class neighborhoods from bearing the costs of massive energy and water consumption that only benefits billionaire companies and shared his appreciation to the City Council for allowing the speaking time to be 5 minutes in comparison to neighboring cities.

Discussion: Director of Community Development Hou shared a PowerPoint presentation detailing the background and timeline leading to the proposed ordinances, alongside the recommended amendments to the three proposed ordinances.

The City Council ensued in a discussion regarding the proposed ordinances and directed staff to research and return to City Council about battery energy storage systems.

Action Taken: The City Council opened the Public Hearing at 7:08 p.m., received written and testimonial evidence regarding a potential citywide prohibition on data centers, closed the Public Hearing at 8:48 p.m. and approved the recommendations, as amended to incorporate amendment to Section 7 of each ordinance by adding the language "Table 21.12(A) in the MPMC is amended to remove reference to data processing facility." and incorporate amendment to Section 8 of each ordinance to reflect title change of MPMC § 21.14.060 to MPMC § 21.14.055.

Motion: Moved by Council Member Ngo 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

Urgency Ordinance No. 2276

An Urgency Ordinance adopting a citywide prohibition on data centers and amending the Monterey Park Municipal Code to implement such prohibition

Ordinance, 1st reading

An Ordinance adopting a citywide prohibition on data centers and amending the Monterey Park Municipal Code to implement such prohibition

Ordinance, 1st reading

An Ordinance adopting implementing Measure NDC by establishing a citywide prohibition on data centers and amending the Monterey Park municipal code to implement such prohibition

6. Adjournment

There being no further business for consideration, the meeting was adjourned at 9:02 p.m.

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council
From: Amy Lee, City Treasurer
Subject: Monthly Investment Report

Recommendation:

It is recommended that the City Council consider:

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

Executive Summary:

As of May 31, 2026, invested funds for the City of Monterey Park total \$81,373,133.89.

Background:

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates and maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a portfolio summary from Chandler Asset Management.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Monthly Investment Report

ATTACHMENT 1

Monthly Investment Report

**CITY OF MONTEREY PARK
INVESTMENT REPORT
MAY 31, 2026**

INVESTMENTS PORTFOLIO PROFILE:
TOTAL BALANCE AT 5/31/2026

\$ 81,373,133.89

INVESTMENT COMPOSITION

(1) <u>LA COUNTY POOLED INVESTMENT FUND</u>	ON DEMAND	3.18%	<u>\$ 27,284,376.49</u>
(2) <u>LOCAL AGENCY INVESTMENT FUND</u>	ON DEMAND	3.810%	<u>\$ 18,646,420.01</u>
(3) <u>CHANDLER ASSET MANAGEMENT</u>		4.37%	<u>\$ 27,431,303.98</u>

(4) <u>CERTIFICATES OF DEPOSIT</u>	Purchase Date	Maturity Date	Interest Rate	
1 RIZE FED CREDIT UNION	12/13/24	12/14/26	4.25%	245,000
2 FIRST SEACOAST BANK	01/27/25	01/27/27	4.15%	247,000
3 GOLDMAN SACHS BANK	01/28/25	01/28/27	4.15%	244,000
4 FIRST BUSINESS BANK	01/30/25	01/29/27	4.15%	244,000
5 FIRST KY BANK	01/30/25	02/01/27	4.15%	249,000
6 AUSTIN TELCO FED CREDIT UNION	01/31/25	02/01/27	4.25%	249,000
7 SOUND CREDIT UNION	01/31/25	02/01/27	4.20%	249,000
8 MORGAN STANLEY BANK	02/12/25	02/12/27	4.30%	244,000
9 MORGAN STANLEY PRIVATE BANK	02/12/25	02/12/27	4.30%	244,000
10 OREGON COMMUNITY CREDIT UNION	02/24/25	02/24/27	4.30%	249,000
11 MERRICK BANK	02/28/25	02/26/27	4.30%	249,000
12 SOUTHERN STATES BANK	03/21/25	03/22/27	4.15%	249,000
13 TOYOTA FINANCIAL SAVINGS BANK	04/10/25	04/12/27	4.00%	245,000
14 UBS BANK	04/23/25	04/23/27	3.95%	249,000
15 AMERICAN EXPRESS NATIONAL BANK	04/30/25	04/30/27	4.05%	245,000
16 STATE BANK INDIA	05/05/25	05/05/27	4.10%	244,000
17 TRANSPORTATION ALLIANCE BANK	05/12/25	05/12/27	4.00%	249,000
18 FINWISE BANK	05/21/25	05/21/27	4.00%	249,000
19 CONNEXUS CREDIT UNION	07/23/25	07/23/27	4.10%	245,000
20 HARBORSTONE CREDIT UNION	08/06/25	08/06/26	4.25%	249,000
21 HOPE FEDERAL CREDIT UNION	08/21/25	08/21/26	4.10%	240,000
22 CIVIC FEDERAL CREDIT UNION	08/29/25	08/28/26	4.15%	249,000
23 PREFERRED BANK	09/03/25	09/03/26	3.93%	113,033
24 OPTUM BANK	09/15/25	09/15/27	3.70%	245,000
25 FIRST BANK	09/19/25	03/19/27	3.70%	245,000
26 UNIVERSITY OF ILLINOIS CREDIT UNION	09/24/25	09/24/27	3.65%	249,000
27 DORT FINANCIAL CREDIT UNION	10/10/25	10/12/27	3.75%	247,000
28 ALLIANT CREDIT UNION	10/30/25	10/30/26	4.00%	249,000
29 DART BANK	01/30/26	02/01/28	3.65%	245,000
30 CELTIC BANK	03/10/26	03/10/28	3.65%	249,000
31 WELLS FARGO	03/30/26	03/30/28	3.90%	249,000
32 FIRST UTAH BANK	03/31/26	03/31/28	3.80%	249,000
33 EAGLEMARK SAVINGS BANK	04/01/26	03/31/28	3.90%	245,000
<i>Total CDs (33)</i>			4.030%	<u>\$ 8,011,033.41</u>

OTHER INFORMATION:

BANK BALANCE: ⁽¹⁾

\$27,217,132.28

AVERAGE MATURITY DAYS

116

AVERAGE INTEREST RATE FOR THE MONTH

3.809%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

PORTFOLIO SUMMARY

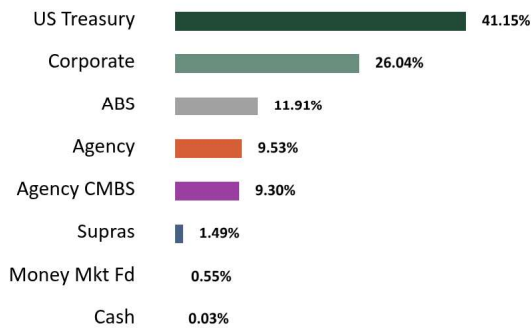


City of Monterey Park | Account #11189 | As of May 31, 2026

Portfolio Characteristics

Average Modified Duration	1.81
Average Coupon	4.07%
Average Purchase YTM	4.37%
Average Market YTM	4.07%
Average Credit Quality*	AA+
Average Final Maturity	2.20
Average Life	1.99

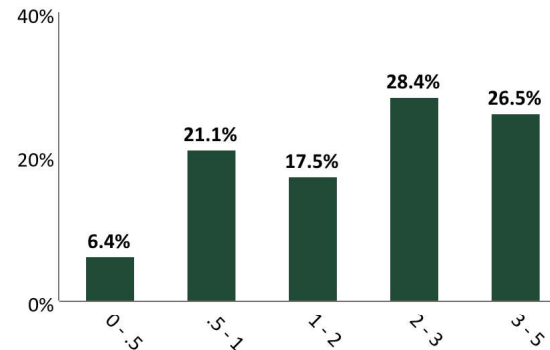
Sector Allocation



Account Summary

	End Values as of 04/30/2026	End Values as of 05/31/2026
Market Value	27,411,332.27	27,451,378.28
Accrued Interest	197,272.94	205,271.66
Total Market Value	27,608,605.21	27,656,649.94
Income Earned	99,359.47	93,135.21
Cont/WD	0.00	0.00
Par	27,444,022.41	27,552,992.97
Book Value	27,336,293.31	27,431,303.98
Cost Value	27,215,225.47	27,308,031.38

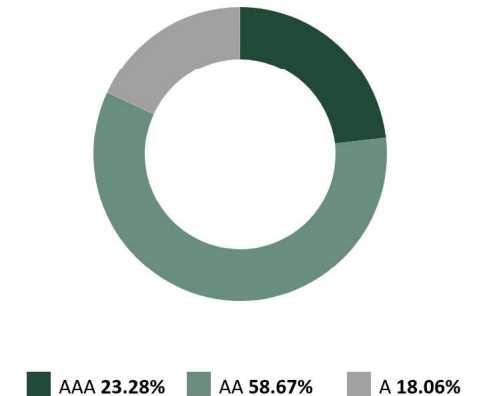
Maturity Distribution



Top Issuers

United States	41.15%
Federal Home Loan Mortgage Corp	9.30%
Federal Home Loan Banks	6.23%
Farm Credit System	3.30%
Caterpillar Inc.	2.19%
International Bank for Recon and Dev	1.49%
Deere & Company	1.47%
Bank of America Corporation	1.39%

Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/12/24)
City of Monterey Park	0.18%	0.01%	0.86%	3.93%	4.91%	--	--	--	4.86%
Benchmark Return	0.12%	(0.11%)	0.62%	3.50%	4.56%	--	--	--	4.28%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.

**Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council

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

Subject: Second Amendment to Agreement No. 2527-AA with Kimley-Horn and Associates, Inc.

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a second amendment to agreement no. 2527-AA with Kimley-Horn and Associates, Inc. (Kimley-Horn), in a form approved by the City Attorney, for civil engineering services as part of the January 21, 2023 memorial project; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

On January 21, 2026, City Council approved the concept and award of a professional services agreement with Kimley-Horn for design services related to the January 21, 2023, memorial project (Project) in the amount of \$43,000. To date, Kimley-Horn has completed the initial design concept and outreach efforts. The Assistant City Manager recommends City Council approve a second amendment to the agreement with Kimley-Horn to provide additional civil engineering services needed for the Project.

Background:

On January 21, 2023, the City of Monterey Park experienced a tragic mass shooting event. In response, City Council and City staff worked to honor the memory of the victims by creating a space for healing and remembrance for the entire community.

On January 21, 2026, the City Council reviewed and approved the January 21, 2023, Project concept design and professional services agreement with Kimley-Horn. Since January 2026, Kimley-Horn has completed and finalized the design for the project, as well as outreach efforts

to approximately 62 homes surrounding the memorial site. As part of the next phase, Kimley-Horn will begin the site's topographic survey, plan estimates, and construction phase services to ensure that the Project walkway meets ADA standards.

The Assistant City Manager recommends approval of the City Manager's execution of a second amendment with Kimley-Horn, for a total agreement amount not to exceed \$100,000.

Strategic Plan Goal:

This action meets the 2026-27 City Council Strategic Plan objective to Complete the January 21, 2023, Memorial Project, which is part of Goal #4, to Maintain, Build and Modernize Infrastructure and Facilities to Support the Current and Future Needs of Our City and Community.

Fiscal Impact:

The City Council has allocated \$250,000.00 for the Project's design and construction. Funding for the Project's design and engineering services are included in the City's Capital Improvement Project list.

Attachments:

None



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Fiscal Year 2025-2026 Sewer Rehabilitation – Award of Contract

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Ramona, Inc. in the amount of \$1,927,467.50 for Fiscal Year 2025-2026 Sewer Rehabilitation, Specification No. 2026-005;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$289,120, representing approximately 15% of the contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

Executive Summary:

Per Resolution No. 2025-R58, the Public Works Director (“Director”) solicited bids for the FY 2025-2026 Sewer Rehabilitation Project, Capital Improvement Project No. 99027. The public bid opening for this project was held on June 2, 2026. Three bids were received: Ramona, Inc., CEM Construction Corporation, and GRBCON, Inc.

The Director recommends that the City Council authorize the City Manager to execute a public works contract with Ramona, Inc., the lowest responsive and responsible bidder, for the FY 2025-2026 Sewer Rehabilitation Project in the amount of \$1,927,467.50 plus \$289,120 contingency.

Background:

The City’s FY 2025-2026 budget includes Capital Improvement Project (CIP) No. 99027 - FY 25-26 Sewer Rehabilitation Project. This project includes the rehabilitation and coating of

twenty-five (25) manholes with varying depths, the lining of 6,900 LF of sewer main, and the replacement of 2,500 LF of the sewer main, including the installation of temporary sewage bypass system, manhole cleaning, surface preparation, mineral deposit removal, concrete spot repairs, infiltration mitigation, manhole coating and testing, traffic control and all related work on file with the City's Public Works Department.

The public bid opening for the FY 2025-2026 Sewer Rehabilitation Project was held on June 2, 2026 and included the following three bids:

RANK	BIDDER	BASE BID AMOUNT
1	Ramona, Inc.	\$1,927,467.50
2	CEM Construction Corporation	\$2,213,161.00
3	GRBCON, Inc.	\$2,294,148.50

The bid submitted by Ramona, Inc. is the lowest responsive bid from a responsible bidder. Ramona Inc.'s contractor's license was verified with the California State Contractor's License Board to be current, active, and in good standing. Registration with the California Department of Industrial Relations (DIR) was verified. Staff also checked the contractor's references and received positive feedback. Additionally, the contractor submitted all documents and met federal requirements.

It is recommended that the City Council award the project to Ramona, Inc. for a total of \$1,927,467.50 plus \$289,120 contingency.

Strategic Plan Goal:

The rehabilitation of the Monterey Park sewer system supports the City's goal to continue public facility improvements by extending the life of sewer lines and manholes. This project will improve the efficiency and reliability of the sewer lines to support the current and future needs of our City and community.

Fiscal Impact:

Funds (\$1,927,467.50 plus \$289,120 contingency) for this project have been budgeted in Capital Improvement Project (CIP) No. 99027 using Sewer Enterprise fund 411.

Attachments:

1. Ramona, Inc. Bid Proposal

ATTACHMENT 1

Ramona, Inc. Bid Proposal

SECTION C. BIDDERS PROPOSAL
(Entire section C shall be submitted with the bid)

BIDDER'S NAME: Ramona, Inc.

In accordance with the City's Notice Inviting Sealed Bids, the undersigned BIDDER, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated project as set forth in the Plans, Specifications, and contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other contract documents. If this proposal is accepted for award, BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to the City of Monterey Park of the guarantee accompanying this proposal.

BIDDER understands that a bid is required for the entire work. The contract will be awarded on the prices shown on the bid schedule. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties and fees. In the case of discrepancies in the amounts of bid, unit prices shall govern over extended amount, and words shall govern over figures.

If awarded the Contract, the undersigned further agrees that in the event of the BIDDER'S default in executing the required contract and filing the necessary bonds and insurance certificates within ten working days after the date of the City's notice of award of contract to the BIDDER, the proceeds of the guarantee accompanying this bid shall become the property of the City and this bid and the acceptance hereof may, at the City's option, be considered null and void.

BID SCHEDULE

To the Monterey Park's City Council, herein called the "Council".

Pursuant to and in compliance with your Notice Inviting Bids and the other documents relating thereto, the undersigned bidder, having familiarized himself with the work, and with the terms of the contract, the local conditions affecting the performance of the contract, and the cost of the work at the place where the work is done, and with the drawings and specifications and other contract documents, hereby proposes and agrees to perform, within the time stipulated, the contract, including all of its component parts, and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, expendable equipment, and all applicable taxes, utility and transportation services necessary to perform the contract and complete in a workmanlike manner, all in strict conformity with the Contract Documents on file at the office of the City Clerk of said City, per the following bid schedule:

BID SCHEDULE					
For FY25-26 SEWER REHABILITATION, Specification No. 2025-012					
No.	Bid Item Description	Quantity	Unit	Unit Bid	Total Bid
1	Mobilization and Demobilization	1	LS	\$ 90,000 ⁻	\$ 90,000 ⁻
2	Traffic Control	1	LS	\$ 90,000 ⁻	\$ 90,000 ⁻
3	Install 8" Cured in Place Pipe (CIPP)	6,131	LF	\$ 65 ⁻	\$ 398,515 ⁻
4	Install 10" Cured in Place Pipe (CIPP)	762	LF	\$ 68 ⁻	\$ 51,816 ⁻
5	Brushing and Removal at Existing Lateral	138	EA	\$ 60 ⁻	\$ 8,280 ⁻
6	Jet Cleaning Entire Reach	6,893	LF	\$ 3.50 ⁻	\$ 24,125 ⁻
7	Potholes	1	LS	\$ 8,500 ⁻	\$ 8,500 ⁻
8	Sewer Bypass Pumping	1	LS	\$ 50,000 ⁻	\$ 50,000 ⁻
9	Shoring & Permits	1	LS	\$ 20,000 ⁻	\$ 20,000 ⁻
10	Trenching & Excavation	6,275	SF	\$ 5 ⁻	\$ 31,375 ⁻
11	Furnish and Install 8" SDR 35 Sewer Pipe	2,510	LF	\$ 335 ⁻	\$ 840,850 ⁻
12	Reconnect Existing Sewer Lateral to Sewer Main	37	EA	\$ 850 ⁻	\$ 31,450 ⁻
13	CCTV Sewer Inspection (POST-CON)	9,403	LF	\$ 2 ⁻	\$ 18,806 ⁻
14	Manhole Rehabilitation	25	EA	\$ 7,950 ⁻	\$ 198,750 ⁻
15	Concrete Spot Repair	25	EA	\$ 950 ⁻	\$ 23,750 ⁻
16	Infiltration Mitigation	25	EA	\$ 1,650 ⁻	\$ 41,250 ⁻
TOTAL BASE BID AMOUNT IN NUMBERS				\$ 1,927,467.50 ⁻	
TOTAL BASE BID AMOUNT IN WORDS: one million, nine hundred twenty seven thousand, four hundred sixty seven and $\frac{50}{100}$ cents					

The award of Contract shall be based on the TOTAL BASE BID AMOUNT.	
In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.	
Full compensation for the items listed to the right as Items A, B, C, D and E are considered as inclusive in each Bid Item listed above in the Bid Schedule as applicable, and no additional and/or separate compensation will be allowed.	A. Mobilization / Demobilization
	B. Traffic Control
	C. NPDES, WVECP, and Best Management Practices (BMPs), Public Convenience and Safety
	D. Construction Staking by Land Surveyor
	E. Clearing and Grubbing
The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.	
The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.	
All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.	
A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.	

DESIGNATION OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work which are in excess of one-half of one percent of the bid and to procure materials and equipment from suppliers and vendors as follows:

Subcontractor Information	Work to be Performed	Dollar Amount
Name: <i>Performana Pipeline Technologies</i>	<i>CI PP 3 mt Rehab</i>	<i>\$ <u>650,000</u></i>
Address: <i>5252 Syden Dr Huntigton Park</i>		
Tel: <i>714 (536) 7386</i>		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Total Subcontract Amount (shall not exceed 49% of Total Bid Amount)		<i>\$ <u>650,000</u></i>

REFERENCES

References shall be for projects constructed by the bidding company; references for other projects performed by principals or other individuals of the bidding company may not be included. References shall be either minimum from 3 Public Agencies; or minimum from 2 Public Agencies plus 2 Private Entities for which BIDDER has performed similar work within the past three years.

Reference 1		
Agency Name <u>City of Alhambra</u>	Project Name and Brief Description <u>N2M25-36 MAIN STREET AND FOURTH STREET SEWER MAIN REPLACEMENT PROJECT – PHASE 2</u>	
Contact Name and Title <u>Thomas Amare</u>		
Tel: <u>(626)300-1562</u> E-mail: <u>tamare@cityofalhambra.org</u>	Contract Value: \$ <u>\$2,941,665.50</u>	Year Completed: <u>2026</u>

Reference 2		
Agency Name <u>City of Orange</u>	Project Name and Brief Description <u>Annual Sewer Maintenance / Replacement FY 2024-2025 S-252</u>	
Contact Name and Title <u>Salvador Munoz</u>		
Tel: <u>(714) 744-5525</u> E-mail: <u>smunoz@cityoforange.org</u>	Contract Value: \$ <u>\$ 1,765,200.00</u>	Year Completed: <u>2025</u>

Reference 3		
Agency Name <u>Whittier Utility Authority</u>	Project Name and Brief Description <u>22-017- Orange Grove Avenue and Vicinity Water Main Replacement</u>	
Contact Name and Title <u>Lucila Martinez</u>		
Tel: <u>562-567-9527</u> E-mail: <u>lmartinez@cityofwhittier.org</u>	Contract Value: \$ <u>\$4,503,080.00</u>	Year Completed: <u>2025</u>

Reference 4		
Agency Name <u>City of Garden Grove</u>	Project Name and Brief Description <u>SEWER SYSTEM REHABILITATION PLAN PHASE 1</u> <u>SEWER MAIN REPLACEMENT PROJECT NO. 4</u> <u>PROJECT NO. CP 1329000 - DRAWING NO. W-636</u>	
Contact Name and Title <u>Jessica Polidori</u>		
Tel: <u>(714)- 741-5349</u> E-mail: <u>jessicap@ggcity.org</u>	Contract Value: \$ <u>\$ 1,215,800.00</u>	Year Completed: <u>2025</u>

SITE INSPECTION

The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project without question.

Name of Person who inspected the site: Michael Grbavac

Date of Inspection: 08/18/2026

ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following Addenda and has included their provisions in this Proposal:

Addendum No. 1 Dated 6-2-26

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

BIDDER certifies that all previous contracts or subcontracts, all reports which may have been due under the requirements of any Agency, Site, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

AFFIRMATIVE ACTION CERTIFICATION

BIDDER certifies that affirmative action has been taken to seek out and consider minority business enterprises for those portions of work to be subcontracted, and that such affirmative actions have been fully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded hereunder. Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.



Ramona, Inc.
Michael Grbavac - Vice President
05/26/2026

INSURANCE REQUIREMENTS

To be awarded this contract, the successful bidder shall procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

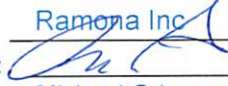
<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Business automobile liability	\$1,000,000
Workers compensation	Statutory requirement.

Commercial general liability insurance shall meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement shall be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance shall be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor shall furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance shall be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) shall reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor shall require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's Contractor. Failure to provide this insurance will render the bidder's proposal "nonresponsive."

Bidder's Name: Ramona Inc.
Authorized Signature: 
Name and Title: Michael Grbavac Vice President
Date: 05/26/2026

PUBLIC CONTRACT CODE SECTION 7106**Noncollusion Declaration by Bidder**

The undersigned declares:

I am the Vice President of Ramona, Inc., the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Bidder's Name:

Ramona Inc

Authorized Signature:



Name and Title:

Michael Grbavac - Vice President

Date:

05/26/2026

PUBLIC CONTRACT CODE SECTION 10162

In conformance with the above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder any officer of such bidder, or any employee of such bidder who has a proprietary interest in such bidder

has never been X **has been** (indicate YES or NO after applicable answer)

disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation, and if so to explain the circumstances.

If the answer is **has been YES** explain the circumstances below:

Bidder's Name:

Ramona, Inc.

Authorized Signature:



Name and Title:

Michael Grbavac - Vice President

Date:

05/26/2026

PUBLIC CONTRACT CODE SECTION 10232

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that no more than one final, unappealable finding of contempt of court by a federal court

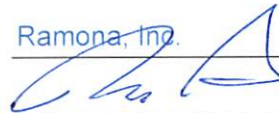
has not been X **has been** (indicate YES or NO after applicable answer)

issued against the bidder within the immediately preceding two-year period because of the contractor's failure to comply with an order of a federal court which orders the contractor to comply with an order of the National Labor Relations Board. For purposes of this section, a finding of contempt does not include any finding which has been vacated, dismissed, or otherwise removed by the court because the contractor has complied with the order which was the basis for the finding.

Bidder's Name:

Ramona, Inc.

Authorized Signature:



Name and Title:

Michael Grbavac - Vice President

Date:

05/26/2026

PUBLIC CONTRACT CODE SECTION 10285.1

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder or any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof

has never been X **has been** (indicate YES or NO after applicable answer)

convicted within the preceding three years by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including, for the purposes of this article, the Regents of the University of California or the Trustees of the California State University.

Bidder's Name: Ramona Inc.
Authorized Signature: 
Name and Title: Michael Grbavac - Vice President
Date: 05/26/2026

BIDDER INFORMATIONBidder's Name: Ramona, Inc.Address: 5029 Bleecker St. Ste 200 Baldwin Park CA 91706Form of Legal Entity: CorporationIf a Corporation, State of Incorporation: CaliforniaState Contractor's Class and License No.: 850299**Contact Person Information:**Name: Michael Grbavac Title: Vice PresidentE-mail: michael@mgramona.com Tel: (626) 755-7071

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint venturers, and/or corporate officers having a principal interest in this proposal:

Mladen Grbavac - President - Treasurer 1235 Ramona Rd Arcadia Ca 91006 (626) 355-1350Dusanka Grbavac - Secretary 1235 Ramona Rd Arcadia Ca 91006 (626) 355-1350Michael Grbavac - Vice President 1020 Winding Oak Lane, Monrovia Ca (626) 755-7071

The date(s) of any voluntary or involuntary bankruptcy judgements against any principal having an interest in this proposal are as follows:

N/A

All current and prior DBA'S, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

N/A

Previous contract performance history:

Was any contract terminated previously: No

If the answer to the above is "yes", provide the following information:

Contract/project name and number: _____

Date of termination: _____

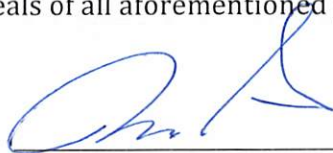
Reason for termination: _____

Owner's name: _____

Owner contact person and tel. no.: _____

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 26 day of May, 2026

BIDDER



Ramona, Inc.

5029 Bleecker St. Ste 200 Baldwin Park CA 91706

Michael Grbavac - Vice President

Subscribed and sworn to this 26 day of May, 2026

NOTARY PUBLIC Attached

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

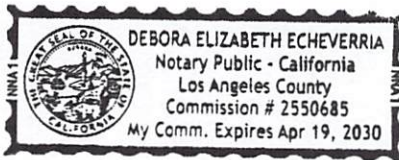
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 26th day of May, 2026, by
Date Month Year

(1) Michael Grbavac

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

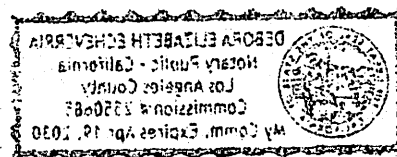
*Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Bidder's Information

Document Date: 05/26/2026 Number of Pages: 2

Signer(s) Other Than Named Above: _____



PROPOSAL GUARANTEE**BID BOND**Bond No.: CSBA-34984

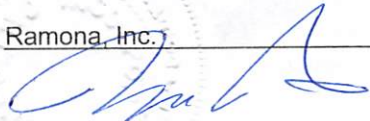
KNOW ALL MEN BY THESE PRESENTS that Ramona, Inc., as BIDDER, AND U.S. Specialty Insurance Company, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of Ten Percent of the Amount Bid (\$10%) dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **FY25-26 SEWER REHABILITATION SPECIFICATION NO. 2026-005** ("Public Project"), for the payment of which sum, BIDDER and SURETY agree to be bound, jointly and severally, firm by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas BIDDER is about to submit a bid to the City of Monterey Park for the above stated project, if said bid is rejected, or if said bid is accepted and a contract is awarded and entered into by BIDDER in the manner and time specified, then this obligation shall be null and void, otherwise it shall remain in full force and effect in favor of the City of Monterey Park.

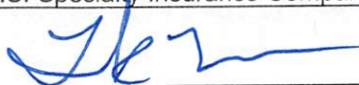
IN WITNESS WHEREOF the parties hereto have set their names, titles, hands, and seals this 12th day of May, 2026.

SIGNED AND SEALED this 12th day of May, 2026.

Ramona, Inc.


Michael Grbavac, Vice President
PRINCIPAL

U.S. Specialty Insurance Company


Frank Morones, Attorney-in-Fact
SURETY

PRINCIPAL's MAILING ADDRESS:

Ramona, Inc.

5029 Bleecker St., Ste. 200

Baldwin Park, CA 91706

SURETY's MAILING ADDRESS:

U.S. Specialty Insurance Company

801 South Figueroa Street, Suite 700

Los Angeles, CA 90017

NOTE: All signatures shall be acknowledged by a notary public.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 05/12/2026 before me, Melissa Ann Vaccaro, Notary Public
(insert name and title of the officer)

personally appeared Frank Morones,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Melissa Ann Vaccaro (Seal)
Melissa Ann Vaccaro





TOKIOMARINE
HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Daniel Huckabay, Arturo Ayala, Dwight Reilly, Shaunna Rozelle Ostrom, Ben Stong, Frank Morones, Adrian Langrell, Chelsea Liberatore, Robert Wood, Benjamin Wolfe, Magdalena R. Wolfe or Stephanie McClain of Orange, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Seventy Five Million***** Dollars (***\$75,000,000.00***).

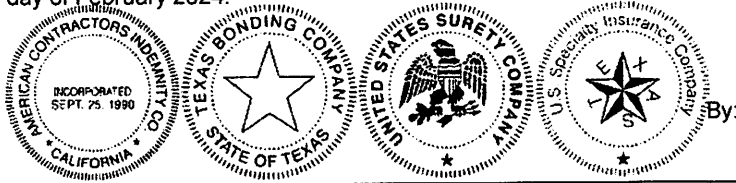
This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.



AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS
BONDING COMPANY, UNITED STATES SURETY COMPANY,
U.S. SPECIALTY INSURANCE COMPANY

By:
Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

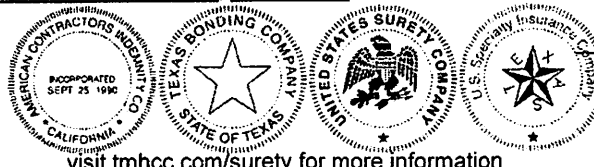
Signature (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 12th day of May, 2026.

Bond No. CSBA-34984
Agency No. 8472



Kio Lo, Assistant Secretary

visit tmhcc.com/surety for more information

HCCSMANPOA02/2024

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 05-26-2026

Date

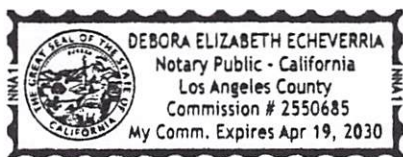
before me, Debora Elizabeth Echeverria

Here Insert Name and Title of the Officer

personally appeared Michael Grbavac

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: City of Of Monterrey Park Bid Bond

Document Date: 05-26-2026

Number of Pages: 1

Signer(s) Other Than Named Above: No other Signers

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Grbavac

☒ Corporate Officer – Title(s): Vice President

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: Ramona, Inc.

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

PROPOSAL GUARANTEE**CERTIFIED CHECK or CASHIER'S CHECK**

As an Alternative to Bid Bond, Bidder can provide Certified Check or Cashier's Check as follows

Accompanying this proposal is a certified check or a cashier's check payable to the order of the City of Monterey Park, in the amount of 210 Bond (\$ 1) dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **FY25-26 SEWER REHABILITATION SPECIFICATION NO. 2026-005** ("Public Project").

The proceeds of the same shall become the property of said City if, in case this proposal shall be accepted by said City through the City Council, the undersigned shall fail to execute a contract, with and furnish the insurance and bonds required by the City of Monterey Park within the specified time; otherwise, the same is to be returned to the undersigned as set forth in the Instructions to Bidders.

Bidder's Name: _____

Authorized Signature: _____

Name and Title: _____

Date: _____

--END OF SECTION--



**CITY OF MONTEREY PARK
CALIFORNIA**

ADDENDUM NO. 1

**SPEC #2026-005 FY25-26 SEWER REHABILITATION
(QUEST CDN PROJECT # 10181072)**

This addendum modifies the Bid Opening date.

Proposals must be received **before 10:00 a.m. on Tuesday, June 2nd, 2026**, for the City of Monterey Park, 320 West Newmark Avenue, Monterey Park, CA 91754, to provide services for the SPEC #2026-005 FY25-26 SEWER REHABILITATION (QuestCDN # 10181072).

This Addendum provides a response to the following question:

Q1 – Noise Levels

A1: Construction activities are exempt from the applicable noise ordinance provisions; therefore, no modifications to the Special Provisions are required.

Q2 – Manhole Frames

A2: Yes. Because the City is transitioning away from the interlocking frame system, all 25 manhole frames and covers shall be replaced as part of this project.

Q3 – Shot Lengths and Laterals

A3: Please refer to the attached sewer inspection reports for segment-specific shot lengths and lateral counts. These documents shall govern for bidding purposes.

Q4 – Resin Type

A4: Polyester resin is required. The Contractor shall submit the proposed liner tube and resin system for review and approval.

Q5 – Liner Thickness

A5: The existing 8-inch and 10-inch sewer segments designated for rehabilitation have been evaluated by CCTV and found to exhibit minor to moderate cracking with no significant section loss, deformation, or structural instability. Pipe segments exhibiting heavy deterioration are being addressed by open-cut replacement and are not included in the lining scope.

Accordingly, the PCM/CIPP liner for these segments shall be designed using a partially deteriorated design assumption in accordance with ASTM F1216 (or the applicable PCM manufacturer's design standard). The Contractor shall use the manufacturer's certified long-term flexural modulus, long-term strength, and all project-specific loading

conditions, including soil cover, groundwater, ovality, and traffic loads.

The Contractor shall submit sealed structural design calculations and the resulting finished liner thickness for review and approval prior to installation. For bidding purposes, the anticipated finished liner thickness for 8-inch and 10-inch sewers under a partially deteriorated design basis is 3.0 to 4.5 mm. This range is provided for information only and shall not be used as a bid variable. The final required thickness shall be as determined by the approved design calculations. No adjustment in unit price will be made for differences between the anticipated and final calculated thickness.

Q6 – Sewer Main Material

A6: The sewer main is Vitrified Clay Pipe (VCP).

Q7 – Sewer Laterals

A7: The sewer laterals are 4-inch Vitrified Clay Pipe (VCP).

For further information please email Angelica Morales at
amorales@montereypark.ca.gov



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

PROJECT: 7TH Street Sewer Main Replacements Project
East Valley Water District
3654 E. Highland Avenue, Suite 18
Highland, CA 92346

CONTACT PERSON: Jeff Martinez (951) 830-1744 jeff.martinez@webbassociates.com
CONTRACT AMOUNT: \$ 299,077.00
Start Date: 11/04/13 End Date: 12/18/2013

PROJECT: 2013-14 Sewer Line Replacement Project at Various Locations
Bid No. 134-10, S-235
City of Orange – Dept. of Public Works
300 East Chapman Avenue
Orange, CA 92866

CONTACT PERSON: Alan Truong, PE (714) 744-5568 atruong@cityoforange.org
CONTRACT AMOUNT: \$ 795,679.00
Start Date: 04/08/14 End Date: 08/05/14

PROJECT: 2013 Sewer Line Replacement in Eucalyptus Ave., Dracaea Ave.
Brill Rd., Linda Ct., Farragut Ave., & Barbara St. Easement
Edgemont Community Services District

CONTACT PERSON: Sinnaro Yos, PE (951) 686-1070 sinnaro.yos@webbassociates.com
CONTRACT AMOUNT: \$546,777.00
Start Date: 06/10/14 End Date: 10/30/2014

PROJECT: As Needed Sewer System Repair and maintenance Services Sewer Pipeline
And MH Reconstruction and Sewer Pump Station Repair
County of Los Angeles – Dept. of Public Works
PO Box 7508
Alhambra CA 91802

CONTACT PERSON: Kathleen Gandara (626) 458-2566 kgandara@dpw.lacounty.gov
CONTRACT AMOUNT: On-Call
Start Date: 06/14/15 End Date: 07/26/2020

PROJECT: 55th Street Storm Drain Improvements
City of Vernon – Dept. of Public Works
4305 Santa Fe Avenue
Vernon, CA 90058

CONTACT PERSON: Vince Rodriguez (323) 583-8811 x 220 vrodriguez@ci.vernon.ca.us
CONTRACT AMOUNT: \$ 653,673.00
Start Date: 10/06/14 End Date: 2/17/15

PROJECT: Water Main Fire Flow Upgrade Project
Meda and Mountain View Avenue Portion
City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

CONTACT PERSON: Chris Masterson (626) 914-8258 cmasterson@ci.glendora.ca.us



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

CONTRACT AMOUNT: \$ 196,680.00
Start Date: 3/3/15 End Date: 4/24/15

PROJECT: Misc. Sewer & Alley Improvements Project-CIP # 7307
City of Brea
1 Civic Center Circle
Brea, CA 92821

CONTACT PERSON: Doug Benash dbenash@oe-eng.com (626) 203-2849
CONTRACT AMOUNT: \$ 817,785.00
Start Date: 2/4/15 End Date: 06/16/15

PROJECT: Liberty Avenue and Howe Street Sewer Improvement
City of Corona – Detp .of Water and Power
755 Public Safety Way

Corona, CA 92880
CONTACT PERSON: Vernon R. Weisman, PE (951) 442-6293 vernon.weisman@ci.corona.ca.us
CONTRACT AMOUNT: \$168,792.00
Start Date: 3/6/15 End Date: 4/3/15

PROJECT: Magnolia Avenue Sewer Main Replacement
City of Monrovia
600 S. Mountain Avenue
Monrovia, CA 91016

CONTACT PERSON: Richard Cortez (626) 705-4103 rcortez@ci.monrovia.ca.us
CONTRACT AMOUNT: \$ 92,385.44
Start Date: 2/19/15 End Date: 3/6/15

PROJECT: Emergency Water Main Repair
37th Street Sinkhole Repair
City of Vernon
4305 Santa Fe Avenue
Vernon, CA 90058

CONTACT PERSON: Vince Rodriguez (323) 583-8811 x 220 vrodriquez@ci.vernon.ca.us
CONTRACT AMOUNT: \$ 63,100.00
Start Date: 2/12/15 End Date: 2/17/15

PROJECT: Belmont Street Sewer Improvements
CIP Project No. 132
City of Cypress
5275 Orange Avenue
Cypress, CA 90630

CONTACT PERSON: Nick Mangalakiri (714) 229-6729 nmangkal@ci.cypress.ca.us
CONTRACT AMOUNT: \$ 46,936.00
Start Date: 2/9/15 End Date: 2/17/15



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

PROJECT: FY 14/15 Sewer Rehabilitation
City of Villa Park
17855 Santiago Blvd.
Villa Park, CA 92861
CONTACT PERSON: Akram Hindiye, P.E. (714) 998-1500 ahindiye@villapark.org
CONTRACT AMOUNT: \$ 356,479.00
Start Date: 4/20/15 End Date: 6/23/15

PROJECT: Taylor Avenue Waterline Replacement
South Montebello Irrigation District
437 S. Bluff Road
Montebello, CA 90640
CONTACT PERSON: Roy Frausto, P.E. (323) 721-4735 r.frausto@pacbell.net
CONTRACT AMOUNT: \$178,136.00
Start Date: 5/5/15 End Date: 7/1/15

PROJECT: Misc. Sewer Main Improvements & Repairs
City of Torrance –Dept. of Public Works
20500 Madrona Avenue
Torrance, CA 90503
CONTACT PERSON: Elizabeth Overstreet, P.E. (310) 618-3074 eoverstreet@torranceca.gov
CONTRACT AMOUNT: \$ 635,535.00
Start Date: 6/19/15 End Date: 8/25/15

PROJECT: Secondary Sewer Renewal Program (SSRP) S14 Hoover & Vernon
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Carla Valladares (213) 485-1505 carla.valladares@lacity.org
CONTRACT AMOUNT: \$1,531,943.00
Start Date: 5/11/15 End Date: 10/30/2015

PROJECT: Forcemain Improvements for Paseo Del Mar and Rocky Point Sewage Pump Stations
City of Palos Verdes Estates
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274
CONTACT PERSON: Craig Ervin (949) 370-5658 cj@akmce.com
CONTRACT AMOUNT: \$1,558,876.00
Start Date: 6/10/15 End Date: 9/04/15

PROJECT: Water Main Improvement at Virginia, Oak and Bayonne
City of El Segundo
350 Main Street



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

CONTACT PERSON: El Segundo, CA 90245
Lifan Xu, P.E. (310) 524-2368 lxu@elsegundo.org
CONTRACT AMOUNT: \$ 1,221,566.00
Start Date: 8/31/15 End Date: 3/2/16

PROJECT: Secondary Sewer Renewal Program (SSRP) P20 Colorado Blvd.
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Anthony Daniel (213) 847-3995 anthony.daniel@lacity.org
CONTRACT AMOUNT: \$ 1,647,798.00
Start Date: 9/29/15 End Date: 12/13/2016

PROJECT: Secondary Sewer Renewal Program (SSRP) P07 Huntington Dr. & Poplar Blvd
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Ronald Rugamas - P.E. (213) 847-0293 ronald.rugamas@lacity.org
CONTRACT AMOUNT: \$ 1,591,580.00
Start Date: 10/29/2015 End Date: 12/31/2016

PROJECT: Secondary Sewer Renewal Program (SSRP) N07 Broadway & Pico Blvd.
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Celso Perez, P.E. (213) 847-0334 celso.perez@lacity.org
CONTRACT AMOUNT: \$ 5,765,641.00
Start Date: 1/11/16 End Date: 06/20/18

PROJECT: Replacement of the Water Main on Westboro Avenue between Poplar & Concord
City of Alhambra
111 South First Avenue
Alhambra, CA 91801
CONTACT PERSON: Dennis Ahlen (626) 570-3274 dahlen@cityofalhambra.org
CONTRACT AMOUNT: \$ 570,968.00
Start Date: 1/18/16 End Date: 4/15/2016

PROJECT: Sewer Line Replacement for Ross Avenue
City of Alhambra
111 South First Avenue
Alhambra, CA 91801
CONTACT PERSON: Dennis Ahlen (626) 570-3274 dahlen@cityofalhambra.org
CONTRACT AMOUNT: \$777,780.00
Start Date: 4/13/16 End Date: 6/15/16

PROJECT: 2015 Annual Wastewater Improvements Citywide



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

City of Santa Monica
1685 Main Street
Santa Monica, CA 90407
CONTACT PERSON: Carlos Rosales (310) 458-8721 x 2620 carlos.rosales@smgov.net
CONTRACT AMOUNT: \$ 2,374,948.00
Start Date: 5/26/16 End Date: 06/30/17

PROJECT: Water Main Improvement on Center, Maple and Walnut
City of El Segundo
350 Main Street
El Segundo, CA 90245
CONTACT PERSON: Lifan Xu P.E. (310) 524-2368 jbrooks@ci.monrovia.ca.us
CONTRACT AMOUNT: \$ 1,388,300.00
Start Date: 6/7/16 End Date: 12/31/2016

PROJECT: Primrose and Cypress 8" Water Main Improvements
City of Monrovia
600 Mountain Avenue
Monrovia, CA 91016
CONTACT PERSON: Jeremiah Brooks, P.E. (626) 932-5575 jbrooks@ci.monrovia.ca.us
CONTRACT AMOUNT: \$ 435,152.00
Start Date: 9/12/16 End Date: 12/10/16

PROJECT: 2015-2016 Sewer Capacity Upgrades
100 No. Garfield Avenue
Pasadena, CA 91109
CONTACT PERSON: Roubik Mardirosian, P.E. (626) 744-4191 rmardirosian@cityofpasadena.net
CONTRACT AMOUNT: \$ 1,060,000.00
Start Date: 9/19/16 End Date: 03/7/17

PROJECT: SSRP N14 Temple Street and Glendale Blvd.
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Fadi Bader fadi.bader@lacity.org (213) 485-4686
CONTRACT AMOUNT: \$2,631,080.00
Start Date: 3/8/17 End Date: 06/01/2018

PROJECT: SSRP N09 Lorena St. & Whittier Blvd.
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Anthony Daniel (213) 847-3995 anthony.daniel@lacity.org
CONTRACT AMOUNT: \$ 2,633,276.00



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

Start Date: 4/25/17

End Date: 06/04/2018

PROJECT: DAR03 Northeast Los Angeles: Eagle Rock, Los Feliz and Griffith Park
City of Los Angeles
1149 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Mara Luevano (213) 485-5869 mara.luevano@lacity.org
CONTRACT AMOUNT: \$6,387,418.00
Start Date: 8/21/17 End Date: In Progress

PROJECT: SSRP P19 Figueroa St. & Yosemite Drive
City of Los Angeles
1145 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Celso Perez (213) 847-0334 celso.perez@lacity.org
CONTRACT AMOUNT: \$4,765,150.00
Start Date: End Date: In progress

PROJECT: SSRP DAR 05 Hollywood / Wilshire Planning Area
City of Los Angeles
1145 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: Leo Cabanada (213) 847-2033 leo.cabanada@lacity.org
CONTRACT AMOUNT: \$4,769,397
Start Date: 04/16/2018 End Date: In Progress

PROJECT: Glendon Way Sewer Replacement Project N2M17-149
City of Alhambra
111 South First Avenue
Alhambra, CA 91801
CONTACT PERSON: Dennis Ahlen (626) 570-3274 dahlen@cityofalhambra.org
CONTRACT AMOUNT: \$2,514,700.00
Start Date: 4/11/18 End Date: 12/31/18

PROJECT: Cycle I Sewer Project
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266
CONTACT PERSON: Tim Birthisel (310) 802-5368 tbirthisel@citymb.info
CONTRACT AMOUNT: \$445,750.00
Start Date: 10/10/2018 End Date: 04/16/2019

PROJECT: FY 17/18 Sewer Rehabilitation
City of Villa Park
17855 Santiago Blvd.
Villa Park, CA 92861
CONTACT PERSON: Akram Hindiye, P.E. (714) 998-1500 ahindiye@villapark.org



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

CONTRACT AMOUNT: \$ 763,068.00
Start Date: 08/09/2018 End Date: 10/17/2018

PROJECT: Trask Avenue – Newland street Sewer Improvement Project
Project No. 7833
City of Garden Grove
11222 Acacia Parkway
CONTACT PERSON: Rebecca Li, PE (714)-741-5562 rebeccal@ggcity.org
CONTRACT AMOUNT: \$ 1,583,858.00
Start Date: 02/15/2018 End Date: 01/11/2019

PROJECT: Storm Drain Pipe Abandonment Project on Eucalyptus Dr
Project No.: PW 18-11
City of El Segundo
350 Main Street
El Segundo, CA 90245
CONTACT PERSON: Floriza Rivera (310) 524-2361 frivera@elsegundo.org
CONTRACT AMOUNT: \$ 101,000.00
Start Date: 11/01/2018 End Date: 11/21/2018

PROJECT: Work Order 15 Pepper Creek Way Water Main Replacement FY 17-18
City of Anaheim
201 S. Anaheim Blvd., Suite 601 Anaheim, CA 92805
CONTACT PERSON: Kim Tran, PE, (714) 765-4964 ktran@anaheim.net
CONTRACT AMOUNT: \$ 286,400.00
Start Date: 03/08/2019 End Date: 04/05/2019

PROJECT: Work Order 17 Fern Haven and Hadrians Crescent FY 17-18
City of Anaheim 201 S. Anaheim Blvd., Suite 601 Anaheim, CA 92805
CONTACT PERSON: Kim Tran, PE, (714) 765-4964 ktran@anaheim.net
CONTRACT AMOUNT: \$ 383,260.40
Start Date: 03/15/2019 End Date: 05/29/2019

PROJECT: On Call Services for Emergency Water and Sewer Repair
Long Beach Water Department 1800 E. Wardlow Road Long Beach, Ca. 90807
CONTACT PERSON: Danna Monzon (562) 570-2325 danna.monzon@lbwater.org
CONTRACT AMOUNT: \$ 286,400.00
Start Date: 03/17/2017 End Date: 04/05/2019

PROJECT: SSRP T07 Avalon Blvd & Lomita Boulevard
City of Los Angeles
1145 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: David Perez, P.E. (310) 72-4693 dave.perez@lacity.org
CONTRACT AMOUNT: \$1,473,437.00
Start Date: 05/13/2019 End Date: 12/24/2020



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

PROJECT: On Call Services for Emergency Water and Sewer Repair WD-13-19
Long Beach Water Department 1800 E. Wardlow Road Long Beach, Ca. 90807
CONTACT PERSON: Carolina Avedano (562) 570-2334 carolina.avedano@lbwater.org
CONTRACT AMOUNT: \$ On- Call
Start Date: 05/15/2019 End Date: 05/14/2021

PROJECT: SSRP DAR06 Northeast Los Angeles' Silverlake/Boyle Heights/
South Los Angeles SZC13218
City of Los Angeles
1145 S. Broadway
Los Angeles, CA 90015
CONTACT PERSON: David Perez, P.E. (310) 72-4693 dave.perez@lacity.org
CONTRACT AMOUNT: \$12,371,871.00
Start Date: 10/28/2019 End Date: In Progress

PROJECT: Diversion Sewer Pipes to Abandon Mesmer and Overland Sewer
Pump Stations PZ 946
City of Culver City
9770 Culver City Blvd
CONTACT PERSON: Hong Wang, P.E. (310) 253-5604 hong.wang@culvercity.org
CONTRACT AMOUNT: \$11,732,055.00
Start Date: 07/08/2019 End Date: Dec 2021

PROJECT: As Needed Sewer System Repair and maintenance Services Sewer Pipeline
And MH Reconstruction and Sewer Pump Station Repair
County of Los Angeles – Dept. of Public Works
PO Box 7508
Alhambra CA 91802
CONTACT PERSON: Kathleen Gandara (626) 458-2566 kgandara@dpw.lacounty.gov
CONTRACT AMOUNT: On-Call
Start Date: 06/14/2020 End Date: 07/26/2025

PROJECT: Water Main Replacement On Winchester, Stockbridge, Norwich and
Commonwealth
City of Alhambra
111 South First Avenue
Alhambra, CA 91801
CONTACT PERSON: Thomas Amare 9626)300-1562 tamare@cityofalhambra.org
CONTRACT AMOUNT: \$1,462,650
Start Date: 12-7-2020 End Date: 05/01/2021

PROJECT: Cycle 2 Storm Drain Improvement Project SD 77
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266
CONTACT PERSON: Tim BIRTHISEL (310) 802-5368 tbirthisel@manhattanbeach.gov
\$544,075.00



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

PROJECT: 19-002 Alleys North of Hadley Between Pickering and Friends Sewer Replacement Project – Phase I

Whittier Utility Authority
13230 Penn St
Whittier CA 90602-1716

CONTACT PERSON: Alex Loayza, 562-567-9508 aloayza@cityofwhittier.org

CONTRACT AMOUNT: \$2,956,270.00

Start Date: February 2022

End Date: December 2022

PROJECT: SSRP DCON 7A, SZC16948
City of Los Angeles
1145 S. Broadway

CONTACT PERSON: Victor Mendoza O: (213) 485-4509 ali.hemmatabadi@lacity.org

CONTRACT AMOUNT: \$3,944,580

Start Date: Oct 2022

End Date: 03-04-2024

PROJECT: SSRP DCON 7B, SZC14227
City of Los Angeles
1145 S. Broadway

CONTACT PERSON: Ali Hemmatabadi, MBA PE (213) 847-4756 ali.hemmatabadi@lacity.org

CONTRACT AMOUNT: \$2,508,695

Start Date: Oct 2022

End Date: 03/26/2024

PROJECT: SSRP N04, SZC13105
City of Los Angeles
1145 S. Broadway

CONTACT PERSON: Anthony Daniels, 213-847-3985 anthony.daniel@lacity.org

CONTRACT AMOUNT: \$2,097,982.00

Start Date: June 2022

End Date 05-09-2023

PROJECT: SSRP DCON 2B, SZC14229
City of Los Angeles
1145 S. Broadway

CONTACT PERSON: Matias Farfan, 213-905-1828 mat.farfan@lacity.org

CONTRACT AMOUNT: \$1,063,817.00

Start Date: April 2023

End Date: 08-31-2023



RAMONA, INC.

General Engineering Contractor

P.O. Box 660219, Arcadia, CA 91006
Office: (626) 355-1350 Fax: (626) 355-5946

PROJECT: SSRP DCON 2C , SZC14228
City of Los Angeles
1145 S. Broadway

CONTACT PERSON: Matias Farfan, 213-905-1828 mat.farfan@lacity.org

CONTRACT AMOUNT: \$1,063,817.00
Start Date: Dec 2022 End Date: 04/24/2024

PROJECT: SIXTH STREET SEWER MAIN REPLACEMENT PROJECT- PHASE 2
CONTRACT NO. C2M23-79
City of Alhambra
111 South First Street

CONTACT PERSON: Thomas Amare (626)300-1562 tamare@alhambraca.gov

CONTRACT AMOUNT: \$1,168,950.00
Start Date: 12-21-2023 End Date: 07/03/2024

PROJECT: Cypress , Resh, and Citron Sanitary Sewer Improvement Project RCP #021-18627
City of Anaheim
201 S. Anaheim Blvd., Suite 601 Anaheim, CA 92805

CONTACT PERSON: Patrick Kelley, EIT, (714) 765-6935 pkelley@anaheim.net

CONTRACT AMOUNT: \$ 3,436,562.50
Start Date: 06/19/2024 End Date: 04/15/2025

PROJECT: SEWER SYSTEM REHABILITATION PLAN PHASE II ACACIA PARKWAY
SEWER MAIN REPLACEMENT SEWER SYSTEM REHABILITATION
PLAN PHASE II ACACIA PARKWAY SEWER MAIN REPLACEMENT
City of Garden Grove
11222 Acacia Parkway

CONTACT PERSON: Liyan Jin (714) 741-5977 ljin@ggcity.org

CONTRACT AMOUNT: \$ 1,215,800.00
Start Date: 06/19/2024 End Date: 10/14/2024

PROJECT: SEWER SYSTEM REHABILITATION PLAN PHASE I
SEWER MAIN REPLACEMENT PROJECT NO. 4
PROJECT NO. CP 1329000 - DRAWING NO. W-636
City of Garden Grove
11222 Acacia Parkway

CONTACT PERSON: Jessica Polidori (714)- 741-5349 jessicap@ggcity.org

CONTRACT AMOUNT: \$ 1,215,800.00
Start Date: 06/19/2024 End Date: 06/27/2025

PROJECT: On Call Services for Emergency Water and Sewer Repair WD-0623
Long Beach Water Department 1800 E. Wardlow Road Long Beach, Ca. 90807

CONTACT PERSON: Carolina Avedano (562) 570-2334 carolina.avedano@lbwater.org

\$ On- Call
Start Date: 08/03/2023 End Date: 08/02/2025

CA



- Public Works Support JW
- eCPR Search JW Joyce Wu-Smith
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- Contractor Registration Search
- Project Registration Search
- Services
- Your information ▼

≡ Historical Registration Dates

Contractor	Registration Start Date	Registration End Date	Registration Status ▲	Transaction ▲
1000003782.-Ramona,Inc	2022-07-01	2025-06-30	Active	
1000003782.-Ramona,Inc	2019-07-01	2022-06-30	Expired	
1000003782.-Ramona,Inc	2017-05-15	2018-06-30	Expired	
1000003782.-Ramona,Inc	2015-06-11	2016-06-30	Expired	
1000003782.-Ramona,Inc	2018-06-14	2019-06-30	Expired	
1000003782.-Ramona,Inc	2016-06-16	2017-06-30	Expired	
1000003782.-Ramona,Inc	2014-12-11	2015-06-30	Expired	
1000003782.-Ramona,Inc	2025-07-01	2028-06-30	Future	TRANSACTION021666



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.E.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Service Club & Sierra Vista Doors - Award of Contract

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Vortex Industries, LLC. in the amount of \$71,742 for the Sierra Vista and Service Club Door Replacement Project, Specification No. 2025-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$7,174 over the total contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Class 1 – Existing Facilities) because it involves the replacement of existing doors with no expansion of the existing use.

Executive Summary:

Per Resolution No. 2026-R43, the Public Works Director (“Director”) solicited bids for the Sierra Vista and Service Club Door Replacement Project, Capital Improvement Project No. 95069 (the “Project”). The Project’s public bid opening was on June 25, 2026, and one bid was received from Vortex Industries, LLC (“Vortex”).

The Director recommends that the City Council authorize the City Manager to execute a Public Works contract with Vortex for the Project in the amount of \$71,742 plus \$7,174 contingency.

Background:

The City’s FY 2026-27 budget includes the Project. The door replacement will bring the facilities up to current accessibility standards. The Project’s public bid opening was on June 25, 2026 and it included one bid from Vortex.

The bid submitted by Vortex is the lowest responsive bid from a responsible bidder. Vortex's contractor license was verified with the California State Contractor's License Board to be current, active, and in good standing. Registration with the California Department of Industrial Relations (DIR) was verified. Staff also checked the contractor's references and received positive feedback.

It is recommended that the City Council award the Project to Vortex for a total of \$78,916, including a base contract amount of \$71,742, plus a contingency of \$7,174.

Strategic Plan Goal:

The replacement of the doors at Barnes Park Service Club and Sierra Vista supports the City's goal to continue public facility improvements by bringing the facilities up to accessibility standard. The replacement of the doors will provide the community accessible entrance and exit for all visitors.

Fiscal Impact:

Funds (\$71,742, plus \$7,174 contingency) for this Project have been budgeted in CIP No. 95069 using Community Development Block Grant Funds and Development Impact Fund. No additional funds are needed.

Attachments:

1. Vortex Industries Bid Proposal

ATTACHMENT 1

Vortex Industries Bid Proposal

SECTION C. BIDDERS PROPOSAL

(Entire section C shall be submitted with the bid)

BIDDER'S NAME: Vortex Industries, LLC

In accordance with the City's Notice Inviting Sealed Bids, the undersigned BIDDER, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated project as set forth in the Plans, Specifications, and contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other contract documents. If this proposal is accepted for award, BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to the City of Monterey Park of the guarantee accompanying this proposal.

BIDDER understands that a bid is required for the entire work. The contract will be awarded on the prices shown on the bid schedule. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties and fees. In the case of discrepancies in the amounts of bid, unit prices shall govern over extended amount, and words shall govern over figures.

If awarded the Contract, the undersigned further agrees that in the event of the BIDDER'S default in executing the required contract and filing the necessary bonds and insurance certificates within ten working days after the date of the City's notice of award of contract to the BIDDER, the proceeds of the guarantee accompanying this bid shall become the property of the City and this bid and the acceptance hereof may, at the City's option, be considered null and void.

BID SCHEDULE

To the Monterey Park's City Council, herein called the "Council".

Pursuant to and in compliance with your Notice Inviting Bids and the other documents relating thereto, the undersigned bidder, having familiarized himself with the work, and with the terms of the contract, the local conditions affecting the performance of the contract, and the cost of the work at the place where the work is done, and with the drawings and specifications and other contract documents, hereby proposes and agrees to perform, within the time stipulated, the contract, including all of its component parts, and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, expendable equipment, and all applicable taxes, utility and transportation services necessary to perform the contract and complete in a workmanlike manner, all in strict conformity with the Contract Documents on file at the office of the City Clerk of said City, per the following bid schedule:

BID SCHEDULE

For Sierra Vista and Service Club Door Replacement

Specification 2025-004

Sierra Vista and Service Club Door Replacement Specification No. 2025-004					
No.	Bid Item Description	Quantity	Unit	Unit Bid	Total Bid
1	Removal of existing door packages at Sierra Vista Park and Barnes Park Service Club (Per System)	4	EA	\$ 2,475.00	\$ 9,900.00
2	Installation of City purchased NABCO GT1175 slide door system per Appendix 7. Manufacturer Details (Per System)	4	EA	\$ 4,950.00	\$19,800.00
3	Furnish and install Alarm.com systems including door controller, kit, and access controller reader per Appendix 7. Manufacturer Details. (Per System)	4	EA	\$ 4,000.00	\$ 16,000.00
4	New conduit run from electrical panel to door systems as shown on Appendix 6. Floor Plan. One (1) high voltage and one (1) low voltage per door system per door system. Two door systems at each location. Refer to Section E. Technical Specification. (Per System)	4	EA	\$ 5,150.00	\$ 20,600.00
TOTAL BASE BID AMOUNT IN NUMBERS:					\$ 66,300.00
TOTAL BASE BID AMOUNT IN WORDS: Sixty-six thousand three hundred and 00/100					
Alt (1)	Furnish and Install 3M Anti-Graffiti Window Film (Per System)	4	EA	\$1,360.29	\$5,441.16
TOTAL ALTERNATIVE AMOUNT IN NUMBERS:					\$ 71,741.16
Seventy-one thousand seven hundred forty one and 16/100					

The award of Contract shall be based on the TOTAL BASE BID AMOUNT.	
In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.	
Full compensation for the items listed to the right as Items A, B, C, D and E are considered as inclusive in each Bid Item listed above in the Bid Schedule as applicable, and no additional and/or separate compensation will be allowed.	A. Mobilization / Demobilization
	B. Traffic Control
	C. NPDES, WVECP, and Best Management Practices (BMPs), Public Convenience and Safety
	D. Construction Staking by Land Surveyor
	E. Clearing and Grubbing
The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.	
The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.	
All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.	
A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.	

DESIGNATION OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work which are in excess of one-half of one percent of the bid and to procure materials and equipment from suppliers and vendors as follows:

Subcontractor Information	Work to be Performed	Dollar Amount
Name: None will be used		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Total Subcontract Amount (shall not exceed 49% of Total Bid Amount)		\$ _____

REFERENCES

References shall be for projects constructed by the bidding company; references for other projects performed by principals or other individuals of the bidding company may not be included. References shall be either minimum from 3 Public Agencies; or minimum from 2 Public Agencies plus 2 Private Entities for which BIDDER has performed similar work within the past three years.

Reference 1		
Agency Name Los Angeles Federal Building (EML)	Project Name and Brief Description (1) Set of Auto Doors were furnished, installed and wired to existing power and system. Doors were custom color size.	
Contact Name and Title David Bell CHIEF ENGINEER		
Tel: (562) 440-0329 E-mail: david.bell@gsa.gov	Contract Value: \$ 34,844.85	Year Completed: 2026

Reference 2		
Agency Name San Gabriel Fire Department	Project Name and Brief Description Vortex replace damaged cable on existing Sectional door for facility. (Safety equipment was used)	
Contact Name and Title Chris Eakman Division Chief / Fire Investigator		
Tel: (626) 308-2885 E-mail: ceakman@sangabriel.gov	Contract Value: \$ 5,271.08	Year Completed: 2026

Reference 3		
Agency Name MONTEBELLO UNIFIED SCHOOL DISTRICT	Project Name and Brief Description Vortex replaced (1) New Security gate at their main loading dock. This door is very important to keep the buildings flow running smoothly. (Safety equipments was used)	
Contact Name and Title Lloyd Garrison		
Tel: (562) 755-8857 E-mail: garrison_lloyd@montebello.k12.ca.us	Contract Value: \$39,889.60	Year Completed: 2026

Reference 4		
Agency Name _____	Project Name and Brief Description _____	
Contact Name and Title _____		
Tel: _____ E-mail: _____	Contract Value: \$ _____	Year Completed: _____

SITE INSPECTION

The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project without question.

Name of Person who inspected the site: Manny Barajas

Date of Inspection: 6/16/2026

ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following Addenda and has included their provisions in this Proposal:

Addendum No. 1 Dated 6/11/26

Addendum No. 2 Dated 6/17/26

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

BIDDER certifies that all previous contracts or subcontracts, all reports which may have been due under the requirements of any Agency, Site, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

AFFIRMATIVE ACTION CERTIFICATION

BIDDER certifies that affirmative action has been taken to seek out and consider minority business enterprises for those portions of work to be subcontracted, and that such affirmative actions have been fully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded hereunder. Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.

INSURANCE REQUIREMENTS

To be awarded this contract, the successful bidder shall procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Business automobile liability	\$1,000,000
Workers compensation	Statutory requirement.

Commercial general liability insurance shall meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement shall be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance shall be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor shall furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance shall be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) shall reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor shall require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's Contractor. Failure to provide this insurance will render the bidder's proposal "nonresponsive."

Bidder's Name:	Vortex Industrikes, LLC
Authorized Signature:	<u>Brian Newberry</u>
Name and Title:	Brian Newberry / Customer Care Specialist
Date:	<u>June 24, 2026</u>

PUBLIC CONTRACT CODE SECTION 7106**Noncollusion Declaration by Bidder**

The undersigned declares:

I am the Customer Care Specialist of
Vortex Industries, LLC, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Bidder's Name: Vortex Industries, LLC
Authorized Signature: Brian Newberry
Name and Title: Brian Newberry / Customer Care Specialist
Date: June 24, 2026

PUBLIC CONTRACT CODE SECTION 10162

In conformance with the above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder any officer of such bidder, or any employee of such bidder who has a proprietary interest in such bidder

has never been ☒ has been ☐ (indicate YES or **NO** after applicable answer)

disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation, and if so to explain the circumstances.

If the answer is **has been YES** explain the circumstances below:

Bidder's Name:

Vortex Industries, LLC

Authorized Signature:

Brian Newberry

Name and Title:

Brian Newberry / Customer Care Specialist

Date:

June 24, 2026

PUBLIC CONTRACT CODE SECTION 10232

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that no more than one final, unappealable finding of contempt of court by a federal court

has not been ☒ has been ☐ (indicate YES or **NO** after applicable answer)

issued against the bidder within the immediately preceding two-year period because of the contractor's failure to comply with an order of a federal court which orders the contractor to comply with an order of the National Labor Relations Board. For purposes of this section, a finding of contempt does not include any finding which has been vacated, dismissed, or otherwise removed by the court because the contractor has complied with the order which was the basis for the finding.

Bidder's Name: Vortex Industries, LLC

Authorized Signature: _____

Name and Title: Brian Newberry / Customer Care Specialist

Date: June 24, 2026

PUBLIC CONTRACT CODE SECTION 10285.1

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder or any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof

has never been ☒ has been ☐ (indicate YES or **NO** after applicable answer)

convicted within the preceding three years by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including, for the purposes of this article, the Regents of the University of California or the Trustees of the California State University.

Bidder's Name: Vortex Industries, LLC
Authorized Signature: *Brian Newberry*
Name and Title: Brian Newberry / Customer Care Specialist
Date: June 24, 2026

BIDDER INFORMATIONBidder's Name: Vortex Industries, LLCAddress: 20 Odyssey, Irvine, CA 92618Form of Legal Entity: Limited Liability Partnership

If a Corporation, State of Incorporation: _____

State Contractor's Class and License No.: California License 287885**Contact Person Information:**Name: Brian Newberry Title: Customer Care SpecialistE-mail: briann@vortexdoors.com Tel: 949-501-4906

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint venturers, and/or corporate officers having a principal interest in this proposal:

Krisin Slyker - CEOMichael Lin - CFOSean Spindler - COO

The date(s) of any voluntary or involuntary bankruptcy judgements against any principal having an interest in this proposal are as follows:

None

All current and prior DBA'S, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

None

Previous contract performance history:

Was any contract terminated previously: No

If the answer to the above is "yes", provide the following information:

Contract/project name and number: _____

Date of termination: _____

Reason for termination: _____

Owner's name: _____

Owner contact person and tel. no.: _____

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 24th day of June, 2026.

BIDDER

Vortex Industries, LLC

Brian Newberry / Customer Care Specialist

20 Odyssey

Irvine, CA 92618

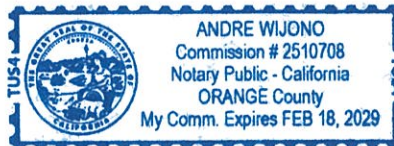
Subscribed and sworn to this 25 day of June, 2026.

NOTARY PUBLIC



Andre Wijono

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.





City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.F.

To: The Honorable Mayor and City Council
From: Martha Garcia, Director of Finance
Subject: Identifying a tax rate for collecting voter authorized property taxes for employee retirement benefits based on the assessed property valuation established by the County Assessor's Office

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution identifying the tax rate and amount of tax revenue required to fulfill the voters' intent in funding the City's retirement system; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City of Monterey Park's retirement costs are funded in part by a special voter-approved property tax. Each year the City is required to establish a tax rate to generate the retirement property tax based on the assessed valuation of taxable property established by the County Assessor's Office.

Background:

The City's retirement tax was authorized by the Monterey Park voters in elections held in 1946 and 1952. The proposed tax rate for the 2026-27 Fiscal Year is \$0.091175 per \$100 of assessed valuation. This is the same rate that has been in place since 1983-84 and it is also the maximum rate allowed by AB13.

For 2026-2027, the City's total projected budget for retirement expenditures is \$16.2 million. The projected retirement tax revenue, including secured and unsecured retirement property taxes, residual distributions, and a General Fund transfer is \$16.2 million. The voter authorized property tax pays for \$10.7 million of this overall retirement cost amount. The remaining expenditures will be covered by the City's General Fund and Retirement Fund reserve. The retirement tax is collected by the County Auditor Controller's Office through its annual property

tax billing. The City is required to submit the attached resolution establishing the 2026-2027 retirement tax rate to the County.

Strategic Plan Goal:

This action meets Goal 2 of the City Council's 2026-2027 Strategic Plan: To Maintain Stability of our City's Fiscal Resources.

Fiscal Impact:

Projected retirement tax revenue for FY 2026-2027 is approximately \$10.7 million.

Attachments:

1. FY 2026-27 Levy Resolution

ATTACHMENT 1

FY 2026-27 Levy Resolution

RESOLUTION NO. ____

**A RESOLUTION IDENTIFYING THE AMOUNT OF TAX REVENUE
REQUIRED TO FULFILL THE VOTERS' INTENT IN FUNDING THE
CITY'S RETIREMENT SYSTEM DURING FISCAL YEAR 2026-2027 AND
AUTHORIZING THE LEVY OF APPROPRIATE TAXES.**

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

SECTION 1: The City Council finds and declares as follows:

- A. On August 20, 1946, the City's voters approved a ballot measure which authorized the City to participate in the "State Employee Retirement System" (now the California Public Employee Retirement System) and also authorized the City Council "to levy and collect, annually ... a special tax sufficient to raise the amount estimated by [the City] Council to be required to provide sufficient revenue to meet the obligations of said City" to the retirement system;
- B. On April 8, 1952, the City's voters approved a ballot measure which extended the City's authorization to participate in the retirement system to include fire and police personnel. That ballot measure affirmed the City Council's authority "to levy and collect taxes sufficient to pay all costs and expenses ... to be paid by the City" to the retirement system;
- C. In 1978, California voters amended the California Constitution through Proposition 13. That Proposition generally limits the property tax rate to 1% of a property's full cash value except for indebtedness approved by the voters before July 1, 1978 or bonded indebtedness approved by the voters after July 1, 1978;
- D. In 1982, the California Supreme Court determined that a pre-1978 voter-approved pension program was an indebtedness that local officials could finance with a property tax rate outside the usual 1% limit (*Carman v. Alvord* (1982) 31 Cal.3d 318); and
- E. In 1985, the Legislature capped existing tax rates at the 1982-83 or 1983-84 level, except for rates supporting general obligation bonds, water contracts, and lease purchases (AB 13, Roos, 1985).

SECTION 2: The amount of tax revenue required from taxable property within the City to pay for the retirement system during fiscal year 2026-2027, beginning July 1, 2026, is \$10.7 million.

SECTION 3: The City Manager, or designee, is authorized to levy taxes as follows:

- A. For the fiscal year beginning July 1, 2026, the rate for the City is fixed and is levied on all taxable property within the City using the assessed value of such property. Tax Districts are identified below and the corresponding tax collected from each District is listed in the table set forth in subsection C.

- B. TAXATION DISTRICT NO. 1 consisting of all that portion of the City of Monterey Park included within the boundaries thereof as fixed by special election held August 19, 1920, (Resolution No. 245); all that territory annexed to the City of Monterey Park at annexation election held January 23, 1923, and known as Garvey Avenue Tracts (Ordinance No. 120); all that territory annexed to the City of Monterey Park at annexation election held on July 8, 1925, and known as New Avenue Tract (Ordinance No. 174); all that territory annexed to the City of Monterey Park at annexation election held July 10, 1928, and known as Keith Tract (Ordinance No. 207); all that territory annexed to the City of Monterey Park by annexation election held on April 22, 1930, and known as Midwick View Estates Tract (Ordinance No. 230); all that territory annexed to the City of Monterey Park known as Jebbia Annexation (Ordinance No. 467); all that territory annexed to the City of Monterey Park known as Midwick Country Club Annexation (Ordinance No. 468); all that territory annexed to the City of Monterey Park known as the Fitzgerald Annexation (Ordinance No. 484); all that territory annexed to the City of Monterey Park known as the Hellman Estate Annexation No. 2 (Ordinance No. 724); all that territory annexed to the City of Monterey Park known as Poteete Annexation (Ordinance No. 850); all that territory annexed to the City of Monterey Park by Ordinance No. 489 and known as the Hamilton Homes Annexation; all that territory annexed to the City of Monterey Park by Ordinance No. 510, and known as Hamilton Homes Annexation No. 2, all that territory annexed to the City of Monterey Park by Ordinance No. 520, effective October 7, 1948, known as the Jebbia Annexation; Wheeler Annexation, effective February 21, 1949, (Ordinance No. 532); Garvey Annexation, effective May 11, 1949, (Ordinance No. 537); Garvey Avenue Annexation No. 2, effective October 13, 1949, (Ordinance No. 547); Monterey Pass Annexation, effective October 13, 1949, (Ordinance No. 548); Reservoir Annexation, effective January 16, 1950, (Ordinance No. 553); Hellman Estate Annexation effective April 26, 1951, (Ordinance No. 590); Industrial Center Annexation effective

October 1, 1951, (Ordinance No. 601); Wheeler Annexation No. 2, effective March 25, 1953, (Ordinance No. 638); and O'Brien Annexation, effective November 16, 1953, (Ordinance No. 649); and Wheeler Annexation No. 3, effective February 27, 1959, (Ordinance No. 844).

- C. TAXATION DISTRICT NO. 2 consisting of all that territory annexed to the City of Monterey Park by Ordinance No. 940, known as Southwesterly Atlantic Annexation No. 1; and Ordinance No. 1000, known as Southwesterly Annexation No. 3; and Ordinance No. 1093, known as Southeasterly Annexation No. 1; and Ordinance No. 1421, known as Southwesterly Annexation No. 4A.

- D. Tax Table:

Assessed Value:	
Taxation District No. 1	\$ 10,150,413,974
Taxation District No. 2	<u>\$ 493,656,392</u>
Total	<u>\$ 10,644,070,366</u>

	<u>DISTRICT NO.1</u>	<u>DISTRICT NO.2</u>
Retirement Fund Tax Rate	<u>\$.091175</u>	<u>\$.091175</u>

SECTION 4: Limitations. The City Council's analysis and evaluation of this Resolution is based on the best information currently available. It is inevitable that in evaluating a matter that absolute and perfect knowledge of all possible aspects of the issue will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 5: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6: **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 7: **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 8: **Effective Date.** This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 5th day of August, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.G.

To: The Honorable Mayor and City Council
From: Christine Tomikawa, Human Resources/Risk Management Director
Subject: Professional Services Agreement with Mainstream Unlimited, LLC to provide Safety Training and Risk Management Consulting Services

Recommendation:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a standard professional services agreement with Mainstream Unlimited, LLC in a form approved by the City Attorney, to provide safety training and risk management consulting services; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City is a member of Public Risk Innovation, Solutions, and Management (PRISM), a risk sharing pool, to purchase lines of insurance for the City workers' compensation, general liability, auto physical, and property. As part of its participation in PRISM, the City has access to vendors to provide training and consulting services to assist with risk and liability. Mainstream Unlimited, LLC (Mainstream) is one of the recommended vendors that will assist the City with Occupational Safety and Health Administration (OSHA) training for City staff and review policies related to the City's risk management programs.

Background:

During the past year, the Human Resources and Risk Management Department provided OSHA-compliant safety training for Public Works staff and will facilitate additional safety trainings next fiscal year. Mainstream provided the initial training, and continued use of the same consultant will provide continuity in the City's ongoing safety training efforts.

Mainstream representatives have conducted trainings, reviewed the City's current policies, and made recommendations to revise the training programs, policies, and procedures. The vendor will review the City's Injury, Illness, Prevention Program to ensure that it remains current and

compliant with applicable safety regulations.

Mainstream is a recommended vendor to provide safety training and risk management consultation through PRISM. Staff recommends that the City Council approve a professional services agreement with Mainstream Unlimited, LLC for an amount not to exceed \$43,000.

Strategic Plan Goal:

This action supports the City Council's Strategic Plan Goal of maintaining stability of the City's Human Resources by strengthening workforce retention.

Fiscal Impact:

The Human Resources and Risk Management budget has accounted for the cost of training and risk consultation services in FY 2026-2027.

Attachments:

1. Scope of Services

ATTACHMENT 1

Scope of Services

EXHIBIT A

Scope of Services

Risk Management Consulting Services

Consultant (a.k.a. Mainstream Unlimited) will be providing Risk Management Consulting Services to the City. Specifically, Mainstream Unlimited will provide the City with the following kinds of services:

- Administration of Employee Trainings and Safety Programs; and
- Other Risk Management-related work as assigned by the City of Monterey Park.

Safety Programs

Consultant will provide an invoice to the City for services rendered at the conclusion of each project, with each project amounting to \$250/hour and related expenses. Consultant will execute the following projects:

- a) Reassessing and Updating the City's Injury Illness Prevention Plan
- b) Create an updated safety program and the OSHA-required policies and procedures.

Employee Trainings

Consultant will also provide training sessions to City staff. Consultant will provide an invoice to the City for services rendered at the conclusion of each training session, with each session amounting to \$5,000, including travel, lodging, and related expenses. Each of the topics below will be provided as its own training session, consisting of classroom-style learning as well as hands-on learning on the same day:

- a. Confined Space Awareness
- b. Trench Awareness
- c. Haz Woper
- d. Lead and Asbestos (to include pipe and respirator face mask)
- e. Flagger/Work Zone Safety
- f. Aerial lift
- g. Backhoe
- h. Forklift



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 10.H.

To: The Honorable Mayor and City Council
From: Robert Aguirre, Director of Recreation & Community Services
Christina Alatorre, Recreation Manager
Subject: Parks Make Life Better Month Resolution

Recommendation:

It is recommended that the City Council consider:

1. Adopting a Resolution declaring the month of July as "Parks Make Life Better" Month in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:

During July, the Recreation and Community Services Department celebrates "Parks Make Life Better" Month. By designating July as "Parks Make Life Better" Month, the City of Monterey Park's Recreation and Community Services Department urges all residents to enjoy and recognize our parks' social, physical, mental, economic, environmental, and community benefits. As we observe "Parks Make Life Better" Month, we recognize the vital contributions of our employees and volunteers, who all contribute to making parks and recreation facilities a great place to visit. These dedicated staff and volunteers keep our parks clean and safe for visitors and coordinate and organize special events, childcare, summer day camp, swim lessons, educational classes, senior activities, and health and fitness programs. They ensure that parks and recreation facilities are safe and accessible places to enjoy.

Background:

The National Recreation and Park Association (NRPA) and California Parks and Recreation Society (CPRS) are organizations dedicated to advancing park, recreation, and conservation efforts that enhance the quality of life. The NRPA and CPRS promote healthy lifestyles, recreation initiatives, and conservation of natural and cultural resources. Since 1985, the NRPA and CPRS have recognized July as "Parks Make Life Better" Month in California and nationally as "Parks and Recreation" Month. Cities, counties, and other agencies recognize the

importance of thriving, local park systems providing opportunities for healthy, active lifestyles and preserving valued community places.

Strategic Plan Goal:

N/A

Fiscal Impact:

N/A

Attachments:

1. Parks Make Life Better Month Resolution 2026

ATTACHMENT 1
Parks Make Life Better Resolution 2026

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY
PARK DECLARING THE MONTH OF JULY 2026 AS
PARKS MAKE LIFE BETTER MONTH**

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

SECTION 1: The City Council finds as follows:

- A. The City of Monterey Park's Recreation and Community Services Department promotes physical, emotional, and mental health and wellness through organized and self-directed fitness, play, and activity;
- B. Parks and recreation support economic vitality through increased property values, expansion of the local tax base, increased tourism, and crime reduction;
- C. The Recreation and Community Services Department creates memorable experiences through youth sports and enrichment activities, teen centers and programs, senior activity centers, adult fitness and enrichment programs, free community events, and beyond;
- D. The Department's facilities foster social cohesiveness by celebrating diversity, providing spaces to come together peacefully, modeling compassion, promoting social equity, connecting social networks, and ensuring all people have access to their benefits; and Parks and Recreation supports human development and learning opportunities that foster social, intellectual, physical and emotional growth in people of all ages and abilities;
- E. The Department's programs support human development and endless learning opportunities that foster social, intellectual, physical and emotional growth in people of all ages and abilities; and
- F. The Recreation and Community Services Department strengthens community identity by providing facilities and services that reflect and celebrate community character, heritage, culture, history, aesthetics, and landscape;
- G. Parks and Recreation sustains and stewards our natural resources by protecting habitats and open space, connecting people to nature, and promoting the ecological function of parkland;
- H. The Department facilitates community problem resolution by providing safe spaces to come together peacefully and serving as key points of service, helping our communities heal both physically and emotionally;

- I. The Recreation and Community Services Department supports safe, vibrant, attractive, progressive communities that make life better through positive alternatives offered in their recreational opportunities;
- J. The Recreation and Community Services Department remains versatile and innovative in providing vital services to the community through local, national, or global emergencies, all while adhering to guidelines set forth by governing agencies; and
- K. The California Park & Recreation Society has released a statewide public awareness campaign, "Parks Make Life Better!" to inform citizens of the many benefits of utilizing parks, facilities, programs, and services.
- L. Access to local parks, trails, open space, and facilities for the health, wellness, development, inspiration is important to the City

SECTION 2: July 2026 is declared as "Parks Make Life Better!®" Month.

SECTION 3: *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 4: *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 his/her duly appointed deputy, may attest thereto.

SECTION 5: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this ____ day of _____, 2026.

Henry Lo, Mayor

Attest:

Maychelle Yee, City Clerk



City Council Staff Report

Date: July 1, 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: HUD Program Year 2026-2027 Annual Action Plan

Recommendation:

It is recommended that the City Council consider:

1. Conducting a public hearing and receiving public comments and testimony on the Program Year (PY) 2026-2027 Annual Action Plan (AAP);
2. Approving and authorizing the submittal of the PY 2026-2027 AAP, including Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding recommendations;
3. Authorizing the City Manager to execute all appropriate and necessary documents to receive funding, implement approved use, and make necessary budget adjustments based on the Housing and Urban Development Department (HUD) final allocation amount;
4. Authorizing the City Manager to execute sub-recipient agreements with the non-profit organizations receiving CDBG and HOME allocations in the Annual Action Plan;
5. 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 by 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 \$302,097.03 in HOME funds from HUD. The purpose of this public hearing is to inform residents about the CDBG and HOME programs, present 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 (AAP) 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.

The AAP is an operational document that details how the City of Monterey Park will implement the ConPlan on a yearly basis. It also serves as the annual application for federal funds under the HUD CDBG and HOME formula grant program.

HUD has released the City's entitlement allocation for PY 2026-2027, which runs from July 1, 2026, to June 30, 2027, and staff anticipates receiving approximately \$571,332 in CDBG funding and approximately \$302,097.00 in HOME funds. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. After extensive consideration, staff recommend that the activities receive funding through the CDBG and HOME programs, as detailed in the City's PY 2026-2027 Annual Action Plan (Attachment No. 1) and summarized below.

CDBG Program: There are three broad funding categories that are considered eligible under CDBG regulations. A project must either (1) provide benefits to low- or moderate-income persons, (2) eliminate slum or blighted conditions, or (3) satisfy an urgent need. In addition, of the CDBG funds received, no more than 15% (\$85,699) of the annual grant amount can be used for public service; no more than 20% (\$114,266) of the grant amount can be used for Planning and Administration, and at least 70% (\$371,367) of all funds must be used for activities that benefit low-to-moderate-income persons.

The proposed PY 2026-2027 One Year Action Plan proposed activities and funding are as follows:

CDBG Program		
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	\$25,000.00
TOTAL		\$571,332.00

HOME Program: 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.

The proposed PY 2026-2027 One Year Action Plan proposed activities and funding are as follows:

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

Citizen Participation Process

Federal laws relating to HUD funds require cities to provide citizens with specific information about the amount of monies expected for the programs and the range of activities that may be undertaken with those funds. Federal regulations also require a jurisdiction to hold a public hearing to obtain the views of citizens on such issues as housing, other community development needs, and the use of the CDBG and HOME monies.

The public notice was published on May 21, 2026, in the Monterey Park Progress newspaper to inform the public of the 30-day public review period and Public Hearing for discussions on

the PY 2026-2027 Annual Action Plan. The document was available for public review from May 29, 2026, through July 1, 2026. At the time of preparing this staff report, City staff have not received any written comments concerning the documents.

Strategic Plan Goal:

This action meets Goal 2 of the City Council's 2026-2027 Strategic Plan: To Maintain Stability of our City's Fiscal Resources.

Fiscal Impact:

There is no fiscal impact on the General Fund. The PY 2026-2027 AAP includes approximately \$571,332 in CDBG funds and approximately \$302,097 in HOME funds provided by HUD. Expenditures will be funded through these grant revenues.

Attachments:

1. PY 2026-2027 Annual Action Plan

ATTACHMENT 1

PY 2026-2027 Annual Action Plan

PY 2026-2027 ACTION PLAN



**City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754**

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The U.S. Department of Housing and Urban Development (HUD) requires the City of Monterey Park to prepare a Consolidated Plan (ConPlan) to receive funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The ConPlan is prepared every five years and is accompanied by Annual Action Plans for each program year.

The ConPlan serves four primary functions:

- A strategic planning document developed through public participation and community input.
- An application for federal funding under HUD's formula grant programs, including CDBG and HOME.
- A statement of the City's housing, community development, and economic development priorities.
- A five-year framework for implementing HUD-funded programs and activities.

The City of Monterey Park is an entitlement jurisdiction and receives an annual allocation of CDBG and HOME funds directly from HUD based on population and other federal formula factors.

The ConPlan serves several important functions for the City. It provides a strategic framework for addressing housing and community development needs, establishes priorities and funding strategies for federal resources, and guides program policies and investments over the five-year planning period. The ConPlan is informed by data analysis as well as input from residents, community stakeholders, service providers, and public agencies.

Each year during the ConPlan cycle, the City prepares a one-year Action Plan that describes how federal housing and community development funds will be allocated to address identified priority needs and serves as the City's annual application to HUD for CDBG and HOME funding. The Action Plan identifies funded activities, allocated resources, and anticipated outcomes, supporting programs and projects that provide decent housing, promote a suitable living environment, and expand economic opportunities for low- and moderate-income residents. This Action Plan outlines activities for the 2026–2027 program year, including one-year goals and expected accomplishments, with proposed funding allocations provided in Annual Goals and Objectives section (AP-20).

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The strategies and projects outlined in the Action Plan are intended to benefit low- and moderate-income residents, improve distressed and blighted neighborhoods with high concentrations of low- and moderate-income residents, and positively impact the City as a whole. These Strategies will be

coordinated with other federal and state grant programs and local initiatives to meet the objectives outlined in the plan. The Annual Action Plan will focus on goals established within the Five-Year 2025-2029 Con Plan-Strategic Plan.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following General Objective Categories. The City of Monterey Park incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories - Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories - Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Monterey Park has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this ConPlan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year ConPlan. The Low Priority Need may be funded based on the availability of funds. The priorities for the FY 2025-2029 ConPlan established in consultation with residents and community groups will be prioritized in the following order:

High Priority

- Improve, Maintain, and Expand Affordable Housing
- Promote Equal Housing Opportunity
- Support Economic Development Opportunities
- Planning and Administration

Evaluation of past performance

The City of Monterey Park is responsible for ensuring that all activities funded through its Action Plan meet one of the three national objectives established by HUD, with the exception of administrative

activities, and support the City's five-year priorities and strategies. Program effectiveness is measured through multiple tools, including a Five-Year Matrix, Action Plan Tables, HUD's Integrated Disbursement and Information System (IDIS), and the Consolidated Annual Performance and Evaluation Report (CAPER). These tools allow the City, HUD, community partners, and residents to track progress on both long- and short-term objectives.

Annual Action Plan Tables identify specific short-term objectives, planned activities, units of accomplishment, and expected outcomes for each program year. The City reports accomplishments in IDIS throughout the year, and at year-end, uses this data to update the Five-Year Matrix and Annual Action Plan Tables. The CAPER is published annually to summarize accomplishments, compare planned versus actual outcomes, and demonstrate how program activities contribute to long- and short-term ConPlan goals. Additional information regarding program accomplishments can be found in the City's most recent CAPER, available on the City's website.

Through this evaluation framework, the City ensures that HUD-funded programs are effectively addressing the housing, community development, and economic needs of its residents, particularly low- and moderate-income households and those with special needs.

During the current 2025–2026 program year, the City carried out a range of housing and community development activities designed to primarily benefit extremely low-, very low-, low-, and moderate-income residents, as well as individuals with special needs. The City is on track to meet or exceed the majority of its goals for the 2025–2026 program year. Building on this progress, many of these programs and activities will continue to be prioritized during the 2026–2027 program year.

Summary of citizen participation process and consultation process

In accordance with the City's Citizen Participation Plan, residents and stakeholders were provided opportunities to participate in the development of the PY 2026–2027 Action Plan through public hearings and public review processes. Efforts were made to encourage participation by low- and moderate-income persons, particularly those residing in areas where HUD funds are proposed to be used, as well as residents of predominantly low- and moderate-income neighborhoods. Additional efforts were made to encourage participation by minorities, non-English-speaking persons, and persons with disabilities.

Public Hearings – Two public hearings were conducted by the Monterey Park City Council in the Council Chambers located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

- May 20, 2026, at 6:30 p.m. – A notice of the first public hearing was published in the Monterey Park Progress newspaper on April 30, 2026. During the meeting, City staff received citizen input regarding community needs and priorities prior to final CDBG and HOME funding decisions for the PY 2026–2027 Action Plan.
- July 1, 2026, at 6:30 p.m. – A notice of the second public hearing was published in the Monterey Park Progress newspaper on May 21, 2026. During the meeting, City staff received citizen comments and presented the final PY 2026–2027 Action Plan for approval.

City Department Consultations – The City conducted consultations with representatives from various City departments to gather input and coordinate planning efforts related to the PY 2026–2027 Action Plan.

30-Day Public Review and Comment Period – The public review and comment period for the complete draft PY 2026–2027 Action Plan began on May 29, 2026, and concluded on June 30, 2026. Notice of the availability of the draft PY 2026–2027 Action Plan was published in the Monterey Park Progress newspaper on May 21, 2026.

Summary of public comments

No comments were received during the first public hearing.

INSERT comments were received during the public review and comment period.

INSERT comments were received during the second public hearing.

Summary of comments or views not accepted and the reasons for not accepting them

All comments or views received during the development and approval of the Annual Action Plan have been accepted by the City and taken into consideration as part of the planning process.

Summary

The City of Monterey Park’s 2026–27 Action Plan includes all elements required by the HUD for entitlement jurisdictions. This Action Plan outlines how the City will allocate CDBG and HOME Investment Partnerships funds to address priority needs identified in the 2025–2029 ConPlan. Key components of the Action Plan include:

- Standard Form 424: The official application for federal funding.
- Sources of Funds: A description of potential private and public funding sources available to support ConPlan activities.
- Statement of Specific Annual Objectives: A summary of projects and activities planned to address the City’s priority needs.
- Description of Activities and Outcome Measures: Detailed descriptions of community needs, projects to be funded with 2026–2027 CDBG and HOME allocations, and associated objectives, outcomes, and performance indicators.
- Geographic Distribution: Maps showing CDBG-eligible areas and the locations of Program Year 2026–2027 projects.
- Homeless and Other Special Needs: A description of activities targeting homeless individuals and non-homeless persons with special needs.
- Other Actions: Steps the City will take to address sub-strategies outlined in the ConPlan.

- Specific Program Requirements: A summary of expected CDBG and HOME funding available for the 2026–2027 program year.
- Certifications and Miscellaneous: Required HUD certifications and assurances.

Through this comprehensive framework, the City ensures that all federally funded activities are strategically aligned with ConPlan priorities, focused on low- and moderate-income residents, and designed to improve housing, community development, and economic opportunities for the residents of Monterey Park.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEREY PARK	Community Development Department
HOME Administrator	MONTEREY PARK	Community Development Department

Table 1 – Responsible Agencies

Narrative

The Community Development Department leads the administration of CDBG and HOME funds and development of the Action Plan. The City is an entitlement community and receives CDBG and HOME funds directly from HUD.

Consolidated Plan Public Contact Information

City of Monterey Park
Timothy Hou, Director
Community Development Department
320 West Newmark Avenue
Monterey Park, CA 91754
(626) 307-1376
magarcia@montereypark.ca.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

Introduction

HUD requires that jurisdictions encourage citizen participation in the development of the annual Action Plan. The City of Monterey Park maintains a Citizen Participation Plan to ensure residents and stakeholders have meaningful opportunities to provide input throughout the planning, implementation, and evaluation of the City's housing and community development programs.

The objectives of the Citizen Participation Plan include:

- Encouraging participation from residents, particularly low- and moderate-income persons in CDBG-eligible areas, including minorities, non-English speaking residents, and individuals with mobility, visual, or hearing impairments.
- Providing timely and accessible information about the Action Plan and its programs.

For the 2026–2027 Action Plan, the City conducted two public hearings. The first hearing informed the public about the CDBG program, obtained citizens' view on CDBG priorities, and received input and recommendations on funding. The second hearing presented the draft Action Plan, including public service and non-public service activities, for City Council review and approval of funding allocations for submission to HUD.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

To outreach to various agencies and organizations, the City compiled an outreach list consisting of the following agencies, including:

- Boys & Girls Club of West San Gabriel Valley
- County of Los Angeles, Department of Health Services
- Family Counseling Services of West San Gabriel Valley
- Housing Rights Center
- Los Angeles County Development Authority
- Los Angeles Center for Alcohol & Drug Abuse
- Los Angeles County Public Health Department
- Los Angeles Homeless Services Authority
- Salvation Army
- Adjacent cities, County of Los Angeles, San Gabriel Valley Council of Governments, and Southern California Association of Governments.

These agencies were either contacted by phone, email, or notices. Staff made particular efforts to contact specific agencies that provide services to Monterey Park residents and businesses.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (LACoC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless were consulted. These include the Salvation Army Bell Shelter, East San Gabriel Valley Coalition for the Homeless, LAHSA, and L.A. CADA.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Monterey Park does not receive ESG funds as part of its annual entitlement.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Los Angeles Centers for Alcohol & Drug Abuse (L.A. CADA)
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	L.A. CADA was interviewed as part of the public outreach process. The City intends to include the results of stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
2	Agency/Group/Organization	Los Angeles County Department of Public Health
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homeless Strategy Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Health was interviewed as part of the public outreach process. The City intends to include results of the stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
3	Agency/Group/Organization	Los Angeles County Development Authority (LACDA)
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Strategy Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	LACDA was interviewed as part of the public outreach process. The City intends to include the results of the stakeholder interviews and other social services to support the ConPlans' needs assessment findings and strategic planning goals.
4	Agency/Group/Organization	Los Angeles Homeless Services Authority (LAHSA)
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LAHSA was interviewed as part of the public outreach process. The City intends to include the results of the stakeholder interviews and other social services to support the ConPlan's needs assessment findings and strategic planning goals.
5	Agency/Group/Organization	City of Monterey Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Shelter Policies

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In order to obtain a comprehensive assessment of the needs and priorities within the community, the ConPlan process included consultation with Monterey Park citizens, service providers, City Council, and City staff. A public Community Needs Survey was posted on the City's website.
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City consulted with all appropriate agencies.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County is a Continuum of Care (CoC) applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City's Strategic Plan in the ConPlan will provide support to nonprofits that meet the social services needs of LMI residents with a direct emphasis on assisting the homeless.
City of Monterey Park Housing Element	City of Monterey Park	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market housing.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City actively participates in regional planning initiatives within Los Angeles County for the implementation of the ConPlan, as outlined above. Additionally, the City collaborates with the State of California Department of Fair Employment and Housing to monitor reported fair housing data. The City also coordinates efforts in housing, economic development, air quality, and transportation with 28 cities and unincorporated areas of Los Angeles County through the San Gabriel Valley Council of Governments.

City of Monterey Park departments and city commissions that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through meetings, interviews and/or Community Survey.

Narrative (optional):

None.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

AP -12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

In accordance with the City's Citizen Participation Plan, residents and stakeholders were provided opportunities to participate in the development of the PY 2026–2027 Action Plan through public hearings and public review processes. Efforts were made to encourage participation by low- and moderate-income persons, particularly those residing in areas where HUD funds are proposed to be used, as well as residents of predominantly low- and moderate-income neighborhoods. Additional efforts were made to encourage participation by minorities, non-English-speaking persons, and persons with disabilities.

Public Hearings – Two public hearings were conducted by the Monterey Park City Council in the Council Chambers located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

- May 20, 2026, at 6:30 p.m. – A notice of the public hearing was published in the Monterey Park Progress newspaper on April 30, 2026. During the meeting, City staff received citizen input regarding community needs and priorities prior to final CDBG and HOME funding decisions for the PY 2026–2027 Action Plan.
- July 1, 2026, at 6:30 p.m. – A notice of the public hearing was published in the Monterey Park Progress newspaper on May 29, 2026. During the meeting, City staff received citizen comments regarding community needs and priorities and presented the final PY 2026–2027 Action Plan for approval

City Department Consultations – The City conducted consultations with representatives from various City departments to gather input and coordinate planning efforts related to the PY 2026–2027 Action Plan.

30-Day Public Review and Comment Period – The public review and comment period for the complete draft PY 2026–2027 Action Plan began on May 29, 2026, and concluded on June 30, 2026. Notice of the availability of the draft PY 2026–2027 Action Plan was published in the Monterey Park Progress newspaper on May 21, 2026

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Review & Comment Period	Non-targeted/broad community	Notices of and 30-day review period and public hearings were published in the Monterey Park Progress local newspaper.	No comments received.	N/A	N/A

2	Public Hearing	Non-targeted/broad community	The first public hearing was held on May 20, 2026, to consider approval of the proposed CDBG activities and budget for Fiscal Year 2026-2027. A second public hearing was held on July 1, 2026, to receive public comments and approve the Annual Action Plan.	No comments received.	N/A	N/A
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Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City has been notified by HUD that it will be receiving an estimated \$571,332 in CDBG funds for PY 2026–2027, and \$302,097.03 in HOME funds. No program income is anticipated.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Public-federal	Administration and Planning Public Improvements Public Services Economic Development	\$571,332	\$0	\$0	\$571,332	\$1,713,996	Funding to support CDBG eligible programs/ activities from 2027-2029 throughout Monterey Park.
HOME	Public-federal	Administration and Planning Homeowner Rehab Multifamily Rental New and Rehab Acquisition	\$302,097.03	\$0	\$0	\$302,097.03	\$906,291	Funding to support HOME eligible programs/ activities from 2027-2029 throughout Monterey Park.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: The Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others.

It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (State HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that help nonprofit affordable housing developers. An examples of the State HCD's non-competitive program is the Permanent Local Housing Allocation (PLHA) Program. Competitive State HCD programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many State HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low-Income Housing Tax Credit (LIHTC) program, a widely used financing source for affordable housing projects. As with the other federal and state grant programs discussed above, the City would either competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs help local affordable housing developers and community organizations while others help directly to individuals. The Mortgage Credit Certificates (MCC) Program helps first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage

interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

The City will use its excess match carried over from prior years to fulfill its HOME match obligation. HOME regulations allow the excess match to be carried over and applied to future HOME project match liability.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not own land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

Not Applicable.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Fair Housing	2026	2027	Non-Housing Community Development	Citywide	Affirmatively further fair housing throughout the City by providing guidance and assistance to residents to increase their awareness of fair housing rights and support residents reporting fair housing issues and seek corrective action.	CDBG: \$25,000	110 Persons Assisted
2	Increase Access to Affordable Housing	2026	2027	Affordable Housing	Citywide	Expand the supply of affordable housing; Preserve the supply of affordable housing	CDBG: \$0 HOME: \$172,958.14	Multi-Unit structures
3	Support Community Services	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Access to and supply of public services	CDBG: \$0	0 Persons
4	Enhance Public Facilities and Infrastructure	2026	2027	Non-Housing Community Development	Low/Mod Census Tract	Improve City public facilities and infrastructure	CDBG: \$297,066	3,000 Persons
5	Promote Economic Development	2026	2027	Non-Housing Community Development	Citywide	Develop and strengthen small businesses, support local entrepreneurs, expand employment and/or workforce development programs, and improve access to job opportunities.	CDBG: \$135,000	6 Businesses
6	Support Efforts to Address Homelessness	2026	2027	Homeless Non-Housing Community Development	Citywide Low/Mod Census Tract	Increase access to and supply of homeless services and facilities	CDBG: \$0	0 People

7	Support Programs through Program Administration	2026	2027	Planning and Administration	Citywide	Ensure the management of a compliant and efficient CDBG and HOME programs	CDBG: \$114,266 HOME: \$23,055	2 Other
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Table 6 – Annual Goals

Goal Descriptions

1	Goal Name	Promote Fair Housing
	Goal Description	The City will continue to collaborate with entities assisting families and individuals seeking counseling and/or legal solutions to fair housing and discrimination problems.
2	Goal Name	Increase Access to Affordable Housing
	Goal Description	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.
4	Goal Name	Enhance Public Facilities and Infrastructure
	Goal Description	Activities that improve the quality of life for residents include improving parks and infrastructure, creating green streets, improving accessibility, and safe routes to school.
5	Goal Name	Promote Economic Development
	Goal Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
7	Goal Name	Support Programs through Planning Administration
	Goal Description	This program provides payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities and housing rehabilitation delivery that are financed as a whole or in part by CDBG funds. Planning and Administration also provides funds for the general operating and planning and support for CHDO.

AP-35 Projects – 91.220(d)

Introduction

The Action Plan focuses on activities to be funded with the two federal entitlement grants CDBG and administered by the Department of Housing and Urban Development (HUD). Housing and community development needs in the City are extensive and require the effective and efficient use of limited funds. HUD allocates CDBG and HOME funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate.

CDBG Program - CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income. There is a wide range of activities that are eligible under CDBG Programs. CDBG grantees are responsible for ensuring that each eligible activity meets one of three national objectives:

1. Benefiting low and moderate income persons;
2. Aid in the prevention or elimination of slums or blight; and
3. Meet an urgent need that the grantee is unable to finance on its own.

The City is anticipating receiving approximately \$571,332 in program year 2026-2027 CDBG funds. The City will be using \$0 program income.

HOME Program - HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits. HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$302,097 in PY 2026-2027 HOME funds.

Please refer to the following page for listing of projects.

The amounts listed are only estimates and all proposed activities' budgets will be proportionately increased or decreased from the estimated funding levels to match actual allocations.

Projects

#	Project Name	2026-2027 Allocation
CDBG		
1	CDBG Planning and Administration	\$114,266
2	Fair Housing Services	\$25,000
3	Public Facilities and Infrastructure	\$297,066
4	Economic Development – Business Grant Program	\$135,000

TOTAL		\$571,332
HOME		
1	HOME Planning and Administration	\$30,209.70
2	CHDO Assistance	\$45,314.55
3	Affordable Housing	\$226,572.75
TOTAL		\$302,097

Table 7 – PY 2026-2027 Projects

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating a majority of its non-administrative CDBG and HOME funds for program year 2026-2027 to projects and activities that benefit low- and moderate-income people throughout the City.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state, and other local sources and the high cost of housing that is not affordable to low-income residents. The projects selected for funding represent programs designed to meet needs identified as high within the consolidated plan. Funding is limited, so not all projects requesting funding were able to be funded. The City strives to have a broad spectrum of programs to meet the needs of as many populations throughout Monterey Park as possible.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$114,266
	Description	The City will continue to provide planning and administration services required to manage and operate the City's CDBG programs. Such funds will assist in managing community development, housing, and economic development programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
2	Planned Activities	Program administrative costs for CDBG operations.
	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Expand fair housing choice and access
	Needs Addressed	Fair housing education
	Funding	CDBG: \$25,000
	Description	Provide funding to handle fair housing cases and education.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	110 Persons
3	Location Description	Households within the City
	Planned Activities	The City will provide legal services, training, and mediation over discrimination cases and Fair Housing Act education.
	Project Name	Public Facilities and Infrastructure
	Target Area	LMI Areas
	Goals Supported	Enhance Public Facilities and Infrastructure
	Needs Addressed	Improve quality of life and accessibility
	Funding	CDBG: \$297,066
	Description	Provide funding for conducting job fairs.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	2 Projects
	Location Description	LMI Areas
	Planned Activities	ADA sidewalk improvements, public facility improvements.
4	Project Name	Economic Development – Business Grant Program
	Target Area	LMI Areas
	Goals Supported	Enhance Public Facilities and Infrastructure
	Needs Addressed	Improve quality of life and accessibility
	Funding	CDBG: \$135,000
	Description	Provide programs and funding for economic development activities that will promote business retention and business creation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	6 Projects
	Location Description	LMI Areas
	Planned Activities	Provide programs and funding for economic development activities that will promote business retention and business creation.
4	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Planning and administration
	Needs Addressed	Planning and administration
	Funding	\$30,209.70
	Description	The City will continue to provide planning and administration services required to manage and operate the City's HOME programs. Such funds will assist in managing community development and housing programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Hall
	Planned Activities	Program administrative costs for HOME operations.
5	Project Name	CHDO Set-Aside
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: \$45,314.55

	Description	Assistance to selected CHDO to provide affordable housing and residential rehabilitation.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 Project
	Location Description	To Be Determined
	Planned Activities	Assist a CHDO to provide affordable housing. The City may defer use of these funds to future years to add future HOME funds to complete a more substantial project.
6	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Expand affordable housing opportunities
	Needs Addressed	Affordable housing
	Funding	HOME: \$226,572.75
	Description	Provide affordable housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 Household Housing Unit
	Location Description	To Be Determined
	Planned Activities	Provide funding for housing rehabilitation, new housing development and/or programs that assist LMI families with finding housing solutions including programs that increase homeownership, development of housing for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing.

Table 8 – Project Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
Eligible LMI Block Groups	70
Community Wide	30

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

Discussion

Unless otherwise specified, all the City's HUD-funded housing and community development programs are generally available to eligible low- and moderate-income persons citywide. To prevent the concentration of low-income persons, City housing programs are marketed and available throughout the City. The programs are not directed to any one geographical area but rather the extremely low- to moderate-income (0 to 80 percent of the MFI) persons and families. The City wants to promote a balanced and integrated community and is committed to helping throughout the City.

An area benefit is an activity that meets the identified needs of low- and moderate-income persons residing in an area where at least 51 percent of the residents are low- and moderate-income persons. The benefits of this type of activity are available to all persons in the area regardless of income. The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

HUD provides estimates of the number of persons that can be considered Low-, Low- to Moderate-, and Low, Moderate-, and Medium-income persons based on special tabulations of data from the 2020–2024 OACS five-year estimates. LMI percentages are calculated at various principal geographies provided by the Census Bureau. Because timely use of this data is required by regulation, any changes to the City's existing service area boundaries would need to be approved by the City Council. Each year, through the adoption of the City's Annual Action Plan, the City Council approves the service area boundaries as the City's official low- and moderate-income "Target Areas" and "Deteriorating Areas".

The City has traditionally used 100 percent of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low- and moderate-income people (whereas HUD regulations only require a minimum 70 percent low/mod benefit level for CDBG activities). To continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these special areas, the City will continue to direct CDBG resources to these special geographic areas.

AP-55 Affordable Housing – 91.220(g)

Introduction

The tables below delineate the affordable housing goals by population type and program type for PY 2026-27. The City will utilize several programs to achieve these goals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance-Section 8 vouchers	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	0

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG funds for program year 2026-2027 to projects and activities that benefit low- and moderate-income people.

The City uses HOME funds for rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95 percent of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95 percent of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

The City of Monterey Park believes the 203(b) limits provided by HUD, for Los Angeles County, understate housing prices in Monterey Park. Therefore, staff performed its own analysis to determine the 95 percent of median purchase price limits.

To conduct a local market survey, the City must collect and present sales data by type of housing (for

example, one- to- four-unit, condos, townhomes, and manufactured housing) on all or nearly all of the one- family house sales in the entire City. The data must be presented in ascending order of sales price and include the address of the listed properties and their locations within the City.

The length of the reporting period varies with the volume of monthly home sales. If there are 500 or more housing sales per month within the within the City, a one-month reporting period must be used. If there are 250-499 sales per month, a two-month reporting must be used. If there are fewer than 250 sales per month, a three-month reporting period must be used. If the total number of sales reported is an odd number, the median is established by the price of the middle sale. If the total number of sales is an even number, the higher of the two middle numbers is considered the median.

Based on a comparison of local housing market listing prices and sales information, it was determined that the HOME Program After-Rehab Value Limits published by HUD do not accurately reflect current actual home purchase prices for the area. Therefore, as allowed by HUD, a local market survey was conducted for the City home sales for a three-month period using Chicago Title closed home sales data. This survey shows a median price for single-family of \$965,000 in the City and a 95% median value price of \$916,750 for single family homes. The median condominium of \$738,000 and a 95% median value price of \$701,100 for condominium sales (see Appendix B - HOME Program After-Rehab Value Limits).

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0-50 percent of Median Income) individuals and households in making rents affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There is a total of 21,087 Vouchers provided to County residents of which 1,138 are assigned to the elderly, 184 to homeless individuals, and 534 to disabled individuals. Specifically, Monterey Park annually receives approximately 432 housing vouchers. The largest percentage of voucher recipients, outside of Whites, is African American individuals.

Actions planned during the next year to address the needs to public housing

There are no public housing units in the City of Monterey Park; therefore, this section does not apply.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

LACDA manages a resident engagement process with their public housing. However, there is no public housing in the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

There is no public housing authority in the City of Monterey Park. The City relies on the County of Los Angeles Housing Authority to address public housing needs and OCHA is not designated as troubled.

Discussion

See discussion above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City is located within the Los Angeles Homeless Services Authority (LAHSA) Continuum. The continuum provides oversight of federal homeless assistance dollars and collaborates with local communities to provide the best service to our residents who are homeless. The Los Angeles Continuum conducts quarterly community meetings and the public is invited. During the 2026-27 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless. The City of Monterey Park will continue to participate in LAHSA's annual homeless count to identify the needs in the community. The Neighborhood Engagement Team of the Monterey Park Police Department has dedicated employees who reach out to the homeless individuals in the community guiding them to the regional services provided by LAHSA.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue its efforts in the prevention and reduction of homelessness by supporting the LAHSA and its outreach programs and providing referrals to public assistance programs offered by the County. During the 2026-27 program year, the City of Monterey Park will use CDBG-CV, HOME-ARP, and State funds to address the needs of the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue its efforts in addressing the emergency shelter and transitional housing needs by collaborating with agencies that provide shelter for the homeless. If additional CDBG funds become available, the City will reconsider funding public service agencies that assist in the emergency shelter and transitional housing needs of homeless persons.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue its efforts in helping homeless persons make the transition to permanent housing and independent living by collaborating with agencies that provide shelter for the homeless. The City will also provide referrals to public assistance programs offered by other agencies to aid in preventing the recently homeless from becoming homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue its efforts in helping low-income individuals and families avoid becoming homeless. The City will also provide referrals to public assistance programs offered by other agencies in the County.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Constraints to the provision of adequate and affordable housing can be posed by market, governmental, infrastructure and environmental factors. These constraints may result in housing that is not affordable to low- and moderate- income households or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of redevelopment in California. Although there are other funding sources for affordable housing such as four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program, it is unclear if additional affordable housing projects can be financed since affordable housing projects typically require multiple funding sources. The City is proactive in considering and seeking additional funding sources that will facilitate the construction of affordable housing, development of jobs, and improvement of the quality of life.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process may also add to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides, seismic hazards, or other special circumstances. These constraints affect the development of all housing, not just affordable housing. The City has revised the General Plan and updated the zoning ordinance to facilitate the provision of affordable housing and sustainable development.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park were last updated in FY 23-24, and adopted for an effective date of July 1, 2024.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation

activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Affordable Housing Development Incentives

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development, such as:

- Continuing to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assisting in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Exploring ways to expedite affordable housing developments through the Design Review Board process.
- Investigating and developing list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Exploring funding available through County of Los Angeles CDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluating and assessing residual property taxes distribution under the Redevelopment Dissolution Laws and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Continuing to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).
- Continuing to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the Industrial Zone.

The responsible agency is the City's Community Development Department.

Section 8 Rental Assistance

Renter overpayment is a significant issue in Monterey Park, as in all Southern California. The City

addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding.

There are no public housing units in the City. The Los Angeles County Development Authority (LACDA) provides rental unit assistance to City residents through the Federal Section 8 Voucher program. The primary objective of this program is to assist low-income (0-50 percent of Median Income) individuals and households in making rents affordable. The following tables are based on the number of public housing and Section 8 Housing Choice Vouchers (HCV) offered by LACDA in their unincorporated areas and the cities in Los Angeles County that do not have their own Housing Authority. There is a total of 21,087 Vouchers provided to County residents of which 1,138 are assigned to the elderly, 184 to homeless individuals, and 534 to disabled individuals. Specifically, Monterey Park annually receives approximately 432 housing vouchers. The largest percentage of voucher recipients, outside of Whites, is African American individuals.

The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice voucher program. The HACoLA coordinates Housing Choice Voucher rental assistance on behalf of the City.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Monterey Park will provide for a variety of actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies. This section discusses the City's underserved needs and institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

Efforts to address obstacles to meeting underserved needs will include:

- The City will obtain data from the Housing Authority of the County of Los Angeles on the number of Section 8 households assisted by race, ethnicity, age, and disability status. The City will compare who is being served to the demographic characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.
- The City will encourage and support the efforts of the Housing Authority of the County of Los Angeles to seek additional Section 8 Housing Choice Vouchers.
- The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state, and local sources for special needs housing.

Actions planned to foster and maintain affordable housing

Monterey Park's annual CDBG and HOME entitlement allocations are limited. The City's HOME rehabilitation program assists with fostering and maintaining affordable housing for low- and moderate-income individuals and families with their housing needs. Another important element in the City's approach to decent housing is the use of Section 8 Rental Vouchers administered through the County of Los Angeles Housing Authority.

Actions planned to reduce lead-based paint hazards

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City's Housing Element and CDBG/HOME programs. The City's goal is to make certain that each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family from Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is

required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

Actions planned to reduce the number of poverty-level families

While the City has no control over many of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training and increasing the number of higher paying local jobs. The City will coordinate with Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, and Asian Youth Center, and Chinatown Service Center in conjunction with the Employment Development Department, East Los Angeles Community College, and the County of Los Angeles Community Development Commission. These agencies provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Similarly, employers use some of these agencies to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic and Community Development Department will foster economic growth by encouraging economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An invigorated economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services, the City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

Actions planned to develop institutional structure

The City's Community Development Department is the key department involved in the 5-year Consolidated Plan and Annual Action Plan process. The Community Development Department is responsible for administration of the CDBG and HOME programs, including the Annual Action Plan, CAPER, and program monitoring.

Additionally, the City will focus on:

- Strengthening the working relationship with the Housing Authority of the County of Los Angeles by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure will involve review of the five-year and annual plans of the Housing Authority of the County of Los Angeles, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.
- Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Residential Rehabilitation Program. Local associations of realtors may help the City to develop ways of increasing homeownership among all populations.

Actions planned to enhance coordination between public and private housing and social service agencies

The City has developed an inventory of public and private housing, health, and social services agencies. The City regularly updates the inventory and maintains a point of contact for each agency. Additionally, the City will obtain the agency-specific 5-Year Consolidated and 1-Annual Action Plans and maintain these plans in a resource binder to facilitate coordination in future program years.

Discussion:

See discussion above.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

CDBG Program - CDBG is an annual grant to cities to assist in the development of viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally to persons of low-and moderate-income.

The City is anticipating receiving approximately \$571,332 in PY 2026-2027 CDBG funds. The City does not have program income.

HOME Program - HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, rental assistance or security deposits. HOME is designed to create affordable housing to low-income households. The program was designed to reinforce several important values and principles of community development.

The City is anticipating receiving approximately \$302,097 in PY 2026-2027 HOME funds. The City does not have any program income available, has no repayments planned and does not have any recaptured funds in local account.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed. | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements. | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities Total Program Income. | 0 |

Other CDBG Requirements

- | | |
|---|------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income | 100% |

CDBG Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Other forms of investment are local and federal funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

These are in the Resale/Recapture provision from the City's Policies and Procedures Manual.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to use HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds.

APPENDICES

Appendix A
Citizen Participation
(To be Inserted in Final)

Appendix B
SF-424 Forms and Certifications
(To be Inserted in Final)



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 11.B.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: Public Hearing to Consider Adoption of the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan

Recommendation:

It is recommended that the City Council consider:

1. Opening the public hearing, receiving public testimony, and closing the public hearing; and
2. Adopting the resolution approving the 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan contained therein, and finding consistency with the City's General Plan.

CEQA (California Environmental Quality Act):

The proposed action is statutorily exempt from CEQA pursuant to Water Code Section 10652 and CEQA Guidelines Section 15282(v), as adoption of the 2025 Urban Water Management Plan, and the Water Shortage Contingency Plan contained therein, does not result in a direct or reasonably foreseeable indirect physical change in the environment.

Executive Summary:

The Urban Water Management Planning Act (Water Code §10610 et seq.) requires urban water suppliers to prepare and adopt an Urban Water Management Plan (UWMP) every five years. The City's 2025 UWMP evaluates projected water demands, available water supplies, and water shortage response strategies over a 20-year planning horizon and includes the Water Shortage Contingency Plan (WSCP) required by California law. Adoption of the UWMP satisfies the City's statutory planning obligations and supports long-term water supply reliability.

A public hearing has been properly noticed in accordance with California law to consider adoption of the Plan and to receive public input.

Background:

Pursuant to Water Code § 10621, urban water suppliers must prepare and adopt an UWMP and update it every five years. The UWMP serves as a long-range planning document that assesses water supply reliability under various weather conditions including normal, single-dry, and multiple-dry year conditions.

The City retained Stetson Engineering, Inc. to prepare the 2025 UWMP, including the WSCP, which includes water supply sources, demand projections, demand management measures, and water shortage contingency planning.

General Plan Consistency

Pursuant to Government Code § 65401, the City Council must determine whether the UWMP is consistent with the City's General Plan.

Staff has reviewed the Draft 2025 UWMP, including the WSCP, and determined that its goals, policies, and implementation measures are consistent with the City's General Plan policies related to water conservation, sustainable resource management, water quality protection, and long-term water supply reliability.

Public Outreach

The UWMP was developed in coordination with regional agencies and stakeholders, including the San Gabriel Valley Municipal Water District, the Main San Gabriel Basin Watermaster, surrounding water suppliers, and the County of Los Angeles. The 2025 UWMP was made available for public review in accordance with California statutory requirements.

Legal Notification

In accordance with Water Code requirements, a public hearing is required prior to adoption of the 2025 UWMP and WSCP. Notice of the public hearing was published in the Monterey Park Press on June 11, 2026, and June 18, 2026, and made available along with the 2025 Draft UWMP on the City's website.

Conclusion

The 2025 UWMP fulfills statutory requirements and provides a comprehensive evaluation of the City's long-term water supply reliability and planning efforts. Staff recommends that the City Council conduct the public hearing, receive public input, adopt the 2025 UWMP, including the WSCP contained therein, and find the UWMP consistent with the City's General Plan.

Strategic Plan Goal:

The UWMP supports the City's goal to maintain, build and modernize infrastructure and facilities as it provides the City with a management action plan for long-term resource planning to ensure adequate water supplies are available to meet existing and future needs of the community.

Fiscal Impact:

Adoption of the 2025 UWMP and WSCP has no direct fiscal impact. Preparation of the UWMP was funded through the Public Works Department operating budget pursuant to the City's professional services agreement with Stetson Engineers, Inc.

Attachments:

1. 2025 UWMP and WSCP Resolution
2. Draft 2025 Urban Water Management Plan

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION ADOPTING THE 2025 URBAN WATER MANAGEMENT PLAN, INCLUDING THE WATER SHORTAGE CONTINGENCY PLAN, AND AUTHORIZING SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES

The City Council of the city of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. The Urban Water Management Planning Act (Water Code § 10620, *et seq*; the “Act”) requires every urban water supplier providing municipal water directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually to develop an urban water management plan (“UWMP”) that has as its primary objective the conservation and efficient use of water;
- B. The City of Monterey Park (“City”) is a water supplier and is required to prepare a UWMP;
- C. The Act requires that a UWMP be updated every five years;
- D. The Urban Water Management Planning Act and related provisions of the California Water Code require urban water suppliers to prepare and adopt a Water Shortage Contingency Plan (WSCP) in accordance Water Code § 10632 and related requirements.
- E. The City retained Stetson Engineers, Inc. to prepare the City’s UWMP, including the WSCP contained therein. The UWMP and WSCP were reviewed by the Public Works Director and circulated for public review;
- F. The City reviewed the UWMP and WSCP’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines (“City Guidelines”; CEQA, CEQA Guidelines and City Guidelines collectively referred to as “CEQA Regulations”);
- G. The Department of Public Works completed its review of the UWMP, including the WSCP, and scheduled a public hearing before the City Council for July 1, 2026, to consider adoption of both plans.
- H. On July 1, 2026, the City Council conducted a public hearing to receive public testimony and other evidence regarding the proposed UWMP and WSCP,

including, without limitation, information provided to the City Council by the accompanying staff report;

- I. The City Council considered the information provided by City staff and the public. This Resolution, and its findings, are made based upon the evidence presented to the City Council at its July 1, 2026, public hearing, including, without limitation, the staff report submitted by the Department of Public Works;

SECTION 2: *Environmental Assessment.* The UWMP, including the WSCP, is statutorily exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) pursuant to Water Code § 10652 (see *also* 14 CCR § 15282(v)). California Water Code § 10652 provides that CEQA “does not apply” to the preparation and adoption of an urban water management plan or to the implementation of actions taken pursuant to a water shortage contingency plan prepared under Water Code § 10632. Consistent with this statute, CEQA Guidelines § 15282(v) identifies the preparation and adoption of an Urban Water Management Plan pursuant to Water Code § 10652 as a statutory exemption. Because the UWMP is being prepared and adopted pursuant to Water Code §§ 10610–10656, no environmental impact report, negative declaration, or other CEQA document is required for its adoption. This statutory exemption is absolute and not subject to the exceptions applicable to categorical exemptions. The exemption does not, however, extend to separate implementation projects that may be identified in the UWMP; any such future discretionary projects would be evaluated for CEQA compliance, to the extent CEQA would otherwise apply, at the time they are proposed.

SECTION 3: *General Plan Conformance.* Pursuant to Government Code § 65401 and Monterey Park Municipal Code § 2.56.020(b), the City Council finds that the UWMP conforms with the Monterey Park General Plan. Specifically, the UWMP conforms with Goal 4.0 of the General Plan’s Water Resources Element, and its policies, as follows:

- A. Policy 4.1: Encourage water conservation through education, use of drought-landscapes, and water-conserving technology.
- B. Policy 4.2: Promote the use of drought-tolerant trees and native plant material in landscapes, especially in City-owned landscapes.
- C. Policy 4.3: Encourage use and production of reclaimed water.
- D. Policy 4.4: Install treatment facilities as necessary to ensure attainment of water quality standards.
- E. Policy 4.5: Work with California and federal agencies to identify the source and causes of contamination plumes with the groundwater basin, and to ensure

clean up consistent with California and federal laws.

- F. Policy 4.6: Continue enforcement of National Pollution Discharge Elimination System (NPDES) Permit to protect groundwater resources from further contamination.
- G. Policy 4.7: Encourage and support the proper disposal of hazardous waste and waste oil. Monitor dry cleaners, film processors, auto service establishments, and other businesses generating hazardous waste materials to ensure compliance with approved disposal procedures.

SECTION 4: Adoption. The 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan contained therein, prepared by Stetson Engineers, Inc. and dated “June 2025”, is hereby incorporated by this reference and adopted by the City Council. Because the UWMP is too voluminous to be attached to this Resolution, a copy is on file with the City Clerk’s office and made available online at the City’s website <https://www.montereypark.ca.gov/1735/2025-Urban-Water-Management-Plan-UWMP>

SECTION 5: Notification. The Public Works Director, or designee, is authorized and directed to submit the adopted 2025 Urban Water Management Plan, including the Water Shortage Contingency Plan, to the California Department of Water Resources within 30 days.

SECTION 6: 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 provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 7: 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 8: 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 his duly appointed deputy, may attest thereto.

SECTION 9: Effective Date. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 1st day of July, 2026

Elizabeth Yang, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney

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

I, MAYCHELLE YEE, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. _____ was duly adopted by the City Council of the City of Monterey Park at a Regular Meeting held on the 1ST day of July 2026, by the following vote of the Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

Dated this 1st day of July 2026

Maychelle Yee, City Clerk

ATTACHMENT 2

Draft 2025 Urban Water Management Plan

Link to Draft 2025 Urban Water Management Plan

[2025 Urban Water Management Plan \(UWMP\) | Monterey Park, CA
- Official Website](#)



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 12.B.

To: The Honorable Mayor and City Council

From: Maychelle Yee , City Clerk
Cindy Trang, Deputy City Clerk

Subject: Adopting a Resolution certifying the results of the June 2, 2026 Special Municipal Election

Recommendation:

It is recommended that the City Council consider:

1. Adopting a resolution certifying the results of the June 2, 2026 Special Election;
2. Taking such additional, related, action that may be desirable.

Executive Summary:

The City held its special election on June 2, 2026 for consideration of a proposition placed on the ballot by the City Council, Measure NDC regarding prohibiting data centers citywide. The election was consolidated with the Statewide Primary Election, and voters approved Measure NDC.

Background:

The City Council adopted Resolution Nos. 2026-R5 and 2026-R6 on March 4, 2026 calling for a special election and placing a proposition to prohibit data centers citywide which was later identified as Measure NDC. The proposition amends the Monterey Park Land Use and Urban Design Element (adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) to add a citywide prohibition on data centers. For purposes of the prohibition, a “data center” is defined as a building, dedicated space within a building, or group of structures used to house a large group of networked computer systems for data storage and processing for off site and on site users, including remote storage, processing, or distribution of large amounts of data. The ballot propositions require a majority vote for passage.

The Special Election was consolidated with the Statewide Primary Election held on June 2, 2026. A total of 12,381 ballots were cast out of 32,781 registered voters in the City for a

turnout of 37.8%.

Measure NDC received 10,388 “yes” votes or 83.9%, and 1,372 “no” votes or 11.1%. As a result of the election, Measure NDC was approved by a majority of the voters. Following certification of the election, Measure NDC (Ordinance No. 2280) will be adopted by operation of law.

Strategic Plan Goal:

N/A

Fiscal Impact:

\$210,000 was appropriated from the General Fund in the Fiscal Year 2025-2026 budget for expenditures associated with the special election.

Attachments:

1. Resolution Reciting and Certifying the June 2, 2026 Election Results
2. Ord. 2280 Measure NDC Probit Data Center Citywide

ATTACHMENT 1
Draft Resolution Reciting and Certifying the
June 2, 2026 Election Results

RESOLUTION NO.

A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD JUNE 2, 2026.

The City Council of the city of Monterey Park does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. A Special Election was held in the City of Monterey Park on Tuesday, June 2, 2026, as required by law;
- B. Notice of the election was given in the manner provided by law;
- C. Pursuant to Elections Code § 10262(b), the City Clerk (as the City's Election Official) certified the results of the Special Election as set forth in attached Exhibit "A," which is incorporated by reference; and
- D. This Resolution is adopted in accordance with Elections Code § 10263.

SECTION 2: The whole number of ballots cast at the vote centers, except vote-by-mail ballots and provisional ballots, was 2,018. The number of vote-by-mail ballots and provisional ballots cast in the City was 10,363, making a total of 12,381 ballots cast in the City.

SECTION 3: That the measures voted upon at the election are as follows:

Measure NDC: Shall the ordinance amending the City of Monterey Park General Plan to prohibit data centers citywide to protect air quality, drinking water resources and public health; prevent impacts to electricity and water rates; with the prohibition of data centers continuing until ended by voters, be adopted?

SECTION 4: In accordance with Election Code § 10262(b), the City Clerk certified the results to the City Council. The number of votes given at each precinct and the number of votes given in the City to the ballot measure are as listed in attached Exhibit "A." Accordingly, Measure NDC garnered the required majority vote required for adoption. The Mayor is authorized to execute Measure NDC in accordance with applicable law.

SECTION 5: 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: The City Clerk is directed to enter in the City's records a statement of the result of the election, showing: (1) the whole number of ballots cast in the City; (2) the

measure voted upon; (4) the number of votes given at each precinct the number of votes given for and against the measure; and (5) the total number of votes given for or against the measure.

SECTION 7: The City Clerk will certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 8: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 1st day of July, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

Approved as to form:

Karl H. Berger, City Attorney



CITY CLERK
MAYCHELLE YEE
CITY TREASURER
AMY LEE

CITY COUNCIL
HENRY LO
VINH NGO
JOSE SANCHEZ
THOMAS WONG
ELIZABETH YANG

CERTIFICATION OF ELECTION RESULTS DECLARATION OF ELECTION OFFICIAL

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §.
CITY OF MONTEREY PARK)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do certify that the attached Certificate of the Canvass of the Election Returns of the Los Angeles County Registrar-Recorder/County Clerk is a true and correct canvass of the Votes Cast for and against Measures NDC, for the City of Monterey Park Special Municipal Election held on June 2, 2026.

IN WITNESS HEREOF, I have hereunto set my hand and affixed the seal of the City of Monterey Park, California, this 30th day of June, 2026.



Maychelle Yee, City Clerk

PRIDE IN THE PAST • FAITH IN THE FUTURE



**LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK**



DEAN C. LOGAN
Registrar-Recorder/County Clerk

June 26, 2026

Maychelle Yee, City Clerk
City of Monterey Park
320 West Newmark Avenue
Monterey Park, California 91754

CITY OF MONTEREY PARK SPECIAL MUNICIPAL ELECTION

Dear City Clerk:

Enclosed are the Official Canvass Certificate and the Official Statement of Votes Cast by precinct for the City of Monterey Park Special Municipal Election consolidated with the Statewide Direct Primary Election held in Los Angeles County on June 2, 2026.

Please call the Election Planning Section at (562) 462-2317, if you have any questions.

Sincerely,

SONIA CORONA, Head
Election Planning Section

Attachment:
Official Canvass Certificate
Official Statement of Votes Cast



Los Angeles County Registrar-Recorder/County Clerk

CERTIFICATE OF THE CANVASS **OF THE ELECTION RETURNS**

I, **DEAN C. LOGAN**, Registrar-Recorder/County Clerk of the County of Los Angeles, of the State of California DO HEREBY CERTIFY that pursuant to the provisions of Section 15300 et seq. of the California Elections Code, I canvassed the returns of the votes cast for each elective office and/or measure(s) for

Monterey Park City

at the Statewide Direct Primary Election, held on the 2nd day of June, 2026.

I FURTHER CERTIFY that the Statement of Votes Cast, to which this certificate is attached, shows the total number of ballots cast in said jurisdiction, and that the whole number of votes cast for each candidate and/or measure(s) in said jurisdiction in each of the respective precincts therein, and the totals of the respective columns and the totals as shown for each candidate and/or measure(s) are full, true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 26th day of June 2026.

Dean C. Logan
DEAN C. LOGAN

Registrar-Recorder/County Clerk
County of Los Angeles

COUNTY OF LOS ANGELES			06/02/26		STATEWIDE DIRECT PRIMARY ELECTION										131.1		-Page- 1281	
					CITY OF MONTEREY PARK SPECIAL MUNICIPAL ELECTION - MEASURE NDC													
FINAL OFFICIAL STATEMENT OF VOTES CAST BY PRECINCT																		
Location		Registration	Ballots Cast	YES	NO													
MONTEREY PARK - 4500001A			197	143	36													
VOTE BY MAIL SERIAL 0493			841	645	121													
TOTAL		3,891	1,038	788	157													
MONTEREY PARK - 4500011B*			0	0	0													
VOTE BY MAIL SERIAL 6393			0	0	0													
TOTAL		0	0	0	0													
MONTEREY PARK - 4500015A			268	211	51													
VOTE BY MAIL SERIAL 0494			1,893	1,625	196													
TOTAL		4,978	2,161	1,836	247													
MONTEREY PARK - 4500018A			291	248	37													
VOTE BY MAIL SERIAL 0495			1,453	1,251	125													
TOTAL		4,361	1,744	1,499	162													
MONTEREY PARK - 4500021A			318	249	57													
VOTE BY MAIL SERIAL 0496			1,560	1,344	141													
TOTAL		4,759	1,878	1,593	198													
MONTEREY PARK - 4500035A			275	221	46													
VOTE BY MAIL SERIAL 0497			1,686	1,456	156													
TOTAL		4,925	1,961	1,677	202													
MONTEREY PARK - 4500042A			275	225	40													
VOTE BY MAIL SERIAL 0498			1,487	1,296	117													
TOTAL		4,302	1,762	1,521	157													
MONTEREY PARK - 4500047A			297	214	67													
VOTE BY MAIL SERIAL 0499			1,108	914	127													
TOTAL		4,453	1,405	1,128	194													
MONTEREY PARK - 4500090A*			97	78	15													
VOTE BY MAIL SERIAL 6394			335	268	40													
TOTAL		1,112	432	346	55													
BALLOT GROUP 127 - 9990127A^			0	0	0													
VOTE BY MAIL SERIAL 8127			0	0	0													
TOTAL		0	0	0	0													
BALLOT GROUP 128 - 9990128A^			0	0	0													
VOTE BY MAIL SERIAL 8128			0	0	0													
TOTAL		0	0	0	0													

FINAL OFFICIAL
STATEMENT OF VOTES CAST
BY PRECINCT

Page 302 of 328

ATTACHMENT 2

Ordinance No. 2280 – Prohibit Data Centers Citywide (Measure NDC)

ORDINANCE NO. 2280
BALLOT PROPOSITION TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Monterey Park do ordain as follows:

SECTION 1: *Adoption of Data Center Prohibition.* The Monterey Park Land Use and Urban Design Element, as adopted by Ordinance No. 2198 (approved by voters as Measure JJ on November 3, 2020), is amended to add the following prohibition for all land use designations:

“Prohibited Land Use Designations

Prohibited: All data centers are prohibited throughout the City. “Data Center” means a building, dedicated space within a building, or group of structures located on one or more acres of land used to house a large group of networked computer systems used for data storage and processing for off-site and on-site users, to be used for the remote storage, processing, or distribution of large amounts of data. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, back-up batteries, fire suppression systems, enhanced security features, and other associated utility infrastructure to support operations. This definition does not apply to smaller data processing facilities that are located on less than one acre of land and where such facilities are accessory or incidental to another primary use.”

SECTION 2: *Implementation of this Proposition.*

A. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition, the City Council is authorized and directed pursuant to Elections Code § 9217 to promptly take appropriate actions needed to implement this Proposition including, without limitation, adopting all zoning regulations needed to effectuate this Proposition by ordinance.

A. In the event another ballot measure (a “Competing Proposition”) appears on the same ballot as this Proposition that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Proposition, that differ in any respect to or supplement, those contained in this Proposition, the voters declare their intention that, if both the Competing Proposition and this Proposition receive a majority of votes cast, the Competing Proposition and this Proposition be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a “provision by provision” basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Proposition receiving the greater number of votes will prevail.

SECTION 3: *Interpretation.* This Proposition must be interpreted to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Proposition is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Proposition. The voters declare that this Proposition, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Proposition is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Proposition that can be given effect without the invalid application.

SECTION 4: *Repeal and Supersession.* The People adopt this Proposition with the specific intent of superseding any contrary regulation, including those previously adopted by the People, or administrative policy and procedure. Consequently, all regulations that conflict with this Proposition are repealed or modified to reconcile them with this Proposition.

SECTION 5: *Construction.* This Proposition must be broadly construed to achieve the purposes stated in this Proposition. It is the People's intent that the provisions of this Proposition be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Proposition.

SECTION 6: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Proposition's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Proposition.

SECTION 7: *Validity of Previous Code Sections.* If this entire Proposition or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other ordinance by this Proposition will be rendered void and cause such previous MPMC provision or other the ordinance to remain in full force and effect for all purposes.

SECTION 8: *Severability.* If any portion of this Proposition is held by a court of competent jurisdiction to be invalid, the remainder of the Proposition and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Proposition by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Proposition, and then adopting or reenacting such portion as necessary or desirable to allow imposition of the tax.

SECTION 9: *Effective Date*. This Proposition will be submitted to a general election on June 2, 2026 for voter approval. If a majority of voters vote in favor of this Proposition, it will become valid and binding 10 days after the date that the City Council certifies the election results in accordance with Elections Code § 9217. The Mayor will sign this Proposition, and the City Clerk will attest and certify to the passage and adoption of this Proposition.

PASSED AND ADOPTED this ____ day of July, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney



City Council Staff Report

Date: July 1, 2026

Agenda Item Number: 12.C.

To: The Honorable Mayor and City Council
From: Martha Garcia, Director of Finance
Subject: Ballot Proposition to amend the existing Monterey Park Transient Occupancy Tax

Recommendation:

It is recommended that the City Council consider:

1. Adopting, by at least four affirmative votes, a Resolution placing a proposition on the November 3, 2026, ballot, which, if adopted by a majority of voters, would amend the City's existing Transient Occupancy Tax;
2. Determining whether to designate person(s) for filing an argument favoring the ballot proposition;
3. Adopting a Resolution requesting that the City Attorney prepare an impartial analysis for the ballot proposition;
4. Adopting a Resolution establishing requirements for ballot arguments for City measures;
5. Adopting a Resolution supporting the ballot measure; and
6. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

These actions are exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because they establish rules and procedures related to government funding mechanisms and election administration; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute organizational or administrative activities that will not result in direct or indirect physical changes in the environment. Accordingly, the proposition proposed and related actions do not constitute a "project" that requires environmental review (see specifically, 14 CCR § 15378(b)(4-5)).

Executive Summary:

This report reviews a proposition that the City Council may place on the November 3, 2026, general municipal election ballot. The City Council may choose to place the proposition onto the ballot or take no action. If the City Council places the tax proposition onto the ballot, voters

may adopt such proposition with a simple majority. If voter-approved, the proposition would be a general tax and revenue generated the tax may be used for any general municipal purpose. This proposition would not impose a new tax; rather, it would amend existing taxes, i.e., those already imposed. Four affirmative votes are needed to place this proposition onto the ballot.

Background:

A transient occupancy tax (TOT), sometimes called a “hotel tax,” is a charge added to the bill when visitors stay in hotels, motels, or short-term rentals for 30 days or less. The tax is collected by the lodging business from visitors (not local residents) and then remitted to the City to support general municipal services. The City’s TOT rate is currently set at 13%. It is estimated to generate \$4.5 million in fiscal year 2026-2027.

The City proposes an increase to its TOT to generate additional revenue for city services. The proposal would:

- Increase the standard TOT rate from 13% to 14%, generating an additional estimated \$400,000 annually.
- Increase the TOT rate for short-term rentals (STRs) from 13% to 16%, generating an additional \$200,000 annually.

The total estimated additional annual revenue is \$600,000. The measure would increase City revenues and provide a more predictable funding source for municipal services and priorities.

The proposition would amend the City’s existing TOT general tax, meaning that revenue derived from the tax can be used for any municipal purpose. With certain exceptions, a general tax can only be considered during a general municipal election. As a general tax, four Council Members’ votes are needed to pass the resolution and place the measure on the ballot. If approved by a simple majority of voters, the proposition would take effect in accordance with its terms. The City held five community engagement workshops: at the Women’s Club Meeting on June 10, at the Bruggemeyer Library on June 15, at the Langley Center on June 17 and 23, and virtually on June 29.

The City Council may place a measure on the ballot up to 88 days before the election (Elections Code § 9222). Pursuant to Elections Code § 9280, the City Council may direct the City Clerk to transmit the measure to the City Attorney, who must prepare an impartial analysis of the measure for inclusion in the voter materials. By majority vote, the City Council may authorize one or more of its members to file a written argument regarding the measure and to adopt provisions to provide for the filing of rebuttal arguments.

The following persons or entities may submit an argument, not exceeding 300 words, for or against the measure:

1. The City Council;
2. Council members authorized by the City Council;
3. An individual voter eligible to vote on the measure (i.e., a registered voter in the city);
4. A bona fide citizens’ association; or
5. Any combination of voters and associations.

Each argument must include the printed name(s) and signature(s) of each author. If an organization submits an argument, it must include the organization's name and the printed name and signature of at least one principal officer who is an author of the argument. No more than five signatures may appear with an argument. If more than five authors sign an argument, only the first five signatures will be printed with the voter materials.

Because the election will be consolidated with the November 3, 2026, general election, the City Clerk will establish deadlines for submitting direct and rebuttal arguments consistent with California law and the election calendar established by the Los Angeles County Registrar-Recorder/County Clerk.

The voter information guide will include one argument in favor of the measure and one argument against the measure. If more than one argument is submitted, the City Clerk must select one for printing. The City Clerk must give preference and priority to arguments in the following order:

1. The City Council, or Council Members authorized by the City Council.
2. The individual voter, bona fide association of citizens, or combination of voters and associations that are the bona fide sponsors or proponents of the measure.
3. A bona fide association of citizens.
4. Individual voters eligible to vote on the measure.

If the City Council adopts the provisions in Elections Code § 9285(a) by majority vote before the election, rebuttal arguments may be included on the sample ballot. If the Council adopts provisions of that section, the following rules apply:

- The City Clerk must send copies of the argument supporting the measure to opponents of the measure and must send copies of the argument against the measure to measure proponents. Each side is then entitled to submit a rebuttal argument, not exceeding 250 words.
- Rebuttal arguments must be submitted within 10 days after the deadline for filing direct arguments. Each rebuttal argument must be printed immediately following the direct argument it seeks to rebut.

Proposed Timeline and Los Angeles County Election Deadlines

If the City Council places the proposition on the November 3, 2026, ballot, the following timeline would apply:

7/1	Approve adding measure to the November 3, 2026, ballot
7/2	Last day to public/post Notice of Deadline for Filing Arguments
7/16	Last day to file Arguments and City Attorney's Impartial Analyses

7/26	Last day to file rebuttal arguments
8/5	10-calendar-day public examination period
8/7	Last day to file a resolution with the Board of Supervisors and County elections officials requesting consolidation for a ballot measure
8/12	Last day to file a resolution with the County elections official and the Board of Supervisors to amend/withdraw a measure previously submitted for placement on the ballot
11/3	Election Day

Strategic Plan Goal:

N/A

Fiscal Impact:

If voters approve the proposed measure, the City would increase overall annual general tax revenues by approximately \$600,000.

Attachments:

1. Draft Resolution placing transient occupancy tax proposition on the November 3, 2026, ballot with proposed Ordinance
2. Draft Resolution requesting an impartial analysis for transient occupancy tax
3. Draft Resolution establishing regulations for ballot arguments
4. Draft Resolution supporting measure

ATTACHMENT 1

Draft Resolution Placing Transient Occupancy Tax Proposition on the November 3, 2026, Ballot with Proposed Ordinance

RESOLUTION NO.

A RESOLUTION REQUESTING THE LOS ANGELES COUNTY BOARD OF SUPERVISORS PLACE A BALLOT PROPOSITION ON THE CITY'S NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION BALLOT, WHICH IS TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION PURSUANT TO ELECTIONS CODE § 10403

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

A. The City Council called a General Municipal Election to be held on Tuesday, November 3, 2026, for the purpose of electing Council Members; and requested consent from the Board of Supervisors of the County of Los Angeles to consolidate such election to be held with the General Election on that same date.

B. The City Council desires to add a ballot proposition to the General Municipal Election to be held on November 3, 2026 ("Election").

SECTION 2. Pursuant to the requirements of Elections Code § 10403, the Los Angeles County ("County") Board of Supervisors ("Board of Supervisors") is requested to consent and agree to the placement of a proposition on the ballot for the consolidated with Election on Tuesday, November 3, 2026.

SECTION 3. Pursuant to Elections Codes §§ 9222 and 13119, the exact form of the question to be voted on at the Election as it should appear on the ballot is as follows:

Shall the ordinance maintaining City of Monterey Park's general services such as maintaining 911 emergency response and fire protection; increasing neighborhood police patrols; maintaining parks; supporting youth, afterschool, and senior programs; and repairing streets and potholes; by increasing the City of Monterey Park's transient occupancy tax from 13% to 14% for hotel and motel guests and to 16% for short-term rental guests, providing approximately \$600,000 annually until ended by voters; and requiring spending disclosure, funds locally controlled, be adopted?	YES
	NO

SECTION 4. The complete text of the proposed ballot measure to be submitted to the voters is attached as Exhibit A, Full Text of the Ballot Measure.

SECTION 5. The vote requirement for the proposed ballot measure to pass is a majority (50% + 1) of the votes cast.

SECTION 6. The County election department is authorized to canvass the returns of the Election. The Election will be held in all respects as if there were only one election and only one form of ballot may be used. The Election will be held and conducted in accordance with the provisions of law regulating the Election.

SECTION 7. The Board of Supervisors is requested to issue instructions to the County election department to take any and all steps necessary for the holding of the Election and placement of the ballot proposition described in this Resolution on the ballot.

SECTION 8. The City recognizes that additional costs may be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 9. The City Clerk is directed to file a certified copy of this Resolution with the County election department.

SECTION 10. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 11. 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 12. 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 13. This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK ON THIS 1ST DAY OF JULY 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney

EXHIBIT A

FULL TEXT OF THE BALLOT MEASURE

ORDINANCE NO. ____

AN ORDINANCE PROVIDING FUNDING FOR CITY OF MONTEREY PARK'S GENERAL SERVICES SUCH AS MAINTAINING 911 EMERGENCY RESPONSE AND FIRE PROTECTION; INCREASING NEIGHBORHOOD POLICE PATROLS; MAINTAINING PARKS; SUPPORTING YOUTH, AFTERSCHOOL, AND SENIOR PROGRAMS; AND REPAIRING STREETS AND POTHOLES; BY INCREASING THE CITY OF MONTEREY PARK'S TRANSIENT OCCUPANCY TAX FROM 13% TO 14% FOR HOTEL AND MOTEL GUESTS AND TO 16% FOR SHORT-TERM RENTAL GUESTS, PROVIDING APPROXIMATELY \$600,000 ANNUALLY UNTIL ENDED BY VOTERS; AND REQUIRING SPENDING DISCLOSURE, FUNDS LOCALLY CONTROLLED

The People of the City of Monterey Park do hereby ordain as follows:

SECTION 1. The definition of "hotel" in Monterey Park Municipal Code ("MPMC") § 3.26.010 is amended to read as follows:

"§ 3.26.010. Definitions.

* * *

"Hotel" means any structure, or any portion of any structure, which is occupied, or intended or designed for occupancy, by transients for dwelling, lodging or sleeping purposes, and shall include any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodginghouse, roominghouse, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure, or portion thereof, but does not include a "short-term rental," as defined in section 21.09.020. The registration, collection, reporting, remittance, penalty, refund, recordkeeping, and enforcement provisions applicable to a hotel under this chapter apply equally to a short-term rental and its operator.

* * *

SECTION 2. MPMC § 3.26.020 is amended to read as follows:

"§ 3.26.020. Tax imposed.

For the privilege of occupancy in any hotel, each transient must pay a tax in the amount of ~~thirteen~~fourteen percent of the rent charged by the operator. For the privilege of occupancy in any short-term rental, each transient must pay a tax in the amount of sixteen percent of the rent charged by the

operator. Such tax is a debt owed by the transient to the city, which debt may be extinguished only by payment to the operator or to the city. The transient must pay the tax to the operator of the hotel or short-term rental at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax must be paid with each installment. The unpaid tax is due upon the transient's ceasing to occupy space in the hotel or short-term rental. If for any reason the tax is not paid to the operator of the hotel or short-term rental, the license officer may require that such tax be paid directly to the license officer."

SECTION 3: *Environmental Analysis.* This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 2100, *et seq.*, "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (*see specifically* 14 CCR § 15378(b)(4-5).)

SECTION 4: *Interpretation.* This Ordinance must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Ordinance is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Ordinance. The voters declare that this Ordinance, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Ordinance is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Ordinance that can be given effect without the invalid application.

SECTION 5: *Severability.* If any portion of this Ordinance is held by a court of competent jurisdiction to be invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Ordinance by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Ordinance, and then adopting or reenacting such portion as necessary or desirable to allow imposition of the tax.

SECTION 6: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the intent of the voters that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes

SECTION 8: *Voter Approval.* This Ordinance will enact and impose a general tax. Accordingly, it will be submitted to a general election on November 3, 2026, for voter approval. If **A MAJORITY** of voters vote in favor of this Ordinance, it will become valid and binding on the date that the City Council certifies the election results. Should the provisions of Government Code §§ 53720, *et seq.* or California Constitution Article XIII C be repealed or amended or interpreted by the courts so that voter approval is not required for enacting this Ordinance, then this Ordinance will take effect as provided for all other City ordinances and may be amended in the same manner as all other City ordinances.

SECTION 9: *City Council Authority.* Pursuant to Elections Code § 9217, the People authorize and direct the City Council to promptly take appropriate actions needed to implement this Ordinance including, without limitation, adopting all regulations needed to effectuate this Ordinance by ordinance.

SECTION 10: *Reconciliation with Competing Ordinance.* In the event another ballot measure (a "Competing Ordinance") appears on the same ballot as this Ordinance that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Ordinance, that differ in any respect to or supplement, those contained in this Ordinance, the People declare their intention that, if both the Competing Ordinance and this Ordinance receive a majority of votes cast, the Competing Ordinance and this Ordinance be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a "provision by provision" basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Ordinance receiving the greater number of votes will prevail.

SECTION 11: *Miscellaneous.*

A. If any portion of this Ordinance is held by a court of competent jurisdiction to be invalid, we the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Ordinance by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Ordinance, and then adopting or reenacting such portion as necessary or desirable to permit the planning and development of the Project.

B. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the intent of the People that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 12: The Mayor will sign this Ordinance and the City Clerk will attest and certify to the passage and adoption of this Ordinance if a majority of the voters voting in the City's general election on November 3, 2026, approve it.

SECTION 12: Pursuant to Revenue and Taxation Code § 7265, this Ordinance will become operative on the first day of the first calendar quarter commencing more than 110 days after the adoption of this Ordinance.

PASSED AND ADOPTED this ____ day of December, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney

ATTACHMENT 2

Draft Resolution Requesting an Impartial Analysis
for Transient Occupancy Tax

RESOLUTION NO.

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION AUTHORIZING AMENDMENT OF THE TRANSIENT OCCUPANCY TAX TO FUND GENERAL MUNICIPAL SERVICES

The City Council of the city of Monterey Park resolves as follows:

SECTION 1. Pursuant to Elections Code § 9280, the City Clerk is directed to transmit a copy of the ballot proposition amending a transient occupancy tax to fund General Municipal Services to the City Attorney for an impartial analysis.

SECTION 2. Upon receiving the ballot measure, the City Attorney is directed to prepare an impartial analysis of the proposed ballot measure showing its effect, if any, on existing law and the operation of the measure. Such analysis must not be more than 500 words.

SECTION 3. The impartial analysis must include a statement indicating whether the proposed measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the City.

SECTION 4. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there must be printed immediately below the impartial analysis, in not less than 10 point bold type, the City Clerk should have the following language printed: "The above statement is an impartial analysis of the proposed ballot measure (Resolution No. XXX). If you desire a copy of the legislation affected by this measure, please call the City Clerk's office at (626) 307-1359, and a copy will be mailed at no cost to you."

SECTION 5. The impartial analysis of the proposed ballot measure must be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 6. Pursuant to any applicable law, including 52 U.S.C.A. § 10503, the City Clerk will coordinate with the Los Angeles County Registrar-Recorder/County Clerk regarding any translation and publication of the City Attorney's impartial analysis required as part of the consolidated election.

SECTION 7. The City Clerk will certify the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 8: **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 9: **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 10: **Effective Date**. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 1st day of July 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney

ATTACHMENT 3
Draft Resolution Establishing Regulations for
Ballot Arguments

RESOLUTION NO.

A RESOLUTION ESTABLISHING REQUIREMENTS FOR BALLOT ARGUMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR THE GENERAL MUNICIPAL ELECTION ON NOVEMBER 3, 2026

The City Council of the city of Monterey Park resolves as follows:

SECTION 1: Pursuant to Elections Code § 9281, qualified voters may submit arguments for and against the ballot measures, in addition to rebuttal arguments, for the November 3, 2026, General Municipal Election on forms provided by the City Clerk.

SECTION 2: Arguments filed in accordance with this Resolution must comply with the following requirements in accordance with Elections Code §§ 9282, 9283, 9285, and 9286:

- A. Arguments must be in writing and not exceed three hundred (300) words, except for rebuttal argument which may not exceed two hundred and fifty (250) words;
- B. Arguments may be submitted by the City Council; any councilmember authorized to submit an argument by the City Council; any individual voter eligible to vote on the measures; any bona fide association of citizens; or any combination of voters and associations;
- C. Arguments must be typewritten in at least a 12-point font;
- D. Arguments may not include underlining, italics, asterisks, or other, similar, type of formatting;
- E. Arguments must be accompanied by the printed name and signature or printed names and signatures of the author or authors submitting the argument, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers who is the author of the argument.
- F. If more than five (5) signatures accompany an argument, only the first five (5) will be printed.
- G. Arguments for or against the ballot measure must be received in the City Clerk's office by the deadlines established by the City Clerk in accordance with applicable law and the election calendar for the consolidated election. Rebuttal arguments must be received by the deadline established by the City Clerk in accordance with Elections Code § 9285.

SECTION 3: **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 4: **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 5: **Effective Date**. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 1st day of July, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney

ATTACHMENT 4

Draft Resolution Supporting the Measure

RESOLUTION NO.

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL SUPPORTING BALLOT PROPOSITION NEEDED TO MAINTAIN MONTEREY PARK'S LONG-TERM FINANCIAL STABILITY AND LOCALLY CONTROLLED GENERAL SERVICES BY INCREASING TRANSIENT OCCUPANCY TAX FROM 13% TO 14% FOR HOTELS AND MOTELS AND FROM 13% 16% FOR SHORT-TERM RENTALS, RAISING APPROXIMATELY \$600,000 ANNUALLY TO THE GENERAL FUND UNTIL ENDED BY VOTERS.

The City Council of the city of Monterey Park resolves as follows:

SECTION 1: The City Council finds and declares as follows:

- A. The City conducted four virtual and in-person budget engagement workshops to provide information to the community regarding the importance of ensuring steady revenue to fund general municipal services including, without limitation; modernizing infrastructure and facilities, enhancing housing needs, streets repair and maintenance; and prompt public safety responses;
- B. These community workshops provided an overview of the City's budget process and described how funding is allocated or appropriated to various City services, including general services;
- C. Community members provided input about various priorities and expectations for upcoming years;
- D. Community surveys were conducted to hear and understand what the community's priorities are for the City;
- E. Participation at the meetings and workshops reached approximately 140 attendees;
- F. The City of Monterey Park is a full-service City with its own Fire and Police Departments, which guarantees public safety resources are available when needed for Monterey Park residents and not diverted to other cities;
- G. City maintenance of clean and safe neighborhoods and parks, supporting youth, afterschool, and senior programs, and well-maintained roads all lead to better quality of life.
- H. The City Council is taking every proactive effort to maintain the level of service our community has come to expect, including reducing full and part-time positions, implementing a pension bond and utilizing available grant funding; and

- I. All funds from the local revenue measure are required to stay in Monterey Park to maintain local services and cannot be taken by State of California or Los Angeles County. In addition to the City's existing annual independent audits, the measure provides for spending disclosure and Monterey Park's control of funds.
- J. The City Council finds that short-term rentals are a distinct form of transient lodging that operate within residential neighborhoods and present land use and neighborhood compatibility considerations different from traditional hotels and motels. Consistent with the City's existing regulatory framework, the proposed measure establishes a separate transient occupancy tax rate for short-term rentals.

SECTION 2: The City Council for Monterey Park endorses Measure XX.

SECTION 3: **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 4: **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 5: **Effective Date.** This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 1st day of July 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Joaquin Vazquez, Assistant City Attorney