

**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 July 1, 2026, at the regular City Council Meeting