



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

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

Wednesday, July 15, 2026
6:30 PM

Mission Statement

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

Land Acknowledgment

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours.

Visit www.montereypark.ca.gov/agendas for agenda documents, policies, procedures, and instructions for remote participation.

Special Accommodation

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 hours before a meeting. Council Chambers are wheelchair accessible.

Viewing a Live Broadcast Meeting

- **City's Cable Channel** – MPKTV: AT&T U-verse Channel 99 or Charter Communications Channel 182
- **City's Website** – <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>
- **Zoom** – <https://us06web.zoom.us/j/83333642600>, Meeting ID: 833 3364 2600

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.
- **Telephone** – Dial 1(669) 444-9171 or 1(253) 205-0468, enter Meeting ID: 833 3364 2600 and press #. To join the speaking queue, press *9 to raise hand and press *6 to unmute when called on to speak.
- **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.

Live Translation

Meetings may be translated (transcribed or audio) to the language selected. Availability may vary by language and technology platform.

- **Wordly** – Go to <https://attend.wordly.ai/join/ERPR-7201>, click on the arrow to select language and then click **Attend**. Use captions on your device or listen with a headset.
- **Zoom** – Click **More (...)**, select **Show Captions**, then hover over the **Gear** icon to choose your language.

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

7. Public Comments

8. Staff Communications

8.A. Public Works

8.B. Police Department

8.C. City Manager's Office

9. Old Business

9.A. Consideration of Designation of Person(s) for Filing an Argument in Favor of the Monterey Park Transient Occupancy Tax Ballot Proposition

It is recommended that the City Council consider:

1. Determining whether to designate person(s) for filing an argument favoring the ballot proposition; and
2. 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)).

9.B. Discussion of Short-Term Rentals

It is recommended that the City Council:

1. Receive and file this report and the accompanying presentation; and
2. Take any additional related action it considers appropriate.

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. BOA Amendment – Fire Station 61

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first Amendment to Agreement No. 2538-A with Black, O'Dowd & Associates, dba BOA Architecture ("BOA"), in a form approved by the City Attorney, for an additional amount not to exceed \$17,200; and
2. Taking such additional, related action that may be desirable.

10.B. BOA Amendment – Council Chambers

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement No. 2497-A with Black, O'Dowd & Associates, dba BOA Architecture ("BOA"), in a form approved by the City Attorney, for an additional amount not to exceed \$10,100; and
2. Taking such additional, related action that may be desirable.

10.C. Memorandum of Agreement for the Coordinated Integrated Monitoring Program and Watershed Management Program for the Upper Los Angeles River Watershed Management Area for Fiscal Years 2026 – 2031

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute the Memorandum of Agreement, in a form approved by the City Attorney, to share costs in implementing the Coordinated Integrated Monitoring Program and Watershed Management Program for the Upper Los Angeles River Watershed Management Area for Fiscal Years 2026 2031; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed action under 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 action is exempt from CEQA pursuant to CEQA Guidelines §§ 15262, 15306, 15307, and 15308. The project involves comprehensive data collection efforts to monitor water quality in downstream receiving waters. The data collected will determine whether additional actions are necessary to protect natural resources and the environment.

10.D. Resolution approving FY 2026-2027 City of Monterey Park Comprehensive Salary Schedule

It is recommended that the City Council consider:

1. Adopting a Resolution approving the revised FY 2026-2027 City of Monterey Park Comprehensive Salary Schedule;
2. Approving the Revised Part-Time Classification Salary Ranges; and
3. Taking such additional, related, action that may be desirable.

11. Public Hearing

11.A. Consideration of Costs Resulting from Abating Weed Nuisances and Authorizing Collection via Special Assessment

It is recommended that the City Council consider:

1. Opening the public hearing, receiving public comment, closing the public hearing;
2. Adopting the attached Resolution approving the Weed Abatement Clearance Charge List and authorizing collection of such costs through special assessment; and
3. Taking such additional, related, action that may be desirable.

12. New Business

12.A. Vacant to Vibrant Community Engagement Outreach Report and Recommendations for Consideration and Request for Direction

It is recommended that the City Council consider:

1. Receiving and filing the Vacant to Vibrant community engagement outreach report (Attachment 1);
2. Providing direction to craft a concept creating housing overlays throughout the City by amending the Land Use and Urban Design Element to add a land use policy map identifying commercial and industrial areas where such a housing overlay designation may be applied (Attachment 2);
3. Providing direction regarding placing a proposition to effect that amendment on the November 2026 ballot for voter ratification, consistent with the voter-approval requirement established by Measure JJ; and
4. Taking such additional, related, action that may be desirable.

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

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

15. Adjournment