



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



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council
From: Inez Alvarez, City Manager
Subject: Consideration of Designation of Person(s) for Filing an Argument in Favor of the Monterey Park Transient Occupancy Tax Ballot Proposition

Recommendation:

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)).

Executive Summary:

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.

Background:

On July 1, 2026, City Council approved the placement of a transient occupancy tax (TOT) on the November 3, 2026, general municipal election ballot. Voters may adopt such proposition with a simple majority. If voter-approved, the proposition would be a general tax and revenue generated from 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.

The 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.

Because the election will be consolidated with the November 3, 2026, general election, the City Clerk has established 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 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.

Timeline and Los Angeles County Election Deadlines

The following timeline applies:

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:

There is no fiscal impact to designate person(s) for filing an argument favoring the ballot proposition.

Attachments:

None



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 9.B.

To: The Honorable Mayor and City Council
From: Timothy Hou, Director of Community Development
Subject: Discussion of Short-Term Rentals

Recommendation:

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.

Executive Summary:

In 2020, Monterey Park adopted rules to govern short-term rentals—dwellings, or rooms within them, rented to guests for fewer than 30 consecutive days. These rules, now part of the Monterey Park Municipal Code, are meant to preserve the character of residential neighborhoods, limit the side effects of short-term renting, and give the City tools to address nuisances. Since then, the City has found these rules difficult to enforce. Gaps in permitting, licensing, tax collection, and neighborhood protection have become apparent. Recent legislation provides new tools that the City may wish to utilize to help resolve enforcement challenges.

On July 1, 2026, the Council voted to place a measure on the November 3, 2026 ballot that would raise the City's transient occupancy tax (TOT) on short-term rentals from 13% to 16%. If a majority of voters approve it, the increase is expected to generate roughly \$200,000 in additional revenue each year for City services.

The State enacted the Short-Term Rental Facilitator Act, which strengthens local enforcement. Among other things, it lets a city obtain the physical address of each rental advertised on a booking platform and gives the city full authority to audit the taxes those rentals owe.

Finally, staff has identified several provisions of the City's current short-term rental rules that the Council may wish to update – for example, improving definitions, spelling out which types of rentals are prohibited, and setting clearer operating standards.

Background:

The City's short-term rental regulations took effect in 2020 and are codified in the Monterey Park Municipal Code (MPMC) (Attachment 1). Approximately 290 Monterey Park properties are currently advertised as short-term rentals on platforms such as Airbnb and Vrbo, yet only 54 hold the permit required by the MPMC. Ninety-two are paying the TOT, which means that roughly 38 are paying the tax without ever obtaining the required permit.

The TOT applies to guests who stay 30 days or fewer in a hotel, motel, or similar lodging—a category that, under the MPMC, includes short-term rentals. Operators collect the tax from their guests and pass it on to the City. A third-party contractor, HdL Companies, gathers these payments on the City's behalf and remits them each quarter, adding to the City's General Fund.

Enforcing these rules is difficult and many operators have not obtained permits. Furthermore, listings usually hide a property's exact address until a guest confirms a booking, leaving the City with limited means to identify and monitor properties that are out of compliance.

What the Municipal Code Currently Requires

Anyone who operates a short-term rental in Monterey Park must first obtain a permit from the Community Development Director, and every advertisement must display that permit number. An application must be filed by an individual and include the operator's contact information, proof of homeowner's or renter's insurance, a certificate showing that the operator is registered to collect the transient occupancy tax, a \$1,500 surety bond, and a written statement confirming that neighbors within 200 feet were notified at least 30 days beforehand. The Director reviews each application and must issue a permit when the application is complete, no grounds for denial exist, and the applicant accepts the permit in writing.

Every permit must include a nuisance response plan. The plan names a responsible person who can be reached by phone at all times, who must return a neighbor's complaint call within 30 minutes and take prompt corrective action. The plan also sets the maximum number of overnight guests and the parking available, and it must be mailed to every property within 200 feet of the rental.

Operators must also meet ongoing performance standards. The property must comply with all fire, building, and safety codes. A responsible adult must be identified for each stay, and the operator must keep that person's identification and a signed acknowledgment of responsibility. Overnight occupancy is capped at two guests, plus up to two more per bedroom, and the number of vehicles may not exceed the available off-street parking. Every rental agreement must spell out these limits, along with refuse rules, noise regulations, a prohibition on loud parties, and around-the-clock contact information. Each year, operators must confirm to the City that they remain in compliance.

The MPMC also imposes tax duties. Every lodging operator, including short-term rental hosts, must register with the City, collect the TOT from guests, and file a return with payment each calendar quarter. The tax is currently 13% of the rent charged. Operators must keep records for three years, and late or fraudulent payments carry escalating penalties and interest.

Finally, the City enforces these rules through the permit itself. The Director may add conditions to a permit, deny it, or revoke it when an operator or guest breaks the rules, and a public-safety officer may suspend a permit immediately in an emergency. An operator who disagrees with a decision may ask the City Manager to review it, and the City Manager's decision is final.

Recent Changes in State Law

Recent state legislation has given cities new tools to regulate short-term rentals. The State's Short-Term Rental Facilitator Act now allows a city to require booking platforms to report the physical address of every short-term rental they advertise within its borders, and it authorizes fines when a platform fails to file that information. Platforms must also display each rental's local permit or tax-registration number in the listing itself. In addition, the law gives cities full authority to audit the transient occupancy taxes collected on these rentals. Separately, state housing law now prohibits renting a junior accessory dwelling unit as a short-term rental. To make use of the new enforcement authority, the City would need to update its short-term rental rules to match it.

Provisions the Council May Wish to Update

Several parts of the MPMC may be updated to improve definitions, name the types of rentals that are prohibited, and set clearer operating standards. The table below summarizes these provisions and how the rules treat each one today.

Provision	Current Requirement
Definition of "short-term rental"	Does not specify whether boarding or rooming houses are allowed
Distinguishing "Host" vs. "Owner"	"Owner" defined as person holding title or leasing a STR; No definition for "Host"
Definition of "hosting platform"	None
Prohibited types of STRs, e.g., ADUs and JADUs	None
"Primary" e.g., a host's permanent residence vs. "non-primary" STR	None
Number of STRs allowed for each host	Unrestricted
Number of STRs allowed in residential developments (i.e., apartments/condominiums)	Unrestricted
Limitation of number of STRs within the City	Unrestricted
Maximum occupancy	2 persons + 2 additional persons per bedroom; No overall maximum

Provision	Current Requirement
Surety bonds	Requires \$1,500 surety bond
Yearly permit renewal	No renewal required
Revocation criteria for repeat violations or service calls	None
Off-Street parking requirement	Not required to park off-street but limits number of vehicles to the number of off-street spaces available at property
SB 346 language for required reporting	None

How Monterey Park Compares to Other Cities

To learn from other communities, staff reviewed the short-term rental rules of several nearby and comparable cities. The table below shows how Monterey Park's current approach compares on the major provisions.

Provision	Monterey Park	Alhambra	Pasadena	Unincorporated L.A. County	Long Beach
ADUs/JADUs as STRs	Silent (although California law prohibits JADU from being rented as STRs)	Prohibited	Prohibited (ADUs permitted on or after 2017)	Prohibited	Prohibited
City-wide STR cap	None	500	None	None	800
STR Permit Expiration/Renewal	Permanent until revoked	Requires annual renewal	Requires annual renewal	Requires annual renewal	Requires annual renewal
Building Inspection	No	Yes - by 3 rd party gen. contractor, building or home inspector	Yes (self-certification or 3 rd party inspections may be allowed, subject to City approval)	No	Yes
Host (i.e., owner)	No exemption	Must be natural person – Not a LLC, LLP, Corp., etc.	Must be primary residence	Must be primary residence	Must be an occupier of the STR (i.e., primary residence)
Number of STRs allowed by Host within the City	Unrestricted	One	One	One	One (or 1 primary and 1 non-primary in the case of multifamily property)

Provision	Monterey Park	Alhambra	Pasadena	Unincorporated L.A. County	Long Beach
Hosted or/and Un-hosted	Unrestricted	Unrestricted	No limits on hosted stays. Un-hosted stays are limited to 90 days per year.	Un-hosted: min. 2 consecutive nights; and max 90 nights per calendar year Hosted: min. 1 night.	Un-hosted stays limited to 90 days per annual permit
Multifamily as STRs	Unrestricted	1 STR in buildings of less than 5 units	Primary residence of host plus 1 additional unit	Silent	2-10 units = 1 STR 11-50 units=10% 51-100=12% 101 or more = 15%
Max occupancy	2 persons + 2 additional persons/bedroom	2 guests per bedroom	2 guests per bedroom plus 2 additional guests	2 <u>persons</u> per bedroom, plus 2, with a max occupancy of 12 persons.	2 persons per bedroom, max 8 people – including children.
Off-Street Parking Requirement	None	None	Guests need to utilize existing onsite parking only	1 parking space per each bedroom unit or 2 parking spaces per 2 or more bedrooms	1 parking space per <u>each bedroom</u> unit with a minimum of 2 off-street parking spaces required
SB 346 Language for Required Reporting	No	No	Yes	No	No

Several nearby San Gabriel Valley cities—including Rosemead, San Gabriel, and Temple City—have banned short-term rentals altogether. Their stated reasons include a lack of staff to enforce regulations and concerns about noise and safety when unfamiliar guests stay in residential neighborhoods.

Strategic Plan Goal:

This discussion supports the City’s Strategic Plan goals to “Evaluate and Refine Cost Recovery Strategies to Optimize City Resources” and to “Strengthen Our Local Economy and Enhance Housing Opportunities.” Updating the short-term rental framework—covering permitting, licensing, and tax compliance—would advance both goals while protecting residential neighborhoods.

Fiscal Impact:

There are no identifiable fiscal impacts associated with this item.

Attachments:

1. Monterey Park Municipal Code - Short Term Rental Regulations

ATTACHMENT 1
Monterey Park Municipal Code –
Short-Term Rental Regulations

§ 21.09.010. Purpose.

This chapter is adopted in accordance with California Constitution Article XI, Section 7 and Civil Procedure Code Section 731, including any successor statutes, for the purpose of regulating short-term rentals and identifying public nuisances. Adopting this chapter is a municipal affair and will protect public health, safety, and welfare by ensuring that the characteristics of rental neighborhoods are preserved; reducing the secondary effects that may result from permissible short-term rentals; proactively combating public nuisances; and imposing criminal and civil penalties upon persons violating this chapter. (Ord. 2200 § 2, 2020)

§ 21.09.020. Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter.

"Director" means, unless otherwise designated by the City Manager, the City Planner.

"Nuisance response plan" means a written plan designed to mitigate the secondary effects of allowing short-term rentals within residential neighborhoods as described in this chapter.

"Owner" means the person or persons holding fee title or leasing a dwelling unit operated and used as a short-term rental, or the agents of any such persons.

"Responsible person" has the same meaning as set forth in Section 4.20.030 of this code.

"Short-term rental" means a dwelling unit other than a unit located in a hotel or motel that is rented to a person or persons for a period shorter than thirty consecutive days. (Ord. 2200 § 2, 2020)

§ 21.09.030. Prohibitions.

The following constitute a violation of this chapter and are unlawful:

- (A) For any person to own, operate, or maintain a short-term rental without a valid permit issued pursuant to this chapter.
- (B) For any person to rent, offer to rent, or advertise for rent a short-term rental to another person without a valid permit issued pursuant to this chapter.
- (C) For any person to offer to rent or advertise for rent a short-term rental without including in the offer or advertisement the permit number applicable to the property substantially in the form of "Monterey Park Permit No. _____." The permit number must be printed in the same size type as the largest type used in the main body of the offer or advertisement.
- (D) Failure of an owner to respond to a nuisance complaint arising out of the occupancy and use of the short-term rental by a tenant, or the tenant's visitors or guests in the manner and within the time required by a nuisance response plan.
- (E) Failure of an owner to keep a nuisance response plan on file with the Director

containing the name of the current responsible person for responding to a nuisance complaint.

- (F) Failure of an owner to keep a valid surety bond on file with the Director during the effective term of the permit.
 - (G) Failure of any person to comply with or cause compliance with any performance standard listed in this chapter.
- (Ord. 2200 § 2, 2020)

§ 21.09.040. Administration by Director.

The Director will receive applications; issue and revoke permits; interpret; and otherwise implement this chapter. The Director may promulgate administrative policies and procedures to implement this chapter.

(Ord. 2200 § 2, 2020)

§ 21.09.050. Notices.

- (A) Where this chapter requires that an applicant/permittee be provided notice, such notice will be served when personally delivered to such applicant/permittee; when electronically mailed to the last known email address; or when deposited in the first class U.S. Mail, addressed to such applicant/permittee at the applicant/permittee's last known address.
 - (B) Unless otherwise provided, written notification to a permittee/applicant of a permit decision will state with particularity the basis for such decision.
 - (C) Where this chapter requires that notice be provided to surrounding properties, such notice must be in writing and be provided in person; by mail; or other physical means approved by the Director, e.g., by door hangers. Electronic mail is not acceptable.
 - (D) Failure to receive actual notice does not invalidate actions taken pursuant to this chapter including, without limitation, the validity of a permit.
- (Ord. 2200 § 2, 2020)

§ 21.09.060. Fees.

Except as otherwise provided by applicable law, all fees applicable to this chapter will be established by City Council resolution.

(Ord. 2200 § 2, 2020)

§ 21.09.070. Permit Application—Form and Content.

- (A) Permit applications will be filed by a natural person and be accompanied by an application fee.
- (B) Permit applications will be in a form prescribed by the Director and will contain the following information:

- (1) The name, mailing address, and daytime and evening telephone numbers of the person filing the application;
- (2) A nuisance response plan containing the information required by this chapter;
- (3) A transient occupancy registration certificate issued by the Management Resources Director pursuant to this code;
- (4) Proof of homeowner's or renter's insurance for the short-term rental;
- (5) A surety bond in the amount of \$1,500 in a form required by this chapter or, in unusual circumstances, as approved by the City Attorney;
- (6) A written declaration affirming that, at least 30 days before filing an application, occupants of all residences and businesses located within 200 feet from the proposed short-term rental were notified of the proposed permit and were informed in writing in a form acceptable to the City of the proposed use and the contact information with the City.
- (7) In addition to the information required by this section, applications for all permits will include such supplemental information which the Director may find reasonably necessary.

(Ord. 2200 § 2, 2020)

§ 21.09.080. Action on Permit Application—Permit Issuance.

(A) The Director must issue a permit if:

- (1) The application was complete in accordance with this chapter;
- (2) There are no grounds for denying the permit; and
- (3) Applicant accepts the permit approval or conditional approval in writing.

(B) Use of any permit issued pursuant to this chapter will conform to the general permit conditions of this chapter and, if applicable, special permit conditions reasonably deemed necessary by the Director to protect public, safety or welfare. Such special conditions may include, without limitation, conditions for controlling pedestrian or vehicle traffic and for protecting public or private property.

(C) A permit is not valid until the Director receives the applicant's written acceptance in accordance with this chapter.

(Ord. 2200 § 2, 2020)

§ 21.09.090. Action on Permit Application—Permit Denial.

A permit may be denied for the following reasons:

- (A) The application is incomplete;
- (B) The applicant failed to provide reasonable supplemental application information requested by the Director;

- (C) Information submitted by the applicant is materially false;
 - (D) A permit may be denied if a short-term rental permit issued to the applicant or for the property was suspended or revoked in the previous 24 months.
- (Ord. 2200 § 2, 2020)

§ 21.09.100. General Permit Conditions.

- (A) A permit does not create a property interest and is personal to the permittee.
 - (B) Permittees must execute a hold harmless agreement in a form approved by the City Attorney which will, in part, indemnify City, its officers, employees, and agents, from any liability arising from permittee's event in a form approved by the City Attorney's office. Such agreement must be filed with the Director before a permit is issued.
 - (C) Permittee must provide evidence to the Director that the short-term rental is insured with valid home-owners or renter's insurance.
 - (D) Every permit must specify the maximum number of overnight occupants allowed at the short-term rental and the maximum number of vehicles associated with the overnight occupancy of the short-term rental which can be parked at the property. Notice of the permit approval must be provided to everyone who files a written request for such notice.
 - (E) Every permit will incorporate the approved nuisance response plan.
 - (F) Every permit will incorporate the performance standards.
 - (G) The validity of every permit is contingent upon the effectiveness of the surety bond required by this chapter.
- (Ord. 2200 § 2, 2020)

§ 21.09.110. Nuisance Response Plans.

- (A) Each nuisance response plan must be in a form required by the Director and, at a minimum, contain the following information:
 - (1) The mailing address and telephone number of the owner of the residential dwelling unit or units to be used as a short-term rental pursuant to the permit.
 - (2) The name, address and telephone number of the responsible person who will be available by telephone, and who will be responsible for promptly responding to or causing a prompt response to a nuisance complaint arising out of the occupancy or use of the short-term rental(s) by tenants, their visitors and/or their guests. For the purposes of this chapter, a return telephone call to a complainant within 30 minutes of the initial complaint is "prompt."
 - (3) The manner of responding to or causing a response to a nuisance complaint including, without limitation, how the complainant or complainants will be notified of the response and the method of documenting prompt responses and

timely corrective action.

- (4) The manner of assuring timely corrective action to remedy the conditions that caused the nuisance complaint. For the purposes of this chapter, "timely corrective action" includes, at least, a telephone call to the primary adult occupant of the short-term rental within 30 minutes of the initial nuisance complaint.
 - (5) The proposed maximum number of overnight occupants, with supporting documentation identifying unusual size, interior layout, parking or other physical characteristics, if any, that support a request for occupancy greater than two persons per bedroom.
 - (6) The number of off-street parking spaces and number of bedrooms available at the short-term rental.
- (B) At any time, the owner may change the content of the nuisance response plan approved as part of the permit by filing an amended nuisance response plan with the Director. Such amended nuisance response plan must contain the information and be in the form required by this chapter and be accompanied by an amended response plan fee.
- (C) Promptly after a permit is issued, or an amended nuisance response plan is approved, the Director will require the permittee to provide proof that the nuisance response plan was mailed by first class mail addressed to the owner or occupant of every property, any part of which is located within a 200 foot radius of the property that is to be used and occupied as a short-term rental, pursuant to such permit.
- (Ord. 2200 § 2, 2020)

§ 21.09.120. Performance Standards.

Each owner, and each tenant or occupant of a short-term rental, must comply with or cause compliance with these performance standards:

- (A) The owner must ensure that the short-term rental complies with all applicable codes regarding fire, building and safety, and all other applicable laws.
- (B) The owner must require the primary overnight and daytime occupant of the short-term rental to be an adult 18 years of age or older. This adult must provide a telephone number to the owner and be accessible to the owner by telephone at all times.
- (C) Before occupancy, the owner must obtain the name, address, and a copy of the government issued identification of the primary adult occupant of the short-term rental. The owner must require that adult to sign a formal acknowledgement that he or she is legally responsible for compliance of all occupants of the short-term rental or their guests with all provisions of this chapter. This information must be provided by the responsible person identified in the nuisance response plan upon request of any police officer or employee of the City authorized to enforce this code or applicable law.

- (D) The owner must limit overnight occupancy of the short-term rental to a specific number of occupants, with the maximum number of overnight occupants being two persons within each short-term rental plus a number that does not exceed two persons per bedroom within each short-term rental.
- (E) The owner must limit the number of vehicles associated with the overnight occupancy of the short-term rental to a specific number of vehicles, with the maximum number of vehicles being the number of offstreet parking spaces available at the property.
- (F) Trash and refuse cannot be left stored within public view, except in proper containers for the purpose of collection on scheduled trash collection days. The owner of the short-term rental must provide sufficient trash collection containers and service to meet the demand of the occupants.
- (G) Each lease or rental agreement for a short-term rental must include the following terms, notifications and disclosures, which terms will also be posted in a conspicuous location inside the unit:
 - (1) The maximum number of overnight occupants and day use visitors that are permitted.
 - (2) The maximum number of vehicles that overnight occupants may park at the short-term rental.
 - (3) Notification that on-street parking is extremely limited in some areas of the City.
 - (4) The trash pick-up day and applicable rules and regulations pertaining to leaving or storing trash or refuse on the exterior of the property.
 - (5) Notification that the occupant may be cited or fined by the City and/or immediately evicted by the owner pursuant to applicable law, in addition to any other remedies available at law, for violating any other provisions of this code.
 - (6) Notification that failure to conform to the occupancy requirements of the short-term rental is unlawful.
 - (7) Notification that amplified sound, including radios, televisions and other electronic devices are subject to the noise regulations in this code.
 - (8) A prohibition on illegal loud parties, along with notification of the City's right to recover the costs of special enforcement needed to address certain loud parties.
 - (9) The name of the managing agency, agent, rental manager, local contact person, or owner of the unit, and a telephone number at which that party may be reached at all times.
 - (10) A copy of the "Good Neighbor Guidelines" which may from time to time be

prepared by the Director. These guidelines may include location-specific information, such as neighborhood quiet hours, local speed limits and the prohibition of fireworks.

- (11) Notification that the property is part of the City of Monterey Park's Short-Term Rental Program.
- (12) A copy of this chapter as it may be amended from time to time.
- (13) Upon receiving a nuisance complaint or upon notification of an allegation that any occupant and/or guest of the short-term rental created unreasonable noise or disturbances, engaged in disorderly conduct, or committed violations of this code or any applicable law, the owner must promptly respond and take timely corrective action to prevent a recurrence of such conduct by those occupants or guests. Failure of the owner to respond promptly and/or to take timely corrective action regarding the condition, operation, or conduct of occupants of the short-term rental is a violation of this chapter. An owner is not required or authorized to act as a peace officer or to intervene in situations that pose a risk to personal safety. The owner, or his or her agent, must maintain records of the name, violation, date, and time of each complaint, disturbance, response and corrective action.
- (14) The owner must cause a copy of the nuisance response plan to be posted in a conspicuous place within the property.
- (15) The owner must annually provide to Director written confirmation of compliance with all elements of the performance standards and the approved nuisance response plan and confirming that the nuisance response plan is current and accurate.
- (16) The performance standards may be modified by the Director upon request of the owner based upon site-specific circumstances for the purpose of allowing reasonable accommodation of a short-term rental occupant as may be required by applicable disability laws. All requests must be in writing and identify how the strict application of the standard conditions creates an unreasonable hardship to a property such that, if the requirement is not modified, reasonable use of the property for a short-term rental would not be allowed.

(Ord. 2200 § 2, 2020)

§ 21.09.130. Surety Bonds.

- (A) Each surety bond accompanying an application for a permit required by this chapter must be issued by a surety licensed to do business in the State of California that has an A.M. Best Financial Strength Rating of at least "A-"; must name the City as the bond obligee; and be conditioned on the payment of any administrative fine assessed in the manner provided for by this code if:
 - (1) The administrative fine was assessed either against the permittee or against any tenant or other person occupying or using the short-term rental operated

pursuant to such permit; and

- (2) Arose out of a violation of this chapter, or the occupancy or use of such short-term rental in a manner that violated any provision of this code.
- (B) At any time after a permit is issued, the permittee may file a substitute surety bond with the Director issued by a surety that meets the requirements of this section. Upon determining that such substitute bond conforms to such requirements, the Director will return the bond being replaced by the substitute surety bond to the permittee.
- (C) Where the owner of property used and occupied as a short-term rental pursuant to a permit approved and issued in the manner provided for by this chapter determines to cease such use, the property owner must promptly cause a notice of such determination to be filed with the Director. Within 30 days following confirmation that there are no pending enforcement actions arising from violations of this chapter, the Director will return the surety bond provided to the City to the permittee.

(Ord. 2200 § 2, 2020)

§ 21.09.140. Subsequent Conditions.

- (A) The Director may condition previously issued permits upon learning or discovering facts not previously disclosed or reasonably discoverable.
- (B) Except where otherwise provided, a permittee may seek review of imposition of subsequent conditions to the Director as provided in this chapter.

(Ord. 2200 § 2, 2020)

§ 21.09.150. Administrative Review.

- (A) Except as otherwise provided, an applicant may request administrative review of the Director's decision pursuant to this chapter.
- (B) Except as otherwise provided, a request for review must be commenced within five days from the date on which written notice of the Director's decision is served on the applicant/permittee.
- (C) If request is untimely, the Director may, nevertheless, extend the time for commencing such review for good cause shown.
- (D) A request for administrative review will be on a form provided by the Director and contain the following information:
 - (1) The name, address and telephone number of the person making the request;
 - (2) A description of the decision, determination or order which is the subject of the review, and the date such decision, determination or order was made or issued;
 - (3) A brief description of all grounds for making the request; and

- (4) Such other information as may be required by the Director.
- (E) Upon request for administrative review being filed, the Director will provide a copy of the notice to the City Manager within two business days.
- (F) Upon receiving a request for review from the Director, the City Manager will review the request and, within 10 business days of receiving the request notice, provide the appellant with a written notification that:
 - (1) The Director's decision is affirmed;
 - (2) The Director's decision is modified. Any notification to the requestor must set forth any modifications of the Director's decision;
 - (3) The Director's decision is reversed and a permit is issued or issued without special conditions.
- (G) The City Manager may, but is not required to, conduct a hearing at a time and place determined at the City Manager's sole discretion.
- (H) The City Manager's decision is final. There is no right to appeal to the City Council. (Ord. 2200 § 2, 2020)

§ 21.09.160. Permit Revocation.

- (A) The Director will revoke a permit upon learning or discovering facts requiring permit denial not previously disclosed or reasonably discoverable.
- (B) The Director may revoke a permit when the permittee or event violates the permit's terms and conditions, or when tenants of a short-term rental violate applicable laws or regulations.
- (C) A permittee is entitled to appeal the Director's decision in accordance with the time limits set forth for administrative reviews in this chapter.
- (D) Any notification of action, whether oral or written, will describe with particularity the facts and the reasons for the decision.
- (E) The City Manager's decision is a final determination. There is no right of City Council appeal. (Ord. 2200 § 2, 2020)

§ 21.09.170. Emergency Suspension.

The Director and any sworn public safety officer may temporarily suspend a permit whenever there is an emergency that requires such action to protect public safety. Should this occur, the permittee and tenants of a short-term rental will immediately comply with the suspending officer's instructions. The Director will immediately attempt to notify the applicant orally and will notify the applicant and the City Manager in writing, within 24 hours after the suspension, citing with particularity the facts and the reasons for the suspension.

§ 21.09.170

§ 21.09.170

(Ord. 2200 § 2, 2020)



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: BOA Amendment – Fire Station 61

Recommendation:

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.

Executive Summary:

The City Council, on March 4, 2026, awarded BOA a professional service agreement for the preparation of plans, specifications and engineer's estimates ("PS&E") for Fire Station 61 Remodeling Project (the "Project").

During design, the City determined that additional services are necessary to incorporate ADA-related improvements that were not initially incorporated into the Project's original scope of work. BOA provided a proposal for the additional scope in the amount of \$17,200. Approval of the proposed amendment would increase the contract to a total amount not to exceed \$123,900.

Background:

Fire Station 61 was constructed in the early 1970s and is over 50 years old. Due to its age, Station 61 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. The funding will be used to upgrade the living quarters at Fire Station 61.

The City Council, on March 4, 2026, awarded BOA Architecture a professional service agreement for the preparation of PS&E for Fire Station 61 Remodeling.

During design, the City determined that additional services are necessary to incorporate ADA-related improvements that were not initially incorporated into the Project's original scope of work. Specifically, ADA compliance requires an accessible restroom on the first floor and a second stair for the second floor. BOA submitted a proposal for the additional services in the amount of \$17,200.

The Director of Public Works recommends an amendment to Agreement 2538-A with BOA by an additional amount of \$17,200.

Strategic Plan Goal:

This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and community as it aims to continue public facility improvements and provide multiple forms of usage of the Council Chambers.

Fiscal Impact:

The contract cost will not exceed \$123,900, and such funds are budgeted as part of Capital Improvement Project ("CIP") 95048.

Attachments:

1. BOA Architecture Proposal

ATTACHMENT 1
BOA Architecture Proposal, June 25, 2026

Mr. Ziad Mazboudi, PE
City of Monterey Park

June 25, 2026

**Re: Extra Fee for Architecture-Engineering Services for
Remodel of Monterey Park Fire Station, ADA Compliance + 2nd Stair**

Based on our meeting with the City Building Official and your directive (as you have stated in recent virtual meetings), we are requesting an Extra Fee to design an accessible restroom on the first floor and add a 2nd stair for the second floor. As you know, the current Fire Station 61 does not have an elevator to access the second floor, and there is only one exit stair that serves the second floor. Per the Building Official, to avoid installation of an elevator, there must be "equivalent facilitation" on both the first floor and the second floors. For ADA compliance, it seems easiest to retrofit the first-floor existing dorm, kitchenette, bathroom, ramp, and parking stall, for accessibility, rather than installing a new elevator. To resolve the lack of a 2nd exit stair for the second floor, we proposal adding the 2nd stair by exiting onto the roof and down a new steel exterior stair along the east side of the apparatus bay. See the attached sketches for their locations. Since these items were not part of our original Scope of Work, we are requesting an Extra Fee for this additional scope. Our proposed additional Scope of Work is outlined below, and our itemized Extra Fee spreadsheet is attached for your review.

Scope of Work

1. Provide PSE (plans, specs, estimate) to avoid installation of a new elevator to the second floor, we will design for "equivalent facilitation" for the first floor. We propose retrofitting the first-floor existing dorm, kitchenette, bathroom, ramp, and parking stall, for accessibility. And to resolve the lack of a 2nd exit stair for the second floor, we propose adding the 2nd stair by exiting onto the roof and down a new steel exterior along the east side of the apparatus bay. See the attached sketches for their proposed locations
2. Provide site visit(s) to verify the existing conditions
3. Provide structural, mechanical, electrical, plumbing, and engineering
4. Provide sufficient Construction Documents (drawings and specs) to secure a building permit approval and public bidding to general contractors.
5. Attend meetings and provide overall project coordination with you, our sub-consultant engineers, the Client, to expedite this additional Scope of Work.
6. Respond to RFI's from the Contractor during the construction phase of this project.

Per the attached fee spreadsheet, we are requesting an **Extra Fee of \$17,200** for this additional work. When approved, BOA's overall project design fee will now be \$106,700 Original Fee + \$17,200 Extra Fee for ADA Compliance & 2nd Stair = \$123,900 total Overall Fee. Please review and let us know if this meets your approval. If you have any questions, please do not hesitate to contact me at (310) 480-7730 cell.

BOA Architecture



Edward Lok Ng, Architect, LEED AP, President

EXTRA FEE PROPOSAL

Architectural-Engineering Services for: Monterey Park Fire Station 6, ADA Compliance + 2nd Stair

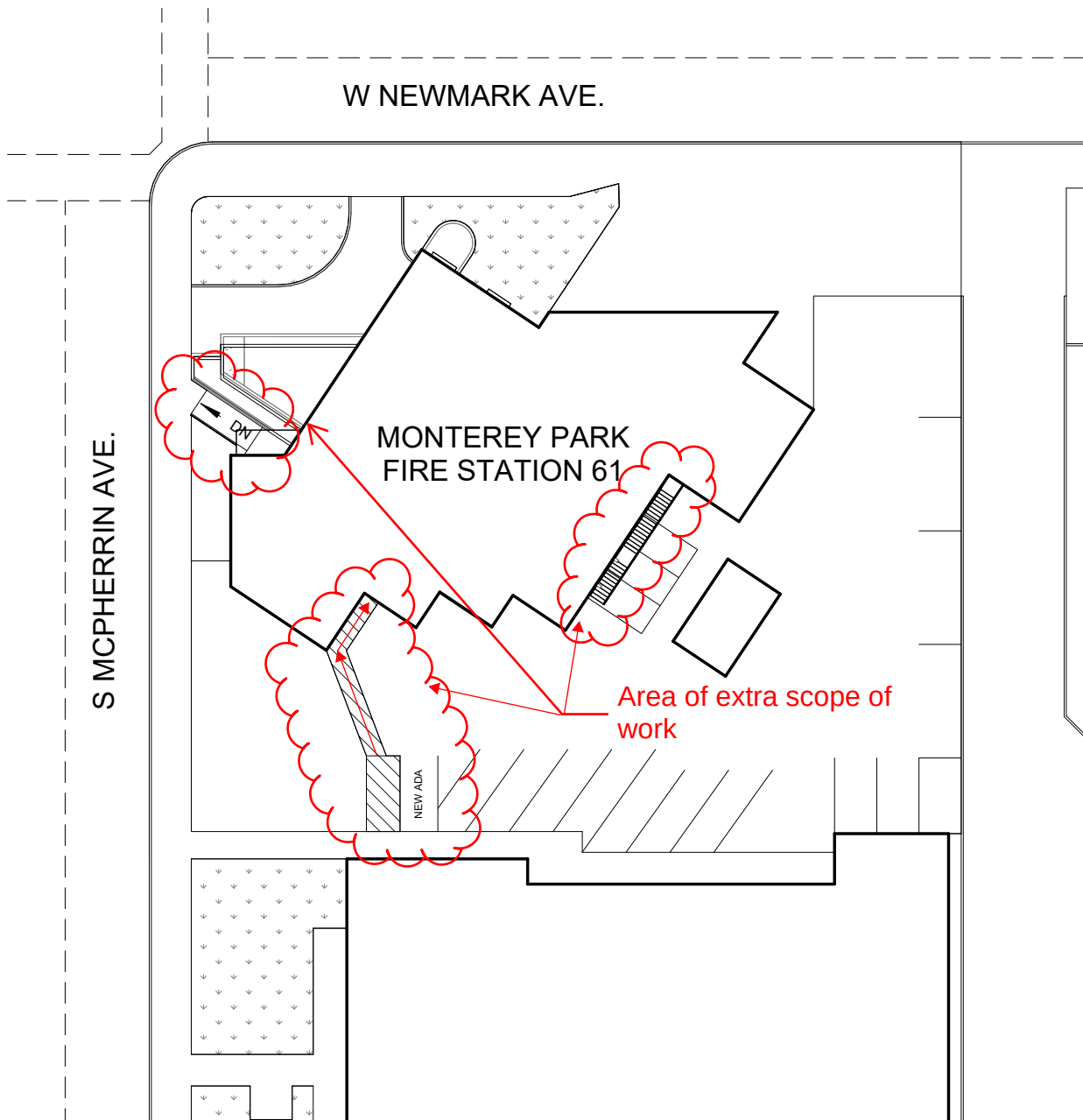
date: June 25, 2026

prepared by: BOA, Edward Lok Ng, Architect

Construction Cost Estimate: To Be Determined

prepared for: City of Monterey Park, Ziad Mazboudi

	PERSON	HRS	UNIT	RATE	COST	TOTAL
PRE-DESIGN						
kick-off meeting to verify scope of work, obtain as-built dwgs.	PM-Arch	0 hrs		150	0	
project management, confirm cost/work plan & prep field work	PM-Arch	2 hrs		150	300	
site assessment, as-built measurements & photos	Sr.Tech	5 hrs		110	550	
CADD-3D	Sr.Tech	5 hrs		110	550	
						1,400
ARCHITECTURAL SCHEMATIC DESIGN						
preliminary design; 2 floor plan options, refine 1 option	PM-Arch	2 hrs		150	300	
CADD-3D drawings	Sr.Tech	5 hrs		110	550	
3-D color renderings	Sr.Tech	0 hrs		110	0	
project management	PM-Arch	0 hrs		150	0	
construction cost estimate	PM-Arch	0 hrs		150	0	
meeting or coordination with Client	PM-Arch	3 hrs		150	450	
						1,300
ENGINEERING and EXPENSES						
structural engineering					3,000	
mechanical, new exhaust fan, ducts, as needed					1,000	
plumbing					1,000	
electrical					1,000	
lighting designer					0	
AV consultant					0	
acoustical engineering					0	
civil engineering					0	
expenses for blueprints, photocopies, mailing, misc.					0	
						6,000
ARCHITECTURAL DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS						
refine preliminary design	PM-Arch	3 hrs		150	450	
CADD-3D modeling of construction document drawings	Sr.Tech	30 hrs		110	3,300	
project management, design development, coord. w engineers	PM-Arch	3 hrs		150	450	
meeting or coordination with Client	PM-Arch	3 hrs		150	450	
specifications in CSI format	PM-Arch	4 hrs		150	600	
construction cost estimate	PM-Arch	2 hrs		150	300	
quality control	PM-Arch	2 hrs		150	300	
City bldg-safety dept. and client submittal&corrections	Sr.Tech	5 hrs		110	550	
						6,400
CONSTRUCTION SUPPORT						
pre-bid meeting	PM-Arch	0 hrs		150	0	
bidding RFI's	PM-Arch	0 hrs		150	0	
pre-construction meeting	PM-Arch	0 hrs		150	0	
project management, RFI & submittal response	PM-Arch	10 hrs		150	1,500	
CADD-3D modeling and record drawings	Sr.Tech	0 hrs		110	0	
construction site meetings, punchlist meeting	PM-Arch	4 hrs		150	600	
						2,100
					TOTAL	\$17,200



1

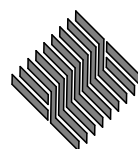
SITE PLAN - ARCHITECTURAL

SCALE: 1" = 40'-0"



MONTEREY PARK FIRE STATION 61 2ND FLOOR RENOVATION

350 W Newmark Ave, Monterey Park, CA 91754

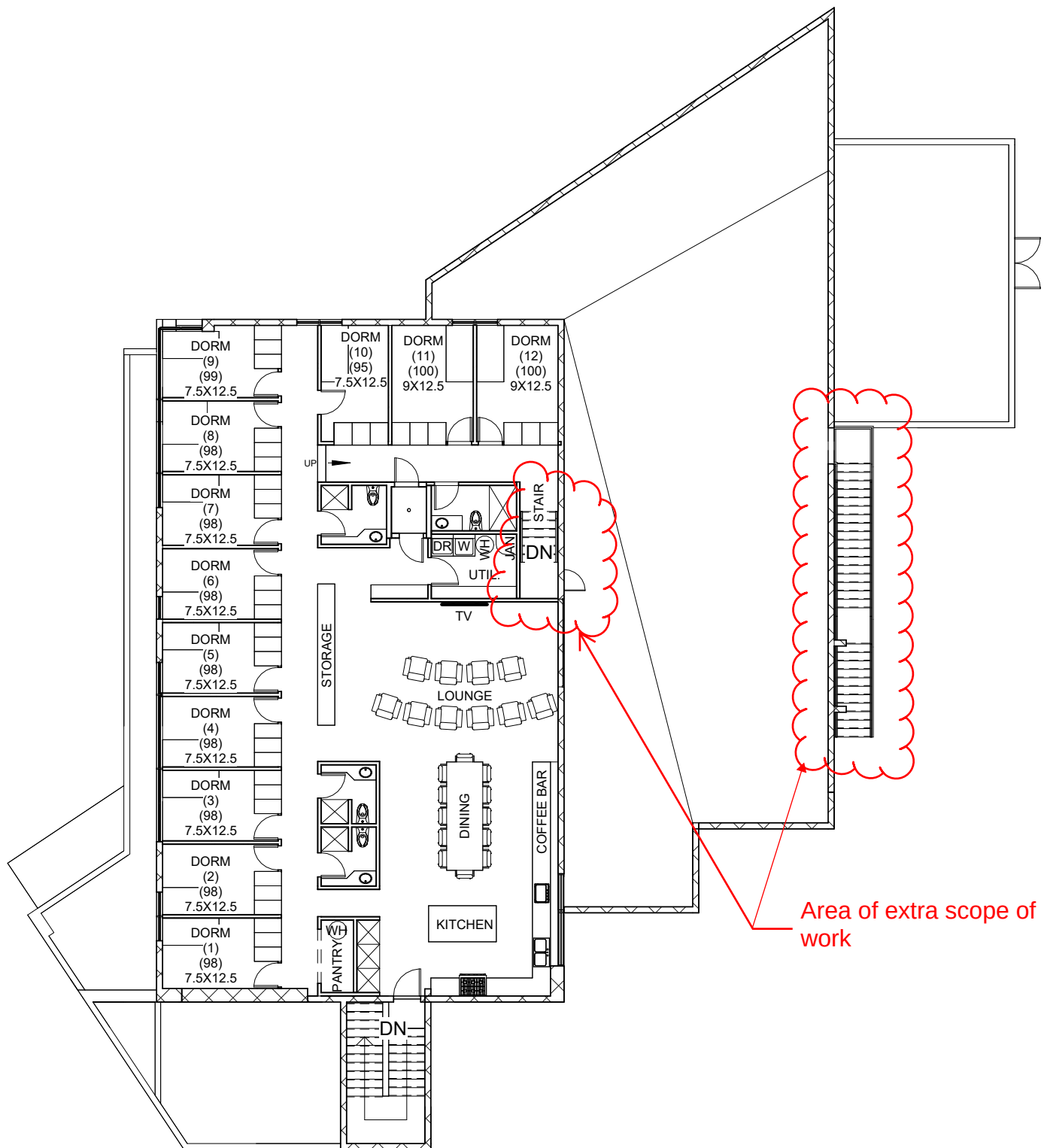


BOA

ARCHITECTURE
INTERIORS
PLANNING

512 REDONDO AVE. LONG BEACH, CA 90814 TEL. 562-912-7900





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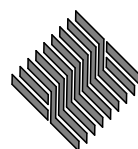
OPTION E.1 (STAIR)

SCALE: 1/16" = 1'-0"



MONTEREY PARK FIRE STATION 61 2ND FLOOR RENOVATION

350 W Newmark Ave, Monterey Park, CA 91754



BOA

ARCHITECTURE
INTERIORS
PLANNING

512 REDONDO AVE. LONG BEACH, CA 90814 TEL. 562-912-7900



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: BOA Amendment – Council Chambers

Recommendation:

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.

Executive Summary:

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 project (the "Project").

BOA's original scope of work was limited to the Council Chambers. The first amendment added services for rear conference room, including ADA improvements to the rear restroom, relocation of the AV room, and additional safety measures. During design, the City determined that the existing skylights at the rear of the Council Chambers should be replaced with a permanent roof assembly. Amendment No. 2 would add the design services necessary to incorporate those improvements into the Project's construction documents.

BOA submitted a proposal for the additional services in the amount of \$10,100. Approval of the proposed amendment would increase the contract to an amount not to exceed \$164,400.

Background:

The City Hall and its Council Chambers were constructed almost 50 years ago. Over the years, the City has made improvements to meet the audio-visual and technological needs of the time.

The City Council, on July 16, 2025, awarded BOA a professional service agreement for the preparation of PS&E for the Project.

During design, the City determined that the existing skylights at the rear of the Council Chambers had been permanently blocked off and no longer functioned as originally designed. Because the skylights contribute to energy loss, the City determined they should be removed and replaced with a permanent roof assembly.

BOA submitted provided a proposal for the additional services in the amount of \$10,100.

The Director of Public Works recommends an amendment to Agreement 2497-A with BOA for an additional amount not to exceed \$10,100.

Strategic Plan Goal:

This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and community as it aims to continue public facility improvements and provide multiple forms of usage of the Council Chambers.

Fiscal Impact:

The contract cost will not exceed \$164,400, and such funds are budgeted as part of Capital Improvement Project ("CIP") 95065.

Attachments:

1. BOA Architecture Proposal

ATTACHMENT 1

BOA Architecture Proposal, June 25, 2026

Mr. Ziad Mazboudi, PE
City of Monterey Park

June 19, 2026

**Re: Extra Fee for Architecture-Engineering Services for
Remodel of Monterey Park City Council Chamber to Convert Skylights to Roof**

Based on your request (as you have stated in recent virtual meetings) to convert the existing skylights in the City Council Chamber to a roof, and incorporated into our current Construction Documents, we are requesting an Extra Fee for this additional scope. The existing skylights are currently located directly above and hidden by a dropped ceiling. Please note that this scope was not included in our original fee/scope proposal. Converting the skylights to a roof will save on future HVAC cooling energy cost, mitigate unwanted light-leaks into the Council Chambers, and resolve skylights leaks. Our proposed Scope of Work for this additional scope is outlined below, and our itemized Extra Fee spreadsheet is attached for your review.

Scope of Work

1. Provide PSE (plans, specs, estimate) to convert existing skylights in the City Council Chamber to a roof. The new roofing will match the existing standing seam metal roofing. The standing seam will also be install on the side wall that face the park.
2. Provide site visit(s) to verify the existing conditions
3. Provide insulation at the roof and exterior wall for energy Code compliance.
4. Provide structural engineering
5. Provide sufficient Construction Documents (drawings and specs) to secure a building permit approval and public bidding to general contractors.
6. Attend meetings and provide overall project coordination with you, our sub-consultant engineers, the Client, to expedite the Scope of Work.
7. Respond to RFI's from the Contractor during the construction phase of this project.

Per the attached fee spreadsheet, we are requesting an **Extra Fee of \$10,100** for this additional work. When approved, BOA's overall project design fee will now be \$139,300 Original Fee + \$15,000 Extra Fee for Council conference room + \$10,100 to convert skylights to roof = \$164,400 total Overall Fee. Please review and let us know if this meets your approval. If you have any questions, please do not hesitate to contact me at (310) 480-7730 cell.

BOA Architecture



Edward Lok Ng, Architect, LEED AP, President

EXTRA FEE PROPOSAL

Architectural-Engineering Services for: Monterey Park City Council Chamber, Convert Skylights to Roof

date: June 19, 2026

prepared by: BOA, Edward Lok Ng, Architect

Construction Cost Estimate: To Be Determined

prepared for: City of Monterey Park, Ziad Mazboudi

	PERSON	HRS	UNIT	RATE	COST	TOTAL
PRE-DESIGN						
kick-off meeting to verify scope of work, obtain as-built dwgs.	PM-Arch	0	hrs	150	0	
project management, confirm cost/work plan & prep field work	PM-Arch	2	hrs	150	300	
site assessment, as-built measurements & photos	Sr.Tech	5	hrs	110	550	
CADD-3D	Sr.Tech	5	hrs	110	550	
						1,400
ARCHITECTURAL SCHEMATIC DESIGN						
preliminary design; 3 floor plan options, refine 1 option	PM-Arch	2	hrs	150	300	
CADD-3D drawings	Sr.Tech	5	hrs	110	550	
3-D color renderings	Sr.Tech	0	hrs	110	0	
project management	PM-Arch	0	hrs	150	0	
construction cost estimate	PM-Arch	0	hrs	150	0	
meeting or coordination with Client	PM-Arch	3	hrs	150	450	
						1,300
ENGINEERING and EXPENSES						
structural engineering					2,500	
mechanical, new HVAC equipment, provide new ducts					0	
plumbing					0	
electrical					0	
lighting designer					0	
AV consultant					0	
acoustical engineering					0	
civil engineering					0	
expenses for blueprints, photocopies, mailing, misc.					0	
						2,500
ARCHITECTURAL DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS						
refine preliminary design	PM-Arch	1	hrs	150	150	
CADD-3D modeling of construction document drawings	Sr.Tech	20	hrs	110	2,200	
project management, design development, coord. w engineers	PM-Arch	3	hrs	150	450	
meeting or coordination with Client	PM-Arch	3	hrs	150	450	
specifications in CSI format	PM-Arch	2	hrs	150	300	
construction cost estimate	PM-Arch	1	hrs	150	150	
quality control	PM-Arch	2	hrs	150	300	
City bldg-safety dept. and client submittal&corrections	Sr.Tech	0	hrs	110	0	
						4,000
CONSTRUCTION SUPPORT						
pre-bid meeting	PM-Arch	0	hrs	150	0	
bidding RFI's	PM-Arch	0	hrs	150	0	
pre-construction meeting	PM-Arch	0	hrs	150	0	
project management, RFI & submittal response	PM-Arch	4	hrs	150	600	
CADD-3D modeling and record drawings	Sr.Tech	0	hrs	110	0	
construction site meetings, punchlist meeting	PM-Arch	2	hrs	150	300	
						900
					TOTAL	\$10,100



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council
From: Shawn Igoe, Public Works Director
Subject: 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

Recommendation:

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.

Executive Summary:

The City participates in the Upper Los Angeles River Watershed Management Group (ULAR WMG), a collaborative group consisting of nineteen jurisdictions working together to comply with Municipal Separate Storm Sewer System (MS4) permit requirements established by the Los Angeles Regional Water Quality Control Board (Regional Board). The ULAR WMG jointly implements the Coordinated Integrated Monitoring Program (CIMP) and Watershed Management Program (WMP) required under the MS4 Permit.

The existing Memorandum of Agreement (MOA) governing implementation of the CIMP and WMP expires on June 30, 2026. The proposed MOA would establish an initial three-year agreement term beginning July 1, 2026, through June 30, 2029, with up to two additional,

optional one-year extensions upon mutual agreement of the participating agencies.

The proposed MOA provides for continued regional coordination, monitoring, reporting, and compliance planning activities required under the MS4 permit. Participation in the regional program allows the City to share costs and technical resources with neighboring jurisdictions, resulting in significant cost savings compared to independently implementing these highly technical MS4 requirements.

Background:

On November 6, 2013, the City Council approved Monterey Park's participation in the City of Los Angeles' collaborative effort to develop the CIMP and WMP to comply with the MS4 Permit adopted by the Regional Board.

The ULAR WMG includes the following participating jurisdictions:

City of Los Angeles	City of Alhambra
City of Burbank	City of Calabasas
City of Glendale	City of Hidden Hills
City of La Cañada Flintridge	City of Montebello
City of Monterey Park	City of Pasadena
City of Rosemead	City of San Fernando
City of San Gabriel	City of San Marino
City of South El Monte	City of South Pasadena
City of Temple City	Los Angeles County Flood Control District
County of Los Angeles	San Gabriel Valley Council of Governments

The Regional Board approved the original CIMP on November 18, 2015, and approved the original WMP on April 20, 2016.

The ULAR WMG includes Monterey Park along with neighboring jurisdictions that collectively implement regional storm water monitoring, reporting, and watershed management activities required under the MS4 permit. Participation in the ULAR WMG allows the City to share technical resources and reduce costs associated with these highly technical regulatory requirements.

On May 17, 2023, the City Council approved the current three-year MOA for Fiscal Years 2024 – 2026 in the amount of \$80,045. The proposed new MOA for Fiscal Years 2026 – 2029 establishes the City's estimated total cost share at \$78,594 over the initial three-year term.

Under the CIMP, participating agencies conduct installation, maintenance, and monitoring of sampling sites to determine levels of contamination within the watershed area. The WMP includes reporting, watershed planning, and compliance coordination activities required under the MS4 Permit.

The ULAR WMG also coordinates with the San Gabriel Valley Council of Governments (SGVCOG) to provide administrative support and oversee implementation of the MOA. Monterey Park continues to coordinate with John L. Hunter & Associates (JLHA) for technical assistance and MS4 permit compliance support related to the CIMP and WMP.

Strategic Plan Goal:

The proposed action supports the City's objective to enhance water infrastructure by maintaining regulatory compliance, protecting water quality within the watershed, and supporting long-term planning and management of the City's stormwater resources.

Fiscal Impact:

The proposed MOA establishes the City's cost share for participation in the CIMP and WMP. The City's estimated cost share is \$24,656 for FY 2026-27, \$23,971 for FY 2027-28, and \$29,967 for FY 2028-29, for a total estimated cost of \$78,594 over the initial three-year term.

Funding for the City's participation will be budgeted annually through the NPDES/Stormwater Compliance Program as part of the City's annual budget process.

Attachments:

1. ULAR MOA 2026-2031

ATTACHMENT 1
MOA for ULAR CIMP and WMP for FY 2026 – 2031

MEMORANDUM OF AGREEMENT

BETWEEN THE CITY OF LOS ANGELES, THE CITY OF ALHAMBRA, THE CITY OF BURBANK, THE CITY OF CALABASAS, THE CITY OF GLENDALE, THE CITY OF HIDDEN HILLS, THE CITY OF LA CANADA FLINTRIDGE, THE CITY OF MONTEBELLO, THE CITY OF MONTEREY PARK, THE CITY OF PASADENA, THE CITY OF ROSEMEAD, THE CITY OF SAN FERNANDO, THE CITY OF SAN GABRIEL, THE CITY OF SAN MARINO, THE CITY OF SOUTH EL MONTE, THE CITY OF SOUTH PASADENA, THE CITY OF TEMPLE CITY, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, THE COUNTY OF LOS ANGELES, THE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS

REGARDING THE ADMINISTRATION AND COST SHARING FOR IMPLEMENTING THE COORDINATED INTEGRATED MONITORING PROGRAM (CIMP) AND WATERSHED MANAGEMENT PROGRAM (WMP) FOR THE UPPER LOS ANGELES RIVER WATERSHED MANAGEMENT AREA

This Memorandum of Agreement (MOA), including its attachments, exhibits and schedules, is made and entered into as of July 1st, 2023 by and between The SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG), a California Joint Powers Authority, THE CITY OF LOS ANGELES (CITY), a municipal corporation, THE CITY OF ALHAMBRA, a municipal corporation, THE CITY OF BURBANK, a municipal corporation, THE CITY OF CALABASAS, a municipal corporation, THE CITY OF GLENDALE, a municipal corporation, THE CITY OF HIDDEN HILLS, a municipal corporation, THE CITY OF LA CANADA FLINTRIDGE, a municipal corporation, THE CITY OF MONTEBELLO, a municipal corporation, THE CITY OF MONTEREY PARK, a municipal corporation, THE CITY OF PASADENA, a municipal corporation, THE CITY OF ROSEMEAD, a municipal corporation, THE CITY OF SAN FERNANDO, a municipal corporation, THE CITY OF SAN GABRIEL, a municipal corporation, THE CITY OF SAN MARINO, a municipal corporation, THE CITY OF SOUTH EL MONTE, a municipal corporation, THE CITY OF SOUTH PASADENA, a municipal corporation, THE CITY OF TEMPLE CITY, a municipal corporation, LOS ANGELES COUNTY FLOOD CONTROL DISTRICT (LACFCD), a body corporate and politic, and the COUNTY OF LOS ANGELES (COUNTY), a political subdivision of the State of California. Collectively, these entities shall be known herein as PARTIES or individually as PARTY.

RECITALS

WHEREAS, the U.S. Environmental Protection Agency (USEPA) and the California Regional Water Quality Control Board, Los Angeles Region (Regional Board) have classified the Greater Los Angeles County Municipal Separate Storm Sewer System

(MS4) as a large MS4 pursuant to 40 Code of Federal Regulations (CFR) section 122.26(b)(4) and a major facility pursuant to 40 CFR section 122.2; and

WHEREAS, the Regional Board adopted the 2012 National Pollutant Discharge Elimination System MS4 Permit No. R4-2012-0175 on November 8, 2012, which was re-adopted in the 2021 Regional Phase I MS4 Permit Order No. R4-2021-0105; and

WHEREAS, the 2012 MS4 Permit became effective on December 28, 2012, and required that the LACFCD, the COUNTY, and 84 of the 88 cities within the County comply with its prescribed elements; and

WHEREAS the 2021 MS4 Permit became effective on September 11, 2021, superseding the 2012 MS4 Permit, and requires the COUNTY, LACFCD, 85 cities within the coastal watersheds of Los Angeles County, the Ventura County Watershed Protection District, the County of Ventura, and 10 cities within Ventura County to comply with its prescribed elements; and

WHEREAS, the MS4 Permit identifies the PARTIES as MS4 permittees responsible for compliance with the Permit's requirements pertaining to the PARTIES' collective jurisdictional area in the Upper Los Angeles River Watershed Management Area as identified in Exhibit D of this MOA; and

WHEREAS, the CITY and the cities of Alhambra, Burbank, Calabasas, Glendale, Hidden Hills, La Canada Flintridge, Montebello, Monterey Park, Pasadena, Rosemead, San Fernando, San Gabriel, San Marino, South El Monte, South Pasadena, and Temple City and LACFCD and the COUNTY formed the Upper Los Angeles River Watershed Management Group (ULAR WMG) to collaborate on the Watershed Management Program (WMP) and the Coordinated Integrated Monitoring Program (CIMP) in accordance with the MS4 Permit, with the CITY serving as the ULAR WMG Lead Agency; and

WHEREAS, the PARTIES desired to collaborate on the development of a WMP and a CIMP in accordance with the MS4 Permit for a portion of the Upper Los Angeles River Watershed Management Area as identified in Exhibit D of this MOA to comply with all applicable monitoring requirements of the MS4 Permit; and

WHEREAS, the first WMP was submitted to the Regional Board by the PARTIES on June 25, 2015 and was approved by the Regional Board on April 20, 2016; and

WHEREAS, a revised WMP was submitted to the Regional Board on June 28, 2021 and is pending approval; and

WHEREAS, the first CIMP was submitted to the Regional Board by the PARTIES on April 30, 2015 and was approved by the Regional Board on August 5, 2015; and

WHEREAS, a revised CIMP was submitted to the Regional Board on March 13, 2023 and is pending approval; and

WHEREAS, the PARTIES have agreed to cooperatively share and fully fund the estimated costs of the implementation of the CIMP and WMP; and

WHEREAS, the PARTIES agree that each shall assume full and independent responsibility for ensuring its own compliance with the MS4 Permit notwithstanding this MOA; and

WHEREAS, the PARTIES desire to have the SGVCOG: (a) invoice and collect funds from each of the PARTIES to cover the costs of MONITORING SERVICES and WMP-RELATED TASKS and pay the CITY; (b) perform tasks identified in CONTRACT ADMINISTRATION in Exhibit A of this MOA;

NOW, THEREFORE, in consideration of the mutual benefits to be derived by the PARTIES, and of the promises contained in this MOA, the PARTIES agree as follows:

Section 1. Recitals. The recitals set forth above are true and correct and fully incorporated into this MOA.

Section 2. Purpose. The purpose of this MOA is to cooperatively fund the MONITORING SERVICES and WMP-RELATED TASKS, as set forth in Exhibit A of this MOA.

Section 3. Cooperation. The PARTIES shall fully cooperate with one another to attain the purposes of this MOA.

Section 4. Voluntary. The PARTIES have voluntarily entered into this MOA for the implementation of the MONITORING SERVICES and WMP-RELATED TASKS, and to authorize the SGVCOG to administer the cost-sharing.

Section 5. Term. This MOA shall become effective on July 1, 2023 and shall remain in effect for three (3) years up to and including June 30, 2026. The MOA may be extended, through mutual agreement of the PARTIES.

Section 6. Commitment. Once effective, the PARTIES agree to uphold the promises contained in this MOA for the duration of the agreed upon term. The Parties agree that costs, expenses, fees, liabilities, and obligations incurred by the CITY in performing MONITORING SERVICES in accordance with Tables 2-2C(i) of Exhibit B and WMP-

RELATED TASKS in accordance with Table 3-3B of Exhibit B prior to the execution date of this MOA but after July 1, 2023, shall be cost-shared under this Agreement according to the amounts specified in Exhibit B and shall be included in the first invoice.

Section 7. THE PARTIES AGREE:

- a. Monitoring Services. The CITY will perform the MONITORING SERVICES as defined in Exhibit A.
- b. WMP-Related tasks. The CITY and the SGVCOG will perform the WMP-RELATED TASKS, as defined in Exhibit A.
- c. Reporting. Each PARTY hereto authorizes the CITY to prepare and submit reports to the Regional Board as required by the MS4 Permit. In addition, the CITY will submit to the PARTIES the data used to prepare the reports. This data will be transmitted electronically to all PARTIES and as requested by the Regional Board. The CITY will provide sufficient time to the PARTIES to review the prepared reports. The CITY shall consider incorporating such comments received and answering a PARTY's questions to the best of its abilities prior to its submittal to the Regional Board.
- d. Contract Administration. The SGVCOG will be responsible for CONTRACT ADMINISTRATION, as defined in Exhibit A.
- e. Communication. To the extent the PARTIES have communications related to CONTRACT ADMINISTRATION as defined in Exhibit A, such communications shall be directed to the SGVCOG. Communications concerning MONITORING SERVICES and WMP-RELATED TASKS under this Agreement shall be directed to the ULAR WMG lead agency. Written notice will be provided to the PARTIES should contact information from the SGVCOG and/or the ULAR WMG lead agency change.
- f. Contracting. The PARTIES contemplate that other individual NPDES permit holders may wish to participate in the MONITORING SERVICES without being a party to this MOA. In the event that another NPDES permittee wants to participate in the MONITORING SERVICES, the SGVCOG may enter into an individual separate agreement with such individual NPDES permittee. The individual NPDES permittee will not become a party to this MOA but will be responsible for its proportionate share of the costs for those MONITORING SERVICES. If other individual NPDES permit holders' participation modifies the PARTIES' proportionate cost share, each PARTIES' proportional payment obligation shall be modified administratively in Exhibit B.

Section 8. Invoicing and Payment.

- a. Invoicing. The SGVCOG will invoice all PARTIES, except the CITY, annually in amounts not exceeding the invoice amounts shown in Table 1 of Exhibit B. The annual invoices will be issued by the SGVCOG to the PARTIES in July of each calendar year for their proportional share of the estimated cost for MONITORING SERVICES and WMP-RELATED TASKS, including SGVCOG's Contact Management Fee, for the fiscal year, as shown in Exhibit B. The first invoice will be issued in July 2023 or upon the execution of this Agreement, whichever is later. The PARTIES hereby acknowledge and ratify services performed on or after the earlier of July 1st, 2023 or the date of the last signature of the PARTIES that are performed in accordance with the terms and conditions of the MOA. Such services shall be included in the first invoice and reimbursable pursuant to this MOA. The CITY will invoice the SGVCOG for tasks performed, deducting the CITY's cost portion for such tasks and the CITY's cost portion for the SGVCOG's program management fee. The CITY shall provide SGVCOG an accounting of the MONITORING SERVICES, and any WMP-RELATED TASKS completed during each annual payment term consistent with the format as shown in Exhibit E.
- b. Annual Payment. Each PARTY, excluding the CITY, shall pay the SGVCOG for their invoice within sixty (60) days of receipt of the invoice from the SGVCOG.
- c. Late Payment Penalty. Any payment that is not received within sixty (60) days following receipt of the invoice from SGVCOG shall be subject to a late payment of 10%. Interest on any late payments shall accrue at the rate of 1% per month for each month a payment is past due.
- d. Delinquent Payments. A payment not made within three hundred and sixty-five (365) days after receipt of the invoice from the SGVCOG shall result in the SGVCOG notifying the Regional Board and the PARTIES that the delinquent PARTY is no longer a participating member of the CIMP or WMP. The PARTY shall be deemed to have withdrawn from this MOA and the remaining PARTIES' cost share allocation shall be adjusted in accordance with the cost allocation formula in Table 1 of Exhibit B. Withdrawal shall not relieve a PARTY's obligation to pay its proportionate share of costs that were due at the time of the deemed withdrawal.
- e. Contingency. Each PARTY's annual invoice will include a contingency of fifteen percent (15%) for MONITORING SERVICES and fifteen percent (15%) for WMP-RELATED TASKS, as shown in Exhibit B. Contingency funds will be held by SGVCOG until such time as they are needed. Contingency funds that are used will be applied to each PARTY based on its proportional share. No PARTY will be

obligated to pay for additional expenditures which exceed its contingency amounts without an amendment to this MOA.

- i. Monitoring Services Contingency. The CITY shall have access to the MONITORING SERVICES Contingency, for paying for or otherwise implementing the MONITORING SERVICES defined in Exhibit A of this MOA. The CITY shall notify the PARTIES before use of the MONITORING SERVICES Contingency is appropriate or required as soon as practicable but any failure to notify any PARTY or the PARTIES shall not alter, eliminate, or affect the CITY's right to payment. The CITY will indicate the amount of MONITORING SERVICES Contingency used in its applicable invoice(s) to the SGVCOG for implementation of the MONITORING SERVICES. Should the CITY determine in its reasonable discretion that the MONITORING SERVICES Contingency not be necessary for MONITORING SERVICES, the PARTIES may administratively shift these funds to be used for WMP-RELATED TASKS and do so using the process defined in Section 9(c).
 - ii. WMP-Related Tasks Contingency. The PARTIES may utilize WMP-RELATED TASKS Contingency to complete projects consistent with the WMP-RELATED TASKS defined in Exhibit A. To utilize WMP-RELATED TASKS Contingency, the ULAR WMG shall discuss the proposed activity and the ULAR WMG will come to a majority consensus, using the process defined in Section 9(c), as to whether to move forward with the use of WMP-RELATED TASKS Contingency and the process for implementation. The SGVCOG shall utilize the WMP-RELATED TASKS Contingency to reimburse the entity responsible for administering the approved WMP-RELATED TASK funded by the WMP-RELATED TASKS Contingency. Should the WMP-RELATED TASKS Contingency not be necessary for WMP-RELATED TASKS, the PARTIES may administratively shift these funds to be used for MONITORING SERVICES, using the process defined in Section 9(c).
- f. Shifting of Funds. The PARTIES may shift funds collected under this MOA between MONITORING SERVICES and WMP-RELATED TASKS administratively, without an amendment to this MOA, provided that the overall amount does not exceed the total not-to-exceed amount of this MOA or a PARTY'S annual proportional cost, as set forth in Table 1 of Exhibit B, and if approved by a majority consensus, using the process defined in Section 9(c). Should the CITY require a shift in funds between MONITORING SERVICES and WMP-RELATED TASKS in order to implement the MONITORING SERVICES and WMP-RELATED TASKS, it shall notify the SGVCOG before shifting these funds.

- g. Contract Management Fee. The SGVCOG will receive a Contract Management Fee of \$100,000 per year for administration of this MOA by the SGVCOG. Each PARTY will be assessed its proportionate share of the annual Contract Management Fee as shown in Table 4 of Exhibit B.
- h. Reconciliation of this MOA. At the end of the MOA, the SGVCOG will provide the PARTIES with an accounting of actual expenditures, consistent with the format as shown in Exhibit E, within ninety (90) days. Any unexpended funds held by SGVCOG at the termination of this MOA will be rolled-over to cover expenses in any subsequent MOA. PARTIES may request in writing a refund or credit of any unexpended funds by the SGVCOG, in accordance with the distributed cost formula set forth in Table 1 of Exhibit B.

Section 9. THE PARTIES FURTHER AGREE:

- a. Documentation. The PARTIES agree to promptly provide at no cost to the CITY all requested information and documentation in their possession that the CITY, in its discretion, deems to be necessary or helpful for the performance of the MONITORING SERVICES and WMP-RELATED TASKS.
- b. Access. During the term of this MOA on an as-needed basis, each PARTY shall allow the CITY or its contractor reasonable access and entry to land, facilities and structures owned, operated, or controlled by the PARTY, which access and entry are necessary or helpful for the CITY or its contractor to perform MONITORING SERVICES and WMP-RELATED TASKS (FACILITIES). The FACILITIES shall include but not be limited to the PARTY's storm drains, channels, catch basins, and similar, provided, however, that prior to entering any of the PARTIES FACILITIES, the CITY or its contractor, as applicable, shall provide seventy-two (72) hours advance written notice of entry to the applicable PARTY, or in the cases where seventy-two (72) hours' advance written notice is not possible, such as in cases of unforeseen wet weather, the CITY or its contractor shall provide written notice to the applicable PARTY as early as reasonably possible. Any PARTY, including LACFCD, agrees to provide the CITY or its contractor a "no-fee" Access Permit to its FACILITIES. This Access Permit does not cover any fees that may be required for Construction Permits for the installation of permanent monitoring equipment. The CITY shall secure any required necessary permits prior to entry.
- c. Consensus. The PARTIES agree that consensus in the ULAR WMG will be determined by a two-thirds supermajority (66.66%) voting of the ULAR WMG members based on each PARTY's percentage land area of the Watershed as shown in Exhibit D. Consensus shall be reached using an email vote of ULAR WMG members. Any PARTY that does not respond to a vote within five business days, shall be considered to support the majority consensus.

- d. Participation. Each PARTY shall designate an individual to provide representation at the ULAR WMG that is authorized to provide official input on behalf of the PARTY. Each PARTY shall ensure that a representative attends the ULAR WMG meetings and, if necessary, responds to email communication.
- e. Additional Activities. The PARTIES agree that additional activities may arise in the course of implementing this MOA, and there may be interest in utilizing funds collected through this MOA or pursuing additional funds, including but not limited to the Safe Clean Water Program, to complete those projects. The ULAR WMG, led by the ULAR WMG Lead Agency, shall discuss and determine additional activities to be completed and the implementation approach to completing those projects. The ULAR WMG will determine which activities to pursue in accordance with the consensus process defined in Section 9(c). Any other PARTY that does not desire to participate in an additional activity can submit a written request to the SGVCOG that they do not desire to be part of the activity. The non-participating PARTY will not be responsible for its proportionate share of funds to complete the additional project, and the cost will be recalculated amongst the remaining PARTIES.

Section 10. Indemnification. Each PARTY shall indemnify, defend, and hold harmless each other PARTY, on a pro rata basis, including its special districts, their member agencies, elected and appointed officers, employees, agents, attorneys, and designated volunteers from and against any and all liability, including, but not limited to, demands, claims, actions, fees, costs, and expenses (including reasonable attorneys and expert witness fees), arising from or connected with this MOA; provided, however, that no PARTY shall indemnify another PARTY for that PARTY's own negligence or willful misconduct.

Section 11. Termination

- a. Noticing. Any PARTY may withdraw from this MOA for any reason, in whole or part, by giving the SGVCOG and the Regional Board thirty (30) days written notice thereof. Withdrawing PARTIES shall remain wholly responsible for their proportional share of the costs of MONITORING SERVICES and WMP-RELATED TASKS for any fiscal year for which the PARTY has not withdrawn. Withdrawing PARTIES shall not be entitled to any refunds. Each PARTY shall also be responsible for the payment of its own fines, penalties or costs incurred as a result of the non-performance of the CIMP and/or WMP. Upon withdrawal by the SGVCOG, the PARTIES shall meet and confer to designate an alternate organization to accept the SGVCOG's responsibilities under this MOA.

- b. Default. If a PARTY fails to comply with any of the terms or conditions of this MOA, that PARTY shall forfeit its rights to the work completed through this MOA, but no such forfeiture shall occur unless and until the defaulting PARTY has first been given notice of its default and a reasonable opportunity to cure the alleged default
- c. Equipment Ownership. Devices such as automatic sampling stations - inclusive of a cabinet, sampling equipment, ancillary devices, power supplies (EQUIPMENT) may be installed to implement the CIMP. Any PARTY voluntarily terminating membership will not be entitled to a refund for the portion of the share paid to acquire and to operate the EQUIPMENT nor for the remaining value of the EQUIPMENT, if any. The operational life of such EQUIPMENT is approximately seven years, and after which it may be obsolete or may require major remodel or replacement of electrical and mechanical components costing equivalent to a purchase of a new EQUIPMENT. The remaining PARTIES agree to own, operate and maintain and or replace the EQUIPMENT.

Section 12. General Provisions

- a. Notices. Any notices, bills, invoices, or reports relating to this MOA, and any request, demand, statement, or other communication required or permitted hereunder shall be in writing and shall be delivered to the representatives of the PARTIES at the addresses set forth in Exhibit C attached hereto and incorporated herein by reference. PARTIES shall promptly notify each other of any change of contact information, including personnel changes, provided in Exhibit C. Written notice shall include notice delivered via e-mail or fax. A notice shall be deemed to have been received on (a) the date of delivery, if delivered by hand during regular business hours, or by confirmed facsimile or by e-mail; or (b) on the third (3rd) business day following mailing by registered or certified mail (return receipt requested) to the addresses set forth in Exhibit C.
- b. Administration. For the purposes of this MOA, the PARTIES and SGVCOG hereby designate as their respective representatives the persons named in Exhibit C. The designated representatives, or their respective designees, shall administer the terms and conditions of this MOA on behalf of their respective entities. Each of the persons signing below on behalf of a PARTY or the SGVCOG represents and warrants that he or she is authorized to sign this MOA on behalf of such entity.
- c. Relationship of the Parties. The PARTIES to this MOA are, and shall at all times remain as to each other, wholly independent entities. No PARTY shall have power to incur any debt, obligation, or liability on behalf of any other PARTY unless expressly provided to the contrary by this MOA. No employee, agent, or officer of a PARTY shall be deemed for any purpose whatsoever to be an agent, employee, or officer of another PARTY.

- d. Amendment. The terms and provisions of this MOA may not be amended, modified, or waived, except by an instrument in writing signed by all non-delinquent PARTIES and the SGVCOG. Such amendments may be executed by those individuals listed in Exhibit C or by a person authorized to execute such amendment on behalf of each PARTY.
- e. Law to Govern. This MOA is governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. In the event of litigation related to this MOA, venue in the State Superior Court or Federal District Court shall lie exclusively in the County of Los Angeles.
- f. No Presumption in Drafting. The PARTIES to this MOA agree that the general rule that an MOA is to be interpreted against the PARTY drafting it, or causing it to be prepared shall not apply.
- g. Severability. If any provision of this MOA shall be determined by any court to be invalid, illegal, or unenforceable to any extent, then the remainder of this MOA shall not be affected, and this MOA shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in this MOA.
- h. Entire Agreement. This MOA constitutes the entire agreement of the PARTIES to this MOA with respect to the subject matter hereof.
- i. Waiver. Waiver by any PARTY to this MOA of any term, condition, or covenant of this MOA shall not constitute a waiver of any other term, condition, or covenant. Waiver by any PARTY to this MOA of any breach of the provisions of this MOA shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this MOA.
- j. Counterparts. This MOA may be executed in any number of counterparts, which execution may be by electronic means as defined in Civil Code section 1633.2 and each of which shall be an original, but all of which taken together shall constitute but one and the same instrument, provided, however, that such counterparts shall have been delivered to all PARTIES to this MOA.
- k. All PARTIES to this MOA have been represented by counsel in the preparation and negotiation of this MOA. Accordingly, this MOA shall be construed according to its fair language.

IN WITNESS WHEREOF, the PARTIES have caused this MOA to be executed by their duly authorized representatives and affixed as of the date of signature of the PARTIES:

COUNTY OF LOS ANGELES

By

Mark Pestrella, Director of Public Works

Dated

APPROVED AS TO FORM:

Dawyn R. Harrison
County Counsel

By

Deputy

Dated

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By

Mark Pestrella, Chief Engineer

Dated

APPROVED AS TO FORM:

Dawyn R. Harrison
County Counsel

By

Deputy

Dated

CITY OF ALHAMBRA

By _____
Adele Andrade-Stadler, Mayor

Dated

ATTEST:

By _____
Lauren Myles
City Clerk

APPROVED AS TO FORM:

By _____
Joseph M. Montes, Esq.
City Attorney

CITY OF LOS ANGELES

Dated: _____

By: _____

Aura Garcia, President
Board of Public Works

ATTEST:

Holly Wolcott
Interim City Clerk

APPROVED AS TO FORM:

Hydee Feldstein Soto
City Attorney

By: _____

Adena M. Hopenstand
Deputy City Attorney

CITY OF BURBANK

Dated: _____

By _____

Konstantine Anthony, Mayor

ATTEST:

Justin Hess, City Manager

APPROVED AS TO FORM:

Joseph H. McDougall, City Attorney

CITY OF CALABASAS

Dated: _____

By _____
David J. Shapiro, Mayor

ATTEST:

Maricela Hernandez, City Clerk

APPROVED AS TO FORM:

Matthew T. Summers, City Attorney

THE CITY OF GLENDALE

Dated: _____

By _____
Ardy Kassakhian, Mayor

ATTEST:

Roubik Golanian, P.E., City Manager

APPROVED AS TO FORM:

Michael Garcia, City Attorney

CITY OF HIDDEN HILLS

Dated:

By

Steve Freedland, Mayor

ATTEST:

Deana L. Gonzalez, CMC, City Clerk

APPROVED AS TO FORM:

Roxanne M. Diaz, City Attorney

CITY OF LA CANADA FLINTRIDGE

Dated: _____

By _____

ATTEST:

APPROVED AS TO FORM:

Adrian R. Guerra, City Attorney

CITY OF MONTEBELLO

Dated: _____

By _____
David Torres, Mayor

ATTEST:

Christopher Jimenez, City Clerk

APPROVED AS TO FORM:

Arnold Alvarez-Glasman, City Attorney

CITY OF MONTEREY PARK

Dated: _____

By:

Ron Bow, City Manager

ATTEST:

By: _____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

By: _____
Karl H. Berger, City Attorney

CITY OF PASADENA

Dated: _____

By _____
Miguel Márquez, City Manager

ATTEST:

Mark Jomsky, City Clerk

APPROVED AS TO FORM:

Debra Wordham, Assistant City Attorney

CITY OF ROSEMEAD

Dated: _____

By _____
Ben Kim, City Manager

ATTEST:

Gloria Molleda, City Clerk

APPROVED AS TO FORM:

Rachel H. Richman, City Attorney

CITY OF SAN FERNANDO

Dated: _____

By _____
Celeste T. Rodriguez, Mayor

ATTEST:

Julia Fritz, City Clerk

APPROVED AS TO FORM:

Richard Padilla, City Attorney

CITY OF SAN GABRIEL

Dated: _____

By _____
Mark Lazzaretto, City Manager

ATTEST:

Sharon Clark, City Clerk

APPROVED AS TO FORM:

Keith Lemieux, City Attorney

CITY OF SAN MARINO

Dated: _____

By _____
Steve Talt, Mayor

ATTEST:

Mario Rueda, Acting City Manager

APPROVED AS TO FORM:

Joseph Montes, City Attorney

CITY OF SOUTH EL MONTE

Dated: _____

By _____
Rene Salas, City Manager

ATTEST:

Donna G. Shwartz, City Clerk

APPROVED AS TO FORM:

Anthony R. Taylor, City Attorney

CITY OF SOUTH PASADENA

Dated: _____

By _____
Arminé Chaparyan, City Manager

ATTEST:

Mark Perez, Deputy City Clerk

APPROVED AS TO FORM:

Andrew L. Jared, City Attorney

CITY OF THE TEMPLE CITY

Dated: _____

By _____
Cynthia Sternquist, Mayor

ATTEST:

Peggy Kuo, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS

Dated: _____

By: _____
Marisa Creter, Executive Director

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____
David DeBerry
Counsel for the SGVCOG

EXHIBIT A

MOA Scope of Work

The purpose of this MOA is to facilitate compliance by the ULAR WMG with the MS4 Permit. The tasks below outline the broadly-expected work anticipated to comply with the Permit.

MONITORING SERVICES

This includes any and all tasks required to comply with the monitoring requirements established in the MS4 Permit and associated documents. This includes but is not limited to implementation of the ULAR CIMP (Coordinated Integrated Monitoring Program), which includes but is not limited to the following activities:

- Receiving Water Monitoring
- Stormwater Outfall Monitoring
- Non-Stormwater Outfall Monitoring
- Urban Lakes Monitoring
- Data Management
- Capital, Operation, and Maintenance Activities
- Purchasing, maintaining, and replacing equipment (capital costs) necessary for monitoring activities
- Development of the monitoring sections to be included in the Annual Report (e.g. trends analysis, Total Maximum Daily Load (TMDL) attainment, summary of monitoring activities)
- Annual Reconciliation of the MONITORING SERVICES under the MOA.
- This work may include additional activities and requirements based upon the March 2023 CIMP revisions, any other future CIMP revision, and subsequent requirements for the Regional Board.

The City is responsible for completing the MONITORING SERVICES in this MOA, including by utilizing consultant support services.

WMP-RELATED TASKS

This includes any and all tasks required to comply with the MS4 Permit, as well as other work that is determined to advance the cities' efforts in complying with the MS4 Permit. The ULAR WMG is required to complete the following activities as part of the ULAR Watershed Management Program (WMP). This includes but is not limited to the sub-tasks defined below:

- Annual Reporting (including the WMP Progress Report)
- Report of Waste Discharge (ROWD)
- Adaptive Management
- Trash Monitoring and Reporting Plan (TMRP)
- WMP Revisions
- Website management (lastormh2o.org)
- California Stormwater Quality Association (CASQA) Membership

Contracts regarding WMP-RELATED TASKS will be administered by the SGVCOG utilizing a consultant(s) selected in coordination with the ULAR WMG, unless otherwise determined by the ULAR WMG. The lead agency of the ULAR WMG will provide subject-matter expertise and project management support to the SGVCOG and its consultants for the purposes of completing this task.

CONTRACT ADMINISTRATION

This includes any and all tasks associated with administering this MOA, including but not limited to the following:

- Facilitate the development of agreements and subsequent amendments for the ULAR WMG.
- Manage procurements, contracting, and contract administration for consultants and contractors, with the lead agency of the ULAR WMG providing subject-matter expertise and project management support. This could include establishing and managing a bench of technical consultants that could be utilized by any PARTY.
- Distribute invoices and collect payment from PARTIES.
- Pay invoices from the City, upon receipt of invoice, as established in Section 8(a) of the MOA.
- Manage the MOA budget in coordination with the lead agency of the ULAR WMG.
- Facilitate the preparation of ULAR WMG administrative procedures by ULAR WMG and ensure compliance with these procedures.
- Annual Reconciliation of WMP-RELATED TASKS under the MOA.

The CONTRACT ADMINISTRATION tasks will be completed by the SGVCOG.

Additional tasks may be identified in the process of complying with the Permit, at which point the ULAR WMG would determine the optimal approach to ensuring that the ULAR WMG remains in compliance with any and all aspects of the MS4 Permit and its associated documents.

EXHIBIT B

MOA Cost Estimates

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Table 1. Distribution of Combined Annual Implementation Costs (CIMP/WMP/CASQA/SGVCOG fee)

Agency	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD	\$ 83,732	\$ 79,353	\$ 95,016	\$ 258,101
City of Los Angeles	\$ 943,982	\$ 908,306	\$ 1,084,118	\$ 2,936,406
County of Los Angeles	\$ 232,381	\$ 217,554	\$ 257,621	\$ 707,556
City of Alhambra	\$ 25,278	\$ 24,472	\$ 29,209	\$ 78,958
City of Burbank	\$ 57,421	\$ 55,590	\$ 66,350	\$ 179,361
City of Calabasas	\$ 20,731	\$ 20,070	\$ 23,954	\$ 64,755
City of Glendale	\$ 101,385	\$ 98,139	\$ 117,135	\$ 316,659
City of Hidden Hills	\$ 4,974	\$ 4,815	\$ 5,747	\$ 15,536
City of La Canada Flintridge	\$ 34,193	\$ 27,729	\$ 33,097	\$ 95,018
City of Montebello	\$ 27,721	\$ 26,837	\$ 32,032	\$ 86,590
City of Monterey Park	\$ 25,626	\$ 24,809	\$ 29,610	\$ 80,045
City of Pasadena	\$ 81,872	\$ 74,179	\$ 88,537	\$ 244,588
City of Rosemead	\$ 17,135	\$ 16,588	\$ 19,799	\$ 53,522
City of San Fernando	\$ 7,854	\$ 7,604	\$ 9,076	\$ 24,534
City of San Gabriel	\$ 13,688	\$ 13,252	\$ 15,817	\$ 42,756
City of San Marino	\$ 12,471	\$ 12,073	\$ 14,410	\$ 38,953
City of South El Monte	\$ 21,094	\$ 17,250	\$ 18,998	\$ 57,341
City of South Pasadena	\$ 12,064	\$ 10,954	\$ 13,074	\$ 36,091
City of Temple City	\$ 13,334	\$ 12,909	\$ 15,408	\$ 41,651
Total	\$ 1,736,933	\$ 1,652,482	\$ 1,969,007	\$ 5,358,422

Table 2. Distribution of Cost for Implementing Total ULAR CIMP Monitoring Services

Agency	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD	\$ 66,082	\$ 61,483	\$ 62,518	\$ 190,083
City of Los Angeles	\$ 711,254	\$ 671,309	\$ 682,542	\$ 2,065,105
County of Los Angeles	\$ 179,686	\$ 163,892	\$ 166,695	\$ 510,272
City of Alhambra	\$ 19,008	\$ 18,087	\$ 18,389	\$ 55,483
City of Burbank	\$ 43,178	\$ 41,085	\$ 41,773	\$ 126,036
City of Calabasas	\$ 15,588	\$ 14,833	\$ 15,081	\$ 45,503
City of Glendale	\$ 76,240	\$ 72,532	\$ 73,746	\$ 222,518
City of Hidden Hills	\$ 3,740	\$ 3,559	\$ 3,618	\$ 10,917
City of La Canada Flintridge	\$ 27,088	\$ 20,494	\$ 20,837	\$ 68,419
City of Montebello	\$ 20,845	\$ 19,835	\$ 20,167	\$ 60,846
City of Monterey Park	\$ 19,269	\$ 18,335	\$ 18,642	\$ 56,247
City of Pasadena	\$ 62,866	\$ 54,824	\$ 55,741	\$ 173,431
City of Rosemead	\$ 12,884	\$ 12,260	\$ 12,465	\$ 37,610
City of San Fernando	\$ 5,906	\$ 5,620	\$ 5,714	\$ 17,240
City of San Gabriel	\$ 10,293	\$ 9,794	\$ 9,958	\$ 30,044
City of San Marino	\$ 9,377	\$ 8,923	\$ 9,072	\$ 27,372
City of South El Monte	\$ 19,047	\$ 15,166	\$ 15,466	\$ 49,679
City of South Pasadena	\$ 9,258	\$ 8,095	\$ 8,231	\$ 25,584
City of Temple City	\$ 10,027	\$ 9,541	\$ 9,700	\$ 29,268
Total Estimated Cost of CIMP	\$ 1,321,633	\$ 1,229,667	\$ 1,250,357	\$ 3,801,657

Note:

1. Total Monitoring Services cost = General CIMP + NSW0 + Legg Lake

Table 2A. Costs for General CIMP Monitoring Services

ULAR CIMP General Monitoring Component	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26
Labor (Receiving Water and Storm Water Outfall)	\$ 253,000	\$ 230,000	\$ 230,000
Laboratory Analysis (Receiving Water and Storm Water Outfall)	\$ 263,051	\$ 237,879	\$ 240,157
Laboratory Data Handling Fee (15%)	\$ 39,458	\$ 35,682	\$ 36,024
Laboratory Analysis (TIE)	\$ 40,000	\$ 40,000	\$ 40,000
Contract Services	\$ 319,000	\$ 305,000	\$ 305,000
Equipment	\$ 136,325	\$ 130,081	\$ 122,601
Administrative Fee (5%)	\$ 52,542	\$ 48,932	\$ 48,689
Sub-Total	\$ 1,103,375	\$ 1,027,574	\$ 1,022,471
Contingency (15%)	\$ 165,506	\$ 154,136	\$ 153,371
Annual Escalation (2.5%)	\$ -	\$ 25,689	\$ 51,763
Total	\$ 1,268,881	\$ 1,207,400	\$ 1,227,604

Table 2A(i). Distribution of Costs for General CIMP Monitoring Services

Agency	Land Area (acres)	% of Area	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD (5%)	--	--	\$ 63,444	\$ 60,370	\$ 61,380	\$ 185,194
City of Los Angeles	181,288.00	58.53%	\$ 705,492	\$ 671,309	\$ 682,542	\$ 2,059,343
County of Los Angeles	41,048.07	13.25%	\$ 159,741	\$ 152,001	\$ 154,544	\$ 466,286
City of Alhambra	4,884.31	1.58%	\$ 19,008	\$ 18,087	\$ 18,389	\$ 55,483
City of Burbank	11,095.20	3.58%	\$ 43,178	\$ 41,085	\$ 41,773	\$ 126,036
City of Calabasas	4,005.68	1.29%	\$ 15,588	\$ 14,833	\$ 15,081	\$ 45,503
City of Glendale	19,587.50	6.32%	\$ 76,226	\$ 72,532	\$ 73,746	\$ 222,504
City of Hidden Hills	961.03	0.31%	\$ 3,740	\$ 3,559	\$ 3,618	\$ 10,917
City of La Canada Flintridge	5,534.46	1.79%	\$ 21,538	\$ 20,494	\$ 20,837	\$ 62,869
City of Montebello	5,356.38	1.73%	\$ 20,845	\$ 19,835	\$ 20,167	\$ 60,846
City of Monterey Park	4,951.51	1.60%	\$ 19,269	\$ 18,335	\$ 18,642	\$ 56,247
City of Pasadena	14,805.30	4.78%	\$ 57,616	\$ 54,824	\$ 55,741	\$ 168,181
City of Rosemead	3,310.87	1.07%	\$ 12,884	\$ 12,260	\$ 12,465	\$ 37,610
City of San Fernando	1,517.64	0.49%	\$ 5,906	\$ 5,620	\$ 5,714	\$ 17,240
City of San Gabriel	2,644.87	0.85%	\$ 10,293	\$ 9,794	\$ 9,958	\$ 30,044
City of San Marino	2,409.64	0.78%	\$ 9,377	\$ 8,923	\$ 9,072	\$ 27,372
City of South El Monte	1,594.16	0.51%	\$ 6,204	\$ 5,903	\$ 6,002	\$ 18,109
City of South Pasadena	2,186.20	0.71%	\$ 8,508	\$ 8,095	\$ 8,231	\$ 24,834

City of Temple City	2,576.50	0.83%	\$ 10,027	\$ 9,541	\$ 9,700	\$ 29,268
Total	309,757.32	100.00%	\$ 1,268,881	\$ 1,207,400	\$ 1,227,604	\$ 3,703,886

Note:

1. LACFCD is responsible for 5% of the Total Cost, which is subtracted before distributing the cost among the other agencies.

Table 2B. Costs for Arroyo Seco NSWO Monitoring

CIMP Component	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26
Non-Stormwater Outfall Monitoring			
Arroyo Seco (3 Screening Events)	\$ 16,470		
Laboratory Data Handling Fee (15%)			
Flat Rate: 15% of Total Monitoring costs	\$ 2,470		
Administrative Fee (5%)			
Flat Rate: 5% of Total NSWO Monitoring Cost	\$ 947		
Monitoring Cost Sub-Total	\$ 19,887		
Additional Costs			
Contingency (15%)	\$ 1,989		
Annual Escalation (2.5%)	\$ -		
Arroyo Seco (Total)	\$ 21,876		

Table 2B(i). Distribution of Costs for Arroyo Seco NSWO Monitoring

Agency	Land Area (acres)	% of Area	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD (5%)	--	--	\$ 1,094	\$ -	\$ -	\$ 1,094
City of Los Angeles	3936.66	27.73%	\$ 5,762	\$ -	\$ -	\$ 5,762
County of Los Angeles	2361.13	16.63%	\$ 3,456	\$ -	\$ -	\$ 3,456
City of Glendale	9.39	0.07%	\$ 14	\$ -	\$ -	\$ 14
City of La Canada Flintridge	3791.77	26.71%	\$ 5,550	\$ -	\$ -	\$ 5,550
City of Pasadena	3586.72	25.26%	\$ 5,250	\$ -	\$ -	\$ 5,250
City of South Pasadena	512.25	3.61%	\$ 750	\$ -	\$ -	\$ 750
Arroyo Seco (Total)	14,197.93	100.00%	\$ 21,876			\$ 21,876

Note:

1. LACFCD is responsible for 5% of the Total Cost, which is subtracted before distributing the cost among the other agencies.

Table 2C. Costs for Legg Lake Monitoring

CIMP Component	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26
Legg lake	\$ 22,235	\$ 15,694	\$ 15,694
Laboratory Data Handling Fee (15%)	\$ 3,335	\$ 2,354	\$ 2,354
Administrative Fee (5%)	\$ 1,279	\$ 902	\$ 902
Monitoring Cost Sub-Total	\$ 26,849	\$ 18,950	\$ 18,950
Additional Costs			
Contingency (15%)	\$ 4,027	\$ 2,843	\$ 2,843
Annual Escalation (2.5%)	\$ -	\$ 474	\$ 959
Legg Lake (Total)	\$ 30,876	\$ 22,267	\$ 22,752

Table 2C(i). Distribution of Costs for Legg Lake Monitoring

Agency	Land Area (acres)	% of Area	Fiscal Year 23- 24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD (5%)	--	--	\$ 1,544	\$ 1,113	\$ 1,138	\$ 3,795
County of Los Angeles	2,044.68	56.21%	\$ 16,489	\$ 11,891	\$ 12,150	\$ 40,530
South El Monte	1,592.68	43.79%	\$ 12,844	\$ 9,262	\$ 9,464	\$ 31,570
Legg Lake (Total)	3,637.35	100.00%	\$ 30,876	\$ 22,267	\$ 22,752	\$ 75,895

Note:

1. Legg Lake now has a fish tissue monitoring requirement at a frequency of once every three years.
2. LACFCD is responsible for 5% of the Total Cost, which is subtracted before distributing the cost among the other agencies.

Table 3. Distribution of Costs for Implementing WMP-Related Tasks (including CASQA fees)

ULAR WMP Cost Distribution + CASQA				
Agency	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD	\$ 12,650	\$ 12,870	\$ 27,498	\$ 53,018
City of Los Angeles	\$ 177,128	\$ 181,398	\$ 345,977	\$ 704,503
County of Los Angeles	\$ 40,106	\$ 41,073	\$ 78,338	\$ 159,517
City of Alhambra	\$ 4,772	\$ 4,887	\$ 9,321	\$ 18,981
City of Burbank	\$ 10,841	\$ 11,102	\$ 21,174	\$ 43,117
City of Calabasas	\$ 3,914	\$ 4,008	\$ 7,645	\$ 15,566
City of Glendale	\$ 19,138	\$ 19,599	\$ 37,382	\$ 76,119
City of Hidden Hills	\$ 939	\$ 962	\$ 1,834	\$ 3,735
City of La Canada Flintridge	\$ 5,407	\$ 5,538	\$ 10,562	\$ 21,507
City of Montebello	\$ 5,233	\$ 5,360	\$ 10,222	\$ 20,815
City of Monterey Park	\$ 4,838	\$ 4,955	\$ 9,450	\$ 19,242

City of Pasadena	\$ 14,466	\$ 14,814	\$ 28,255	\$ 57,535
City of Rosemead	\$ 3,235	\$ 3,313	\$ 6,319	\$ 12,866
City of San Fernando	\$ 1,483	\$ 1,519	\$ 2,896	\$ 5,898
City of San Gabriel	\$ 2,584	\$ 2,646	\$ 5,048	\$ 10,278
City of San Marino	\$ 2,354	\$ 2,411	\$ 4,599	\$ 9,364
City of South El Monte	\$ 1,558	\$ 1,595	\$ 3,042	\$ 6,195
City of South Pasadena	\$ 2,136	\$ 2,188	\$ 4,172	\$ 8,496
City of Temple City	\$ 2,517	\$ 2,578	\$ 4,917	\$ 10,013
Total Estimated Cost of WMP	\$ 315,300	\$ 322,815	\$ 618,651	\$ 1,256,766

Note:

1. Total cost = General WMP + CASQA Fees.

Table 3A. Costs for Implementing General WMP-Related Tasks

WMP Component	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
Semi-Annual Progress Report (June)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000
Annual Reporting Package (December)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000
WMP Revisions/RAA/Adaptive Management	\$ -	\$ -	\$ 200,000	\$ 200,000
Report of Waste Discharge (ROWD)	\$ -	\$ -	\$ 20,000	\$ 20,000
Trash Monitoring and Reporting Plan (TMRP)	\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000
Program Management (10%)	\$ 20,000	\$ 20,000	\$ 42,000	\$ 82,000
Sub-Total	\$ 220,000	\$ 220,000	\$ 462,000	\$ 902,000
Contingency (15%)	\$ 33,000	\$ 33,000	\$ 69,300	\$ 135,300
Annual Escalation (2% per year)	\$ -	\$ 4,400.00	\$ 18,664.80	\$ 23,065
WMP Program Management Cost (Total)	\$ 253,000	\$ 257,400	\$ 549,965	\$ 1,060,365

Note:

1. Annual Report package includes semiannual progress report.

Table 3B. Distribution of Costs for CASQA Membership Fees

Agency	Land Area (acres)	% of Area	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
City of Los Angeles	181,288.00	58.53%	\$ 36,462	\$ 38,285	\$ 40,199	\$ 114,945
County of Los Angeles	41,048.07	13.25%	\$ 8,256	\$ 8,669	\$ 9,102	\$ 26,026
City of Alhambra	4,884.31	1.58%	\$ 982	\$ 1,031	\$ 1,083	\$ 3,097
City of Burbank	11,095.20	3.58%	\$ 2,232	\$ 2,343	\$ 2,460	\$ 7,035
City of Calabasas	4,005.68	1.29%	\$ 806	\$ 846	\$ 888	\$ 2,540
City of Glendale	19,587.50	6.32%	\$ 3,940	\$ 4,137	\$ 4,343	\$ 12,419
City of Hidden Hills	961.03	0.31%	\$ 193	\$ 203	\$ 213	\$ 609
City of La Canada Flintridge	5,534.46	1.79%	\$ 1,113	\$ 1,169	\$ 1,227	\$ 3,509
City of Montebello	5,356.38	1.73%	\$ 1,077	\$ 1,131	\$ 1,188	\$ 3,396
City of Monterey Park	4,951.51	1.60%	\$ 996	\$ 1,046	\$ 1,098	\$ 3,139
City of Pasadena	14,805.30	4.78%	\$ 2,978	\$ 3,127	\$ 3,283	\$ 9,387
City of Rosemead	3,310.87	1.07%	\$ 666	\$ 699	\$ 734	\$ 2,099
City of San Fernando	1,517.64	0.49%	\$ 305	\$ 320	\$ 337	\$ 962
City of San Gabriel	2,644.87	0.85%	\$ 532	\$ 559	\$ 586	\$ 1,677
City of San Marino	2,409.64	0.78%	\$ 485	\$ 509	\$ 534	\$ 1,528
City of South El Monte	1,594.16	0.51%	\$ 321	\$ 337	\$ 353	\$ 1,011
City of South Pasadena	2,186.20	0.71%	\$ 440	\$ 462	\$ 485	\$ 1,386
City of Temple City	2,576.50	0.83%	\$ 518	\$ 544	\$ 571	\$ 1,634
Total	309,757.32	100.00%	\$ 62,300	\$ 65,415	\$ 68,686	\$ 196,401

Note:

1. LACFCD will retain its own CASQA membership.
2. Assumes 5% escalation per year for CASQA fees.

Table 4. SGVCOG Annual Contract Management Fees

	Land Area (acres)	% of Area	Fiscal Year 23-24	Fiscal Year 24-25	Fiscal Year 25-26	Total (3 years)
LACFCD (5%)	--	--	\$ 5,000	\$ 5,000	\$ 5,000	\$ 15,000
City of Los Angeles	181,288.00	58.53%	\$ 55,600	\$ 55,600	\$ 55,600	\$ 166,799
County of Los Angeles	41,048.07	13.25%	\$ 12,589	\$ 12,589	\$ 12,589	\$ 37,767
City of Alhambra	4,884.31	1.58%	\$ 1,498	\$ 1,498	\$ 1,498	\$ 4,494
City of Burbank	11,095.20	3.58%	\$ 3,403	\$ 3,403	\$ 3,403	\$ 10,208
City of Calabasas	4,005.68	1.29%	\$ 1,229	\$ 1,229	\$ 1,229	\$ 3,686
City of Glendale	19,587.50	6.32%	\$ 6,007	\$ 6,007	\$ 6,007	\$ 18,022
City of Hidden Hills	961.03	0.31%	\$ 295	\$ 295	\$ 295	\$ 884
City of La Canada Flintridge	5,534.46	1.79%	\$ 1,697	\$ 1,697	\$ 1,697	\$ 5,092

City of Montebello	5,356.38	1.73%	\$ 1,643	\$ 1,643	\$ 1,643	\$ 4,928
City of Monterey Park	4,951.51	1.60%	\$ 1,519	\$ 1,519	\$ 1,519	\$ 4,556
City of Pasadena	14,805.30	4.78%	\$ 4,541	\$ 4,541	\$ 4,541	\$ 13,622
City of Rosemead	3,310.87	1.07%	\$ 1,015	\$ 1,015	\$ 1,015	\$ 3,046
City of San Fernando	1,517.64	0.49%	\$ 465	\$ 465	\$ 465	\$ 1,396
City of San Gabriel	2,644.87	0.85%	\$ 811	\$ 811	\$ 811	\$ 2,433
City of San Marino	2,409.64	0.78%	\$ 739	\$ 739	\$ 739	\$ 2,217
City of South El Monte	1,594.16	0.51%	\$ 489	\$ 489	\$ 489	\$ 1,467
City of South Pasadena	2,186.20	0.71%	\$ 670	\$ 670	\$ 670	\$ 2,011
City of Temple City	2,576.50	0.83%	\$ 790	\$ 790	\$ 790	\$ 2,371
Total	309,757.32	100.00%	\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000

Note:

1. SGVCOG fee is \$100,000 per year and covers both Monitoring Services and WMP-related tasks.
2. LACFCD is responsible for 5% of the Total Cost, which is subtracted before distributing the cost among the other agencies.

EXHIBIT C

Upper Los Angeles River Watershed Management Area CIMP Responsible Agencies Representatives

Agency Address	Agency Contact
City of Los Angeles Department of Public Works Bureau of Sanitation, Watershed Protection Division 1149 S. Broadway Los Angeles, CA 90015	Alfredo Magallanes E-mail: alfredo.magallanes@lacity.org Phone: (213) 485-3958
County of Los Angeles Department of Public Works Stormwater Quality Division, Building A-9 East, 1 st Floor 1000 South Fremont Avenue Alhambra, CA 91803	Mark Lombos E-mail: mlombos@dpw.lacounty.gov Phone: (626) 300-4665
Los Angeles County Flood Control District Department of Public Works Stormwater Quality Division, Building A-9 East, 1 st Floor 1000 South Fremont Avenue Alhambra, CA 91803	Jalaine Verdiner E-mail: jquintr@dpw.lacounty.gov Phone: (626) 300-4666
City of Alhambra 111 South First Street Alhambra, CA 91801-3796	David Dolphin E-mail: DDOLPHIN@cityofalhambra.org Phone: (626) 300-1571
City of Burbank P.O. Box 6459 Burbank, CA 91510	Stephen Walker E-mail: SWalker@burbankca.gov Phone: (818) 238-3804
City of Calabasas 100 Civic Center Way Calabasas, CA 91302-3172	Tatiana Holden E-mail: tholden@cityofcalabasas.com Phone: (818) 224-1600
City of Glendale Engineering Section, 633 East Broadway, Room 209 Glendale, CA 91206-4308	Maurice Oillataguerre E-mail: moillataguerre@glendaleca.gov Phone: (818) 550-4511
City of Hidden Hills 6165 Spring Valley Road Hidden Hills, CA 91302	Joe Bellomo E-mail: jbellomo@willdan.com Phone: (805) 279-6856
City of La Canada Flintridge 1327 Foothill Blvd. La Canada Flintridge, CA 91011-2137	Patrick DeChellis E-mail: pdechellisi@lcf.ca.gov Phone: (818) 790-8882

EXHIBIT C

Upper Los Angeles River Watershed Management Group Responsible Agencies Representatives

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City of Monterey Park 320 West Newmark Avenue Monterey Park, CA 91754-2896	Xochitl Tipan E-mail: xtipan@montereypark.ca.gov Phone: (626) 307-1383
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EXHIBIT D Upper Los Angeles River Watershed

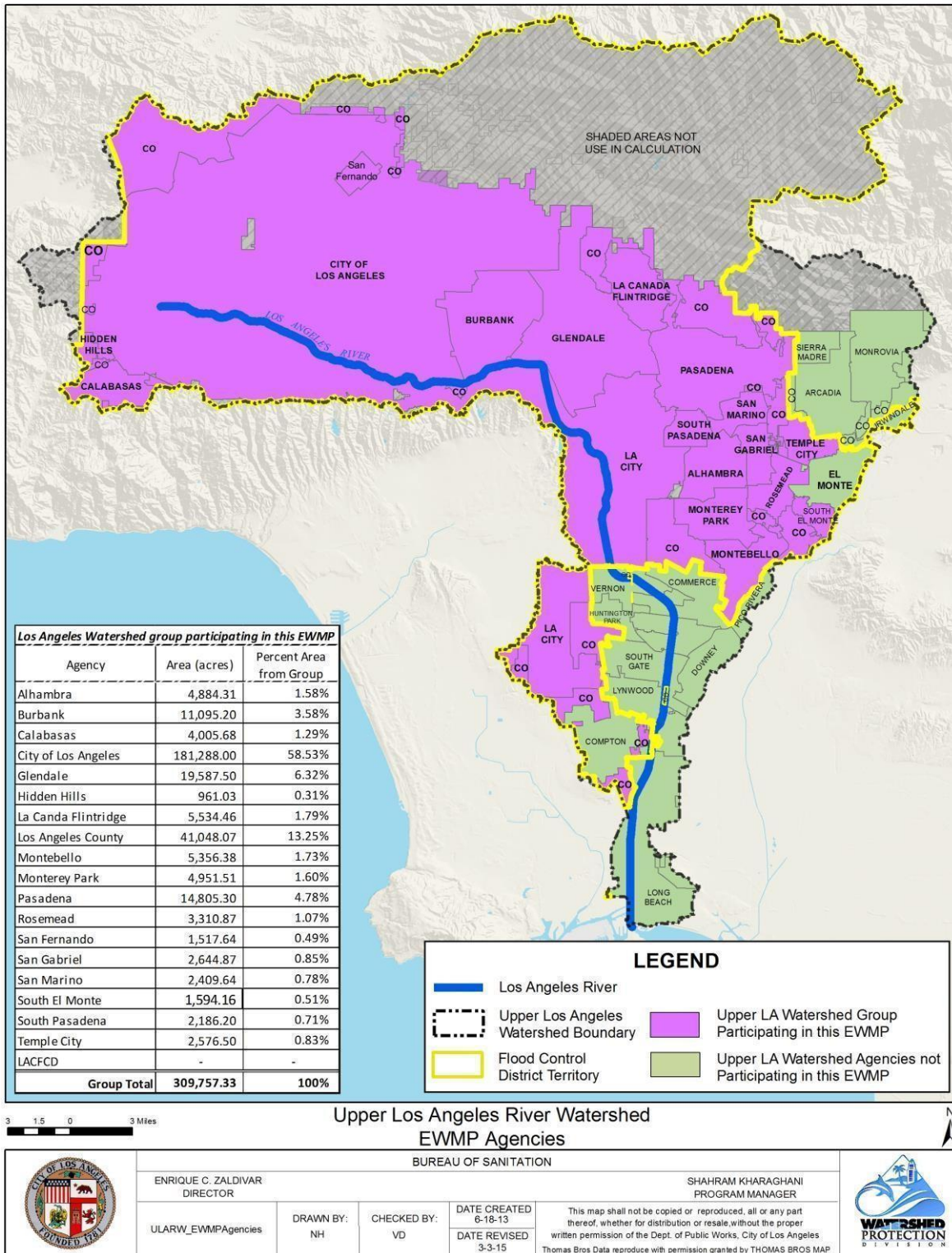


EXHIBIT E

Reconciliation Template

[the line items shown in this Exhibit are placeholders and are subject to change]

CIMP COMPONENT RECONCILIATION

CIMP Component - General Monitoring						
General Monitoring	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Budget (MOA)	\$					
Actual	\$					
Total Remaining	\$					

CIMP Component - Non-Stormwater Monitoring						
Non-Stormwater Monitoring	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Budget (MOA)	\$					
Actual	\$					
Total Remaining	\$					

CIMP Component - Total						
	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Budget (MOA)	\$					
Actual	\$					
Total Remaining	\$					

WMP COMPONENT RECONCILIATION

WMP MOA Table Item	Budget (MOA)	Actual (To Date)	Anticipated (To End of MOA)	Balance
Annual Report	\$			
Adaptive Management	\$			
Los Angeles Report of Waste Discharge	\$			
ULAR LRS Funds	\$			
ULAR Trash Monitoring & Reporting Plan	\$			
Special Studies	\$			
ULAR 2017 Report of Waste Discharge (ROWD)	\$			
Total	\$			



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council
From: Christine Tomikawa, Human Resources/Risk Management Director
Subject: Resolution approving FY 2026-2027 City of Monterey Park Comprehensive Salary Schedule

Recommendation:

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.

Executive Summary:

California law and the City's Municipal Code requires the City to maintain a comprehensive salary schedule listing all full-time and part-time employee classifications with the associated salary ranges in a single document approved by the City Council (2 Cal. Code Regs. § 570.5; Muni. Code Chap. 2.36.) In 2025, the City Council approved various memoranda of understanding ("MOUs") with the City's bargaining units. The MOUs approved by the City Council provide a Cost-of-Living Adjustment ("COLA") for FY 2026-2027. The Director is also requesting approval to increase part-time classification salary ranges to keep in line with California's minimum wage increases. The resolution approves the revised comprehensive salary schedule with the COLA salary range increases and include salary range increases for part-time classifications.

Background:

Through the negotiation process in 2025, the City Council approved seven MOUs and one Executive team Resolution that included COLA increases for full-time classifications represented by each MOU and resolution. The revised comprehensive salary schedule reflects the up-to-date salary ranges approved for FY 2026-2027 and is compliant with California law and the Municipal Code.

Staff recommends that the City Council approve a salary range increase for part-time ("PT") classifications in order for these position to comply with State minimum wage increases. The current entry level PT classification hourly rate is \$16.97. The State minimum wage is currently \$16.90/hour, though it is expected to increase in January 2027. The recommended PT salary range increase is a 3.0% COLA which will increase the \$16.97/hour rate to \$17.48/hour, retroactive to July 4, 2026.

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 recruitment and retention.

Fiscal Impact:

No additional funds are requested. Fiscal Year 2026-2027 budgeted funds are sufficient to cover the revised part-time salary ranges.

Attachments:

1. City of Monterey Park Comprehensive Salary Schedule
2. 2026-07-15 Salary Schedule Resolution

ATTACHMENT 1
City of Monterey Park Comprehensive Salary
Schedule

EXHIBIT A

City of Monterey Park Salary Schedule
Effective July 4, 2026

Elected Official	Monthly Compensation	
City Council	\$500	
City Clerk	\$500	
City Treasurer	\$500	

Job Classification	Effective Date	Salary
City Manager	7/4/2026	\$315,732

FULL-TIME SALARY SCHEDULE

Job Classification	Bargaining Unit	Effective Date	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
Account Clerk	SEIU	7/4/2026	\$4,604	\$4,838	\$5,083	\$5,340	\$5,747	
Accountant	SEIU	7/4/2026	\$6,485	\$6,813	\$7,159	\$7,521	\$8,094	
Administrative Aide	SEIU	7/4/2026	\$5,656	\$5,943	\$6,243	\$6,560	\$7,060	
Administrative Assistant (formerly Police	MPMMCA	7/4/2026	\$5,248				\$6,702	
Administrative Manager	Unrepresented/At-Will	7/4/2026	\$11,225				\$14,361	
Adult Literacy Coordinator	MPMMCA	7/4/2026	\$8,072				\$10,326	
Animal Control Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Animal Services Officer	SEIU	7/4/2026	\$4,903	\$5,152	\$5,413	\$5,687	\$6,121	
Assistant City Engineer/Assistant Director	MPMMCA	7/4/2026	\$12,204				\$15,513	
Assistant City Manager	Executive Management	7/5/2025	\$17,406	-	-	-	\$22,947	
Assistant Deputy City Clerk	SEIU	7/4/2026	\$5,916	\$6,215	\$6,530	\$6,860	\$7,385	
Assistant Planner	SEIU	7/4/2026	\$6,677	\$7,016	\$7,370	\$7,744	\$8,333	
Assistant to City Manager	MPMMCA	7/4/2026	\$9,923				\$12,695	
Assistant Water Utility Manager	Unrepresented/At-Will	7/4/2026	\$9,875				\$12,634	
Associate Planner	SEIU	7/4/2026	\$7,580	\$7,963	\$8,367	\$8,791	\$9,461	
Auto Shop Technician	SEIU	7/4/2026	\$4,914	\$5,163	\$5,424	\$5,699	\$6,134	
Battalion Chief	Fire Management	7/4/2026	\$13,699				\$16,680	
Building Inspector	SEIU	7/4/2026	\$7,469	\$7,847	\$8,244	\$8,662	\$9,323	
Building Official	Unrepresented/At-Will	7/4/2026	\$10,758				\$13,762	
Building Trades Technician	SEIU	7/4/2026	\$5,822	\$6,116	\$6,426	\$6,751	\$7,266	
Child Care Assistant	SEIU	7/4/2026	\$4,495	\$4,723	\$4,962	\$5,214	\$5,611	
City Librarian	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Civil Engineering Assistant	SEIU	7/4/2026	\$7,251	\$7,618	\$8,004	\$8,408	\$9,049	
Civil Engineering Associate	MPMMCA	7/4/2026	\$8,595				\$10,996	
Civil Engineering Technician	SEIU	7/4/2026	\$6,301	\$6,621	\$6,956	\$7,307	\$7,865	
Code Compliance Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Code Enforcement Officer	SEIU	7/4/2026	\$5,969	\$6,270	\$6,588	\$6,921	\$7,450	
Communication Dispatcher	SEIU	7/4/2026	\$6,161	\$6,474	\$6,801	\$7,146	\$7,690	
Communications Dispatcher Trainee	SEIU	7/4/2026	\$5,092	\$5,350	\$5,621	\$5,905	\$6,355	
Communications Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Communications Manager	Unrepresented/At-Will	7/4/2026	\$10,029				\$12,831	
Community Service Officer	SEIU	7/4/2026	\$4,896	\$5,144	\$5,405	\$5,678	\$6,111	

Consumer Service Representative	SEIU	7/4/2026	\$5,505	\$5,785	\$6,077	\$6,384	\$6,871	
Crew Leader	SEIU	7/4/2026	\$5,822	\$6,116	\$6,426	\$6,751	\$7,266	
Cross Connection Control Inspector	SEIU	7/4/2026	\$7,389	\$7,763	\$8,156	\$8,568	\$9,222	
Deputy City Clerk	MPMMCA	7/4/2026	\$9,482				\$12,129	
Deputy Fire Chief	Fire Management	7/4/2026	\$15,011				\$18,747	
Deputy Fire Marshal	MPMMCA	7/4/2026	\$7,998				\$10,230	
Dial-A-Ride Dispatcher	SEIU	7/4/2026	\$4,896	\$5,144	\$5,405	\$5,678	\$6,111	
Dial-A-Ride Driver	SEIU	7/4/2026	\$3,301	\$3,468	\$3,643	\$3,828	\$4,120	
Director of Community & Economic	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Director of Finance	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Director of Human Resources & Risk	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Director of Public Works	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Director of Recreation & Community Services	Executive Management	7/5/2025	\$13,557	-	-	-	\$20,470	
Economic Development Manager	MPMMCA	7/4/2026	\$10,074				\$12,889	
Economic Development Specialist	SEIU	7/4/2026	\$7,251	\$7,618	\$8,004	\$8,408	\$9,049	
Electrician	SEIU	7/4/2026	\$6,301	\$6,621	\$6,956	\$7,307	\$7,865	
Equipment Mechanic	SEIU	7/4/2026	\$5,822	\$6,116	\$6,426	\$6,751	\$7,266	
Equipment Service Specialist	SEIU	7/4/2026	\$4,914	\$5,163	\$5,424	\$5,699	\$6,134	
Evidence Officer	SEIU	7/4/2026	\$5,286	\$5,553	\$5,835	\$6,131	\$6,598	
Executive Assistant (formerly Police Chief	MPMMCA	7/4/2026	\$6,482				\$8,291	
Facilities Maintenance Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Financial Analyst	MPMMCA	7/4/2026	\$8,072				\$10,326	
Financial Manager	Unrepresented/At-Will	7/4/2026	\$12,231				\$15,646	
Fire Captain	Firefighters	7/4/2026	\$10,949	\$11,497	\$12,071	\$12,674	\$13,308	
Fire Chief	Executive Management	7/5/2025	\$17,406	-	-	-	\$22,947	
Fire Engineer	Firefighters	7/4/2026	\$9,398	\$9,868	\$10,361	\$10,879	\$11,423	
Fire Marshall	MPMMCA	7/4/2026	\$10,649				\$13,624	
Fire Prevention Permit Technician	SEIU	7/4/2026	\$5,379	\$5,651	\$5,937	\$6,237	\$6,713	
Fire Recruit	SEIU	7/4/2026	\$5,775					
Fire Safety Specialist	SEIU	7/4/2026	\$7,076	\$7,435	\$7,811	\$8,206	\$8,832	
Firefighter	Firefighters	7/4/2026	\$8,121	\$8,527	\$8,953	\$9,400	\$9,870	
Fleet Maintenance Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Geographic Information Systems Analyst	SEIU	7/4/2026	\$7,209	\$7,574	\$7,957	\$8,360	\$8,997	
Human Resources Analyst	MPMMCA	7/4/2026	\$7,627				\$9,758	
Human Resources Specialist	MPMMCA	7/4/2026	\$6,482				\$8,291	
Human Resources Technician	MPMMCA	7/4/2026	\$5,677				\$7,263	
Human Resources/Risk Management	Unrepresented/At-Will	7/4/2026	\$12,026				\$15,384	
Information Systems Specialist	MPMMCA	7/4/2026	\$8,220				\$10,515	
Information Technology Network Specialist	MPMMCA	7/4/2026	\$8,220				\$10,515	
Information Technology Services Manager	Unrepresented/At-Will	7/4/2026	\$12,026				\$15,384	
Information Technology Technician I	SEIU	7/4/2026	\$5,969	\$6,270	\$6,588	\$6,921	\$7,450	
Information Technology Technician II	SEIU	7/4/2026	\$7,076	\$7,435	\$7,811	\$8,206	\$8,832	
Irrigation Specialist	SEIU	7/4/2026	\$4,914	\$5,163	\$5,424	\$5,699	\$6,134	
Jail Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Jailer	SEIU	7/4/2026	\$5,176	\$5,437	\$5,713	\$6,002	\$6,459	

Lead Equipment Mechanic	SEIU	7/4/2026	\$6,696	\$7,034	\$7,391	\$7,765	\$8,355	
Librarian	SEIU	7/4/2026	\$6,749	\$7,091	\$7,449	\$7,826	\$8,422	
Library Assistant	SEIU	7/4/2026	\$4,495	\$4,723	\$4,962	\$5,214	\$5,611	
Library Circulation Service Supervisor	SEIU	7/4/2026	\$5,131	\$5,391	\$5,663	\$5,950	\$6,405	
Library Manager	Unrepresented/At-Will	7/4/2026	\$10,029				\$12,831	
Library Technician	SEIU	7/4/2026	\$5,131	\$5,391	\$5,663	\$5,950	\$6,405	
Maintenance Worker	SEIU	7/4/2026	\$4,678	\$4,914	\$5,163	\$5,424	\$5,839	
Management Aide	SEIU	7/4/2026	\$5,686	\$5,971	\$6,275	\$6,591	\$7,094	
Management Analyst	SEIU	7/4/2026	\$7,209	\$7,574	\$7,957	\$8,360	\$8,997	
Media Specialist I	SEIU	7/4/2026	\$5,379	\$5,651	\$5,937	\$6,237	\$6,713	
Media Specialist II	SEIU	7/4/2026	\$5,939	\$6,240	\$6,556	\$6,888	\$7,413	
Media Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Office Assistant (Non-Confidential)	SEIU	7/4/2026	\$4,495	\$4,723	\$4,962	\$5,214	\$5,611	
Outreach and Housing Navigation Coord.	SEIU	7/4/2026	\$6,056	\$6,362	\$6,685	\$7,023	\$7,559	
Park Maintenance Crew Leader	SEIU	7/4/2026	\$5,822	\$6,116	\$6,426	\$6,751	\$7,266	
Park Maintenance Lead Worker	SEIU	7/4/2026	\$5,413	\$5,687	\$5,975	\$6,278	\$6,756	
Park Maintenance Worker	SEIU	7/4/2026	\$4,678	\$4,914	\$5,163	\$5,424	\$5,839	
Park Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Payroll Technician	MPMMCA	7/4/2026	\$5,753				\$7,360	
Permit Technician I	SEIU	7/4/2026	\$5,379	\$5,651	\$5,937	\$6,237	\$6,713	
Permit Technician II	SEIU	7/4/2026	\$5,969	\$6,270	\$6,588	\$6,921	\$7,450	
Plan Checker	SEIU	7/4/2026	\$7,996	\$8,401	\$8,826	\$9,274	\$9,981	
Planning Manager	Unrepresented/At-Will	7/4/2026	\$11,332				\$14,498	
Planning Technician	SEIU	7/4/2026	\$5,656	\$5,943	\$6,243	\$6,560	\$7,060	
Police Captain	Police Captains	7/4/2026	\$17,634				\$20,279	
Police Chief	Executive Management	7/5/2025	\$17,406	-	-	-	\$22,947	
Police Clerk	SEIU	7/4/2026	\$4,544	\$4,775	\$5,016	\$5,270	\$5,672	
Police Corporal	POA	7/4/2026	\$9,124	\$9,580	\$10,059	\$10,561	\$11,090	
Police Lieutenant	Police Mid-Management	7/4/2026	\$14,537				\$16,718	
Police Officer	POA	7/4/2026	\$8,460	\$8,885	\$9,330	\$9,795	\$10,285	
Police Officer Recruit	SEIU	7/4/2026	\$5,775	-	-	-	-	
Police Records Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Police Sergeant	Police Mid-Management	7/4/2026	\$11,938				\$13,729	
Pool Maintenance Worker	SEIU	7/4/2026	\$4,678	\$4,914	\$5,163	\$5,424	\$5,839	
Principal Financial Analyst	MPMMCA	7/4/2026	\$8,937				\$11,432	
Principal Human Resources Analyst	MPMMCA	7/4/2026	\$8,937				\$11,432	
Principal Management Analyst	MPMMCA	7/4/2026	\$8,937				\$11,432	
Program Coordinator	SEIU	7/4/2026	\$5,656	\$5,943	\$6,243	\$6,560	\$7,060	
Public Works Inspector	SEIU	7/4/2026	\$6,681	\$7,019	\$7,375	\$7,747	\$8,338	
Public Works Manager	Unrepresented/At-Will	7/4/2026	\$11,280				\$14,431	
Public Works Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Public Works Technician	SEIU	7/4/2026	\$5,656	\$5,943	\$6,243	\$6,560	\$7,060	
Recreation Manager	Unrepresented/At-Will	7/4/2026	\$10,029				\$12,831	
Recreation Specialist	SEIU	7/4/2026	\$4,495	\$4,723	\$4,962	\$5,214	\$5,611	
Recreation Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	

Secretary (non-conf)	SEIU	7/4/2026	\$5,379	\$5,651	\$5,937	\$6,237	\$6,713	
Senior Account Clerk (Non-Confidential)	SEIU	7/4/2026	\$5,379	\$5,651	\$5,937	\$6,237	\$6,713	
Senior Accountant	MPMMCA	7/4/2026	\$8,220				\$10,515	
Senior Administrative Assistant (formerly	MPMMCA	7/4/2026	\$5,519				\$7,059	
Senior Civil Engineer	MPMMCA	7/4/2026	\$10,078				\$12,893	
Senior Code Compliance Officer	SEIU	7/4/2026	\$6,677	\$7,016	\$7,370	\$7,744	\$8,333	
Senior Librarian	MPMMCA	7/4/2026	\$8,072				\$10,326	
Senior Library Assistant	SEIU	7/4/2026	\$4,903	\$5,152	\$5,413	\$5,687	\$6,121	
Senior Maintenance Worker	SEIU	7/4/2026	\$5,092	\$5,350	\$5,621	\$5,905	\$6,355	
Senior Management Analyst	SEIU	7/4/2026	\$8,556	\$8,989	\$9,445	\$9,924	\$10,681	
Senior Permit Technician	SEIU	7/4/2026	\$6,566	\$6,894	\$7,239	\$7,685	\$8,261	
Senior Planner	MPMMCA	7/4/2026	\$9,008				\$11,525	
Senior Water Production System Operator	SEIU	7/4/2026	\$6,860	\$7,207	\$7,572	\$7,955	\$8,561	
Support Services Supervisor	SEIU	7/4/2026	\$7,076	\$7,435	\$7,811	\$8,206	\$8,832	
Water Distribution Lead Worker	SEIU	7/4/2026	\$5,920	\$6,219	\$6,534	\$6,865	\$7,388	
Water Production System Operator	SEIU	7/4/2026	\$6,075	\$6,382	\$6,705	\$7,045	\$7,582	
Water Supervisor	MPMMCA	7/4/2026	\$8,072				\$10,326	
Water Utility Maintenance Worker	SEIU	7/4/2026	\$5,074	\$5,331	\$5,601	\$5,885	\$6,333	
Water Utility Manager	Unrepresented/At-Will	7/4/2026	\$12,026				\$15,384	

PART-TIME SALARY SCHEDULE

Account Clerk	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Accountant	Unrepresented/At-Will	7/4/2026	\$33.19	\$34.02	\$34.87	\$36.62	\$38.45	\$40.37
Administrative Aide	Unrepresented/At-Will	7/4/2026	\$28.94	\$29.66	\$30.41	\$31.92	\$33.52	\$35.20
Administrative Assistant	Unrepresented/At-Will	7/4/2026	\$28.94	\$29.66	\$30.41	\$31.92	\$33.52	\$35.20
Administrative Intern I	Unrepresented/At-Will	7/4/2026	\$18.76	\$19.23	\$19.71	\$20.69	\$21.72	\$22.81
Administrative Intern II	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Animal Services Officer	Unrepresented/At-Will	7/4/2026	\$25.05	\$25.68	\$26.31	\$27.62	\$29.00	\$30.47
Assistant Planner	Unrepresented/At-Will	7/4/2026	\$33.19	\$34.02	\$34.87	\$36.62	\$38.45	\$40.37
Assistant Pool Manager	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Building Inspector	Unrepresented/At-Will	7/4/2026	\$36.75	\$37.67	\$38.61	\$40.54	\$42.57	\$44.69
Building Trades Technician	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Child Care Teacher	Unrepresented/At-Will	7/4/2026	\$18.76	\$19.23	\$19.71	\$20.69	\$21.72	\$22.81
Civil Engineering Assoc.	Unrepresented/At-Will	7/4/2026	\$40.43	\$41.44	\$42.48	\$44.60	\$46.82	\$49.16
Code Enforcement Officer	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Communications Dispatcher	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Community Media Specialist	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Community Service Officer	Unrepresented/At-Will	7/4/2026	\$25.05	\$25.68	\$26.31	\$27.62	\$29.00	\$30.47
Crime Analyst	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Dial-A-Ride Driver	Unrepresented/At-Will	7/4/2026	\$18.76	\$19.23	\$19.71	\$20.69	\$21.72	\$22.81
Economic Development Specialist	Unrepresented/At-Will	7/4/2026	\$36.75	\$37.67	\$38.61	\$40.54	\$42.57	\$44.69
Electrician	Unrepresented/At-Will	7/4/2026	\$33.19	\$34.02	\$34.87	\$36.62	\$38.45	\$40.37
Engineering Aide	Unrepresented/At-Will	7/4/2026	\$20.94	\$21.47	\$22.00	\$23.10	\$24.26	\$25.47
Equipment Mechanic	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Equipment Service Specialist	Unrepresented/At-Will	7/4/2026	\$25.05	\$25.68	\$26.31	\$27.62	\$29.00	\$30.47
Evidence Officer	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51

Extra Help I Retirees (range)	Unrepresented/At-Will	7/8/2023	\$30.00	-	-	-	-	\$80.00
Extra Help II Retirees (range)	Unrepresented/At-Will	7/8/2023	\$81.00	-	-	-	-	\$130.00
Fire Safety Specialist	Unrepresented/At-Will	7/4/2026	\$33.19	\$34.02	\$34.87	\$36.62	\$38.45	\$40.37
Human Resources Analyst	Unrepresented/At-Will	7/4/2026	\$36.75	\$37.67	\$38.61	\$40.54	\$42.57	\$44.69
Human Resources Technician	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Jailer	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51
Librarian	Unrepresented/At-Will	7/4/2026	\$33.19	\$34.02	\$34.87	\$36.62	\$38.45	\$40.37
Library Assistant	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Library Page	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Library Technician	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51
Lifeguard	Unrepresented/At-Will	7/4/2026	\$18.76	\$19.23	\$19.71	\$20.69	\$21.72	\$22.81
Literacy Program Coordinator	Unrepresented/At-Will	7/4/2026	\$40.80	\$41.82	\$42.87	\$45.01	\$47.26	\$49.63
Maintenance Worker	Unrepresented/At-Will	7/4/2026	\$25.05	\$25.68	\$26.31	\$27.62	\$29.00	\$30.47
Management Analyst	Unrepresented/At-Will	7/4/2026	\$36.75	\$37.67	\$38.61	\$40.54	\$42.57	\$44.69
Minutes Clerk	Unrepresented/At-Will	7/4/2026	\$20.94	\$21.47	\$22.00	\$23.10	\$24.26	\$25.47
Office Assistant I	Unrepresented/At-Will	7/4/2026	\$18.76	\$19.23	\$19.71	\$20.69	\$21.72	\$22.81
Office Assistant II	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Permit Technician	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51
Planning Technician	Unrepresented/At-Will	7/4/2026	\$28.94	\$29.66	\$30.41	\$31.92	\$33.52	\$35.20
Police Cadet	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Police Clerk	Unrepresented/At-Will	7/4/2026	\$24.26	\$24.86	\$25.48	\$26.75	\$28.09	\$29.49
Police Records Cadet	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Police Records Mgmt Tech	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Pool Manager	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51
Principal Management Analyst	Unrepresented/At-Will	7/4/2026	\$44.47	\$45.58	\$46.72	\$49.06	\$51.51	\$54.08
Program Coordinator	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51
Recreation Leader I	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Recreation Leader II	Unrepresented/At-Will	7/4/2026	\$20.94	\$21.47	\$22.00	\$23.10	\$24.26	\$25.47
School Crossing Guard	Unrepresented/At-Will	7/4/2026	\$17.48	\$17.91	\$18.36	\$19.28	\$20.25	\$21.25
Senior Account Clerk	Unrepresented/At-Will	7/4/2026	\$28.94	\$29.66	\$30.41	\$31.92	\$33.52	\$35.20
Senior Librarian	Unrepresented/At-Will	7/4/2026	\$40.80	\$41.82	\$42.87	\$45.01	\$47.26	\$49.63
Senior Lifeguard/Instructor	Unrepresented/At-Will	7/4/2026	\$20.94	\$21.47	\$22.00	\$23.10	\$24.26	\$25.47
Senior Management Analyst	Unrepresented/At-Will	7/4/2026	\$40.43	\$41.44	\$42.48	\$44.60	\$46.82	\$49.16
Senior Planner	Unrepresented/At-Will	7/4/2026	\$40.43	\$41.44	\$42.48	\$44.60	\$46.82	\$49.16
Water Production System Operator	Unrepresented/At-Will	7/4/2026	\$31.54	\$32.32	\$33.14	\$34.78	\$36.52	\$38.35
Water Utility Maintenance Worker	Unrepresented/At-Will	7/4/2026	\$26.74	\$27.40	\$28.09	\$29.49	\$30.97	\$32.51

ATTACHMENT 2

Draft Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING THE REVISED SALARY RANGES FOR CITY EMPLOYEES AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT SUCH CHANGES IN THE CITY'S SALARY SCHEDULE.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: The City Council authorizes the City Manager, or designee, to compensate all full-time and part-time classifications at the rates set forth in the attached Salary Schedule (Exhibit "A"), which is incorporated by reference. The rates set forth in Exhibit A are effective as of July 4, 2026.

SECTION 2: *Conflict with Old Salary Schedules.* All prior resolutions and salary schedules in conflict with this resolution are hereby rescinded.

SECTION 3: *Authority.* The City Council has authority to adopt this resolution under Government Code § 37206, which requires the City Council to prescribe the time and method of paying salaries, wages and benefits for employees of the City, and Monterey Park Municipal Code Chapter 2.36 (Salaries), which also requires the City Council to establish a salary schedule by resolution.

SECTION 4: *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code section 16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 5: *Construction.* This Resolution must be broadly construed to achieve the purposes stated in this Resolution. It is the City Council's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6: *Effective Date.* This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 20__.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council
From: Jason Hing, Fire Chief
Subject: Consideration of Costs Resulting from Abating Weed Nuisances and Authorizing Collection via Special Assessment

Recommendation:

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.

Executive Summary:

On February 4, 2026, the City Council determined that weeds, brush, rubbish, refuse and dirt maintained on certain private properties in the City constitute a public nuisance. The Los Angeles County Department of Agriculture Commissioner/Weights and Measures ("County") is contracted to provide weed abatement services to the City. The County compiled its annual list of properties within the City which contain, or have the potential to contain weeds, brush or other flammable materials sufficient to be considered a fire hazard ("the Weed Abatement Declaration List"). People identified as owning property on the Weed Abatement Declaration List were provided sufficient notice to either protest their inclusion thereon or voluntarily remove the nuisance conditions identified on their property. The deadlines for voluntary compliance or protest have passed, and the County has abated the noncompliant properties on the Weed Abatement Declaration List.

The final step in the County's Weed Abatement process is for the Council to consider approving the County's costs related to abatement and directing that these costs be collected via special assessment.

Background:

On January 12, 2026, the County provided the City's Fire Department ("Department") with the 2026 Weed Abatement Declaration List ("Declaration List"). Following the Department's approval of the Declaration List, the County mailed notices to each property owner identified thereon. The County then sent each identified property owner an annual weed abatement notice informing them of the City's weed abatement program, upcoming meeting dates and times, and required collective action. On February 4, 2026, the City Council approved the Declaration List (via Resolution No. 2026-R3). On March 18, 2026, following a public hearing to allow parcel owners to protest their inclusion on the Declaration List, the City Council adopted the Declaration List via Resolution No. 2026-R15. On July 1, the County abated all non-compliant improved properties identified on the Declaration List.

Government Code §§ 39560-39588 authorizes the collection of weed abatement costs by way of special assessment, where each property is assessed, individual costs related to the amount of abatement work performed on it. The County has kept an itemized accounting of each properties' abatement costs; this document is attached to the Resolution as Exhibit "A." If the City Council approves the Resolution (including the County's abatement costs), the City Manager will be authorized to facilitate the recordation of a special assessment as to each affected property with the Los Angeles County Recorder's Office. Once recorded, these costs will come due upon the next property tax roll.

For the 2025-26 weed abatement cycle, out of the total 1,573 parcels duly identified as public nuisances, one parcel required County abatement, totaling \$5,377.19. The remaining 1,572 parcels will only be assessed a flat County-established annual inspection fee of \$59.07, for a total of \$92,858.04. The grand total of annual weed abatement costs through this program is \$98,235.23.

Strategic Plan Goal:

N/A

Fiscal Impact:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. No fiscal impacts are anticipated to affect actual expenditures or revenues. Furthermore, no redirection of available staff time, supplies or services will be required. All nuisance abatement costs will be collected from the responsible property owners.

Attachments:

1. Resolution - Weed Abatement 2026
2. Exhibit A - 2026 Weed Abatement Charge List
3. Los Angeles County 2025-2026 Report on the Costs of Weed Abatement

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION CONFIRMING THE ITEMIZED WEED ABATEMENT CHARGE LIST OF WEED ABATEMENT COSTS AND DIRECTING THE LOS ANGELES COUNTY AGRICULTURAL COMMISSIONER TO COLLECT THESE COSTS THROUGH PROPERTY TAX BILLINGS

The City Council does resolve as follows:

SECTION 1: The City Council finds as follows:

- A. The City Council authorized the County of Los Angeles Agricultural Commissioner on February 4, 2026, to abate the nuisance caused by rubbish, refuse and waste materials of all kinds upon parkways, streets, and private properties by having rubbish, refuse, waste materials, and weeds removed;
- B. Such nuisances were abated in the manner provided in Chapter 9.87 of the Monterey Park Municipal Code;
- C. The County of Los Angeles Agricultural Commissioner kept an account of the cost of abating such nuisance and has prepared an itemized report showing the cost of removing weeds on and/or in front of the parcels of land, listed in the Weed Abatement Charge List, and did on the 2nd day of July, 2026, file the report in the office of the City Clerk of the City of Monterey Park
- D. The notice of this hearing was posted at City Hall on July 9, 2026.
- E. July 15, 2026, at 6:30 p.m., was the time and place fixed in the notice for receiving and considering the report, together with any objections which might have been raised by the property owners liable to be assessed for the work of abating said nuisance; and
- F. At the time and place fixed for submitting, receiving, and considering the report and objections thereto, no property owner, or other person or anyone objected to, raised any objection to the report or to any of the cost therein contained.

SECTION 2: The respective assessments against the respective parcels of land listed in the Weed Abatement Charge List, which is attached as Exhibit "A", and incorporated by reference, are confirmed as true and correct.

SECTION 3: In accordance with Government Code §§ 39560 through 39588, the amounts of the cost of abating said nuisance on and/or in front of the various lots and parcels of land described in the report constitute special, assessments and liens against said respective lots or parcels of land and will be added to the next regular tax bill levied against such lots or parcels of land for municipal purposes.

SECTION 4: Authorization. The City Manager, or designee, is directed to take such actions that are needed to place these on property tax rolls including, without limitation, forwarding this Resolution to the Los Angeles County Assessor's Office.

SECTION 5: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: 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 7: Effectiveness. This Resolution will become effective immediately upon adoption.

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 6: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 7: The City Clerk is directed to certify the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED this 15th day of July, 2026.

Henry Lo, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney

ATTACHMENT 2

Exhibit A – 2026 Weed Abatement Charge List

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

KEY	MAPBOOK	PAGE	PARCEL	ZONE	CITY CODE	CHARGES
J	5225	031	018	6	490	59.07
J	5225	031	025	6	490	59.07
J	5237	008	027	6	490	59.07
J	5237	012	001	6	490	59.07
J	5237	012	002	6	490	59.07
J	5237	012	003	6	490	59.07
J	5237	012	004	6	490	59.07
J	5237	012	005	6	490	59.07
J	5237	012	006	6	490	59.07
J	5237	012	007	6	490	59.07
J	5237	012	008	6	490	59.07
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J	5237	012	011	6	490	59.07
J	5237	012	018	6	490	59.07
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J	5237	012	020	6	490	59.07
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J	5237	013	003	6	490	59.07
J	5237	013	004	6	490	59.07
J	5237	013	005	6	490	59.07
J	5237	013	006	6	490	59.07
J	5237	013	007	6	490	59.07
J	5237	013	008	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5237	013	009	6	490	59.07
J	5237	013	010	6	490	59.07
J	5237	013	011	6	490	59.07
J	5237	013	012	6	490	59.07
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J	5237	014	014	6	490	59.07
J	5237	014	017	6	490	59.07
J	5237	014	018	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5237	014	023	6	490	59.07
J	5237	014	024	6	490	59.07
J	5237	015	007	6	490	59.07
J	5237	015	008	6	490	59.07
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J	5237	015	012	6	490	59.07
J	5237	015	013	6	490	59.07
J	5237	015	014	6	490	59.07
J	5237	015	015	6	490	59.07
J	5237	015	016	6	490	59.07
J	5237	015	017	6	490	59.07
J	5237	015	018	6	490	59.07
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J	5237	016	025	6	490	59.07
J	5237	016	026	6	490	59.07
J	5237	017	006	6	490	59.07
J	5237	018	001	6	490	59.07
J	5237	018	002	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5237	018	003	6	490	59.07
J	5237	018	004	6	490	59.07
J	5237	018	005	6	490	59.07
J	5237	018	006	6	490	59.07
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J	5237	018	008	6	490	59.07
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J	5237	019	017	6	490	59.07
J	5237	019	018	6	490	59.07
J	5237	019	019	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5237	019	020	6	490	59.07
J	5237	019	021	6	490	59.07
J	5237	019	022	6	490	59.07
J	5237	019	023	6	490	59.07
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J	5237	022	009	6	490	59.07
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J	5237	022	017	6	490	59.07
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J	5237	022	026	6	490	59.07
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J	5237	024	025	6	490	59.07
J	5237	024	026	6	490	59.07
J	5237	024	029	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5237	024	055	6	490	59.07
J	5237	024	056	6	490	59.07
J	5237	024	059	6	490	59.07
J	5237	024	061	6	490	59.07
J	5237	024	065	6	490	59.07
J	5237	024	066	6	490	59.07
J	5237	024	067	6	490	59.07
J	5237	024	068	6	490	59.07
J	5237	024	071	6	490	59.07
J	5237	024	072	6	490	59.07
J	5252	001	023	6	490	59.07
J	5252	001	024	6	490	59.07
J	5252	001	025	6	490	59.07
J	5252	001	026	6	490	59.07
J	5252	001	027	6	490	59.07
J	5252	001	028	6	490	59.07
J	5252	001	029	6	490	59.07
J	5252	001	030	6	490	59.07
J	5252	001	031	6	490	59.07
J	5252	001	032	6	490	59.07
J	5252	001	033	6	490	59.07
J	5252	001	034	6	490	59.07
J	5252	001	035	6	490	59.07
J	5252	001	036	6	490	59.07
J	5252	001	037	6	490	59.07
J	5252	001	038	6	490	59.07
J	5252	001	039	6	490	59.07
J	5252	001	040	6	490	59.07
J	5252	001	041	6	490	59.07
J	5252	001	042	6	490	59.07
J	5252	001	043	6	490	59.07
J	5252	001	044	6	490	59.07
J	5252	001	045	6	490	59.07
J	5252	001	046	6	490	59.07
J	5252	001	047	6	490	59.07
J	5252	001	048	6	490	59.07
J	5252	001	049	6	490	59.07
J	5252	002	002	6	490	59.07
J	5252	002	008	6	490	59.07

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J	5252	002	010	6	490	59.07
J	5252	002	011	6	490	59.07
J	5252	002	016	6	490	59.07
J	5252	002	017	6	490	59.07
J	5252	003	009	6	490	59.07
J	5252	003	010	6	490	59.07
J	5252	003	011	6	490	59.07
J	5252	003	012	6	490	59.07
J	5252	003	013	6	490	59.07
J	5252	003	020	6	490	59.07
J	5252	003	021	6	490	59.07
J	5252	003	022	6	490	59.07
J	5252	003	027	6	490	59.07
J	5252	003	028	6	490	59.07
J	5252	003	029	6	490	59.07
J	5252	003	030	6	490	59.07
J	5252	003	033	6	490	59.07
J	5252	003	042	6	490	59.07
J	5252	003	043	6	490	59.07
J	5252	003	046	6	490	59.07
J	5252	003	049	6	490	59.07
J	5252	003	050	6	490	59.07
J	5252	003	052	6	490	59.07
J	5252	003	053	6	490	59.07
J	5252	003	055	6	490	59.07
J	5252	003	057	6	490	59.07
J	5252	003	058	6	490	59.07
J	5252	003	065	6	490	59.07
J	5252	003	066	6	490	59.07
J	5252	003	067	6	490	59.07
J	5252	003	069	6	490	59.07
J	5252	003	070	6	490	59.07
J	5252	003	071	6	490	59.07
J	5252	004	074	6	490	59.07
J	5252	004	075	6	490	59.07
J	5252	004	078	6	490	59.07
J	5252	004	086	6	490	59.07
J	5252	005	071	6	490	59.07
J	5252	005	072	6	490	59.07

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J	5252	005	074	6	490	59.07
J	5252	005	075	6	490	59.07
J	5252	005	076	6	490	59.07
J	5252	005	077	6	490	59.07
J	5252	005	078	6	490	59.07
J	5252	005	079	6	490	59.07
J	5252	005	080	6	490	59.07
J	5252	005	081	6	490	59.07
J	5252	005	082	6	490	59.07
J	5252	005	083	6	490	59.07
J	5252	005	084	6	490	59.07
J	5252	005	085	6	490	59.07
J	5252	005	086	6	490	59.07
J	5252	005	087	6	490	59.07
J	5252	005	088	6	490	59.07
J	5252	005	089	6	490	59.07
J	5252	005	090	6	490	59.07
J	5252	005	091	6	490	59.07
J	5252	005	092	6	490	59.07
J	5252	005	093	6	490	59.07
J	5252	005	094	6	490	59.07
J	5252	005	095	6	490	59.07
J	5252	005	096	6	490	59.07
J	5252	005	097	6	490	59.07
J	5252	005	098	6	490	59.07
J	5252	005	099	6	490	59.07
J	5252	005	100	6	490	59.07
J	5252	005	101	6	490	59.07
J	5252	005	103	6	490	59.07
J	5252	005	104	6	490	59.07
J	5252	005	105	6	490	59.07
J	5252	006	009	6	490	59.07
J	5252	006	010	6	490	59.07
J	5252	013	026	6	490	59.07
J	5252	013	031	6	490	59.07
J	5252	014	011	6	490	59.07
J	5252	014	023	6	490	59.07
J	5252	015	001	6	490	59.07
J	5252	015	014	6	490	59.07

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J	5252	015	015	6	490	59.07
J	5252	015	017	6	490	59.07
J	5252	015	018	6	490	59.07
J	5252	015	019	6	490	59.07
J	5252	015	020	6	490	59.07
J	5252	015	021	6	490	59.07
J	5252	015	022	6	490	59.07
J	5252	016	003	6	490	59.07
J	5252	016	004	6	490	59.07
J	5252	016	005	6	490	59.07
J	5252	016	006	6	490	59.07
J	5252	016	007	6	490	59.07
J	5252	016	008	6	490	59.07
J	5252	016	009	6	490	59.07
J	5252	018	004	6	490	59.07
J	5252	018	005	6	490	59.07
J	5252	018	006	6	490	59.07
J	5252	018	007	6	490	59.07
J	5252	018	008	6	490	59.07
J	5252	018	011	6	490	59.07
J	5252	018	013	6	490	59.07
J	5252	018	014	6	490	59.07
J	5252	018	016	6	490	59.07
J	5252	018	017	6	490	59.07
J	5252	018	018	6	490	59.07
J	5252	018	019	6	490	59.07
J	5252	019	001	6	490	59.07
J	5252	019	002	6	490	59.07
J	5252	019	003	6	490	59.07
J	5252	019	004	6	490	59.07
J	5252	019	005	6	490	59.07
J	5252	019	006	6	490	59.07
J	5252	019	007	6	490	59.07
J	5252	019	008	6	490	59.07
J	5252	019	009	6	490	59.07
J	5252	019	010	6	490	59.07
J	5252	019	011	6	490	59.07
J	5252	019	012	6	490	59.07
J	5252	019	014	6	490	59.07

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J	5252	019	015	6	490	59.07
J	5252	019	016	6	490	59.07
J	5252	019	017	6	490	59.07
J	5252	019	018	6	490	59.07
J	5252	019	019	6	490	59.07
J	5252	020	017	6	490	59.07
J	5252	021	009	6	490	59.07
J	5252	022	020	6	490	59.07
J	5252	029	035	6	490	59.07
J	5252	029	036	6	490	59.07
J	5252	029	037	6	490	59.07
J	5252	029	038	6	490	59.07
J	5252	029	039	6	490	59.07
J	5252	029	040	6	490	59.07
J	5252	029	041	6	490	59.07
J	5252	029	042	6	490	59.07
J	5252	029	043	6	490	59.07
J	5252	029	044	6	490	59.07
J	5252	029	045	6	490	59.07
J	5252	029	046	6	490	59.07
J	5252	029	048	6	490	59.07
J	5252	029	050	6	490	59.07
J	5252	029	051	6	490	59.07
J	5252	031	001	6	490	59.07
J	5252	031	002	6	490	59.07
J	5252	031	003	6	490	59.07
J	5252	031	006	6	490	59.07
J	5252	031	007	6	490	59.07
J	5252	031	008	6	490	59.07
J	5252	031	009	6	490	59.07
J	5252	031	010	6	490	59.07
J	5252	031	011	6	490	59.07
J	5252	031	020	6	490	59.07
J	5252	032	003	6	490	59.07
J	5252	032	004	6	490	59.07
J	5252	032	005	6	490	59.07
J	5252	032	006	6	490	59.07
J	5252	032	007	6	490	59.07
J	5252	033	004	6	490	59.07

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J	5252	033	005	6	490	59.07
J	5252	033	006	6	490	59.07
J	5252	033	008	6	490	59.07
J	5252	033	009	6	490	59.07
J	5252	033	010	6	490	59.07
J	5252	033	011	6	490	59.07
J	5252	033	016	6	490	59.07
J	5252	033	017	6	490	59.07
J	5252	033	021	6	490	59.07
J	5252	033	022	6	490	59.07
J	5252	034	001	6	490	59.07
J	5252	034	010	6	490	59.07
J	5252	034	011	6	490	59.07
J	5252	034	013	6	490	59.07
J	5252	035	001	6	490	59.07
J	5252	036	001	6	490	59.07
J	5252	036	002	6	490	59.07
J	5252	036	003	6	490	59.07
J	5252	036	016	6	490	59.07
J	5252	037	001	6	490	59.07
J	5252	037	002	6	490	59.07
J	5252	037	003	6	490	59.07
J	5252	037	004	6	490	59.07
J	5252	037	005	6	490	59.07
J	5252	037	012	6	490	59.07
J	5252	037	013	6	490	59.07
J	5252	038	003	6	490	59.07
J	5252	038	009	6	490	59.07
J	5252	040	011	6	490	59.07
J	5252	040	018	6	490	59.07
J	5252	040	019	6	490	59.07
J	5252	040	022	6	490	59.07
J	5252	041	007	6	490	59.07
J	5252	041	008	6	490	59.07
J	5252	041	009	6	490	59.07
J	5252	041	010	6	490	59.07
J	5252	041	011	6	490	59.07
J	5252	041	012	6	490	59.07
J	5252	041	013	6	490	59.07

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J	5252	041	014	6	490	59.07
J	5252	041	015	6	490	59.07
J	5252	041	021	6	490	59.07
J	5252	041	028	6	490	59.07
J	5252	041	029	6	490	59.07
J	5252	041	032	6	490	59.07
J	5252	041	033	6	490	59.07
J	5252	041	034	6	490	59.07
J	5252	041	035	6	490	59.07
J	5252	041	036	6	490	59.07
J	5252	041	037	6	490	59.07
J	5252	041	038	6	490	59.07
J	5252	041	039	6	490	59.07
J	5252	041	040	6	490	59.07
J	5252	041	041	6	490	59.07
J	5252	041	042	6	490	59.07
J	5252	041	043	6	490	59.07
J	5252	041	044	6	490	59.07
J	5252	041	045	6	490	59.07
J	5252	041	046	6	490	59.07
J	5252	042	009	6	490	59.07
J	5252	042	010	6	490	59.07
J	5252	042	011	6	490	59.07
J	5252	042	012	6	490	59.07
J	5252	042	013	6	490	59.07
J	5252	043	003	6	490	59.07
J	5252	043	004	6	490	59.07
J	5252	043	011	6	490	59.07
J	5252	043	012	6	490	59.07
J	5252	043	014	6	490	59.07
J	5252	043	015	6	490	59.07
J	5252	043	017	6	490	59.07
J	5252	043	018	6	490	59.07
J	5252	043	019	6	490	59.07
J	5252	043	020	6	490	59.07
J	5252	043	021	6	490	59.07
J	5252	043	022	6	490	59.07
J	5252	043	023	6	490	59.07
J	5252	043	038	6	490	59.07

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J	5252	043	041	6	490	59.07
J	5252	043	042	6	490	59.07
J	5252	043	043	6	490	59.07
J	5252	043	045	6	490	59.07
J	5252	043	047	6	490	59.07
J	5252	043	048	6	490	59.07
J	5252	044	001	6	490	59.07
J	5252	044	002	6	490	59.07
J	5252	044	003	6	490	59.07
J	5252	044	004	6	490	59.07
J	5252	044	005	6	490	59.07
J	5252	044	006	6	490	59.07
J	5252	044	007	6	490	59.07
J	5252	044	008	6	490	59.07
J	5252	044	016	6	490	59.07
J	5252	044	017	6	490	59.07
J	5252	044	018	6	490	59.07
J	5252	044	019	6	490	59.07
J	5252	044	020	6	490	59.07
J	5252	044	021	6	490	59.07
J	5252	044	022	6	490	59.07
J	5253	002	022	6	490	59.07
J	5253	005	003	6	490	59.07
J	5253	006	013	6	490	59.07
J	5253	006	014	6	490	59.07
J	5253	006	015	6	490	59.07
J	5253	006	016	6	490	59.07
J	5253	006	017	6	490	59.07
J	5253	006	018	6	490	59.07
J	5253	006	019	6	490	59.07
J	5253	006	020	6	490	59.07
J	5253	006	021	6	490	59.07
J	5253	006	027	6	490	59.07
J	5253	006	028	6	490	59.07
J	5253	006	040	6	490	59.07
J	5253	006	041	6	490	59.07
J	5253	006	042	6	490	59.07
J	5253	006	043	6	490	59.07
J	5253	006	044	6	490	59.07

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J	5253	006	051	6	490	59.07
J	5253	006	052	6	490	59.07
J	5253	006	056	6	490	59.07
J	5253	006	058	6	490	59.07
J	5253	006	059	6	490	59.07
J	5253	006	060	6	490	59.07
J	5253	006	061	6	490	59.07
J	5253	006	062	6	490	59.07
J	5253	006	063	6	490	59.07
J	5253	007	005	6	490	59.07
J	5253	007	017	6	490	59.07
J	5253	007	024	6	490	59.07
J	5253	007	025	6	490	59.07
J	5253	007	027	6	490	59.07
J	5253	007	028	6	490	59.07
J	5253	008	023	6	490	5377.19
J	5253	008	024	6	490	59.07
J	5253	008	026	6	490	59.07
J	5253	008	027	6	490	59.07
J	5253	008	028	6	490	59.07
J	5253	008	029	6	490	59.07
J	5253	008	030	6	490	59.07
J	5253	008	031	6	490	59.07
J	5253	008	032	6	490	59.07
J	5253	008	033	6	490	59.07
J	5253	008	034	6	490	59.07
J	5253	008	035	6	490	59.07
J	5253	008	036	6	490	59.07
J	5253	008	037	6	490	59.07
J	5253	008	038	6	490	59.07
J	5253	008	039	6	490	59.07
J	5253	008	040	6	490	59.07
J	5253	008	041	6	490	59.07
J	5253	008	042	6	490	59.07
J	5253	008	043	6	490	59.07
J	5253	008	044	6	490	59.07
J	5253	008	045	6	490	59.07
J	5253	008	046	6	490	59.07
J	5253	008	047	6	490	59.07

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J	5253	008	048	6	490	59.07
J	5253	008	049	6	490	59.07
J	5253	008	050	6	490	59.07
J	5253	008	052	6	490	59.07
J	5253	008	054	6	490	59.07
J	5253	008	055	6	490	59.07
J	5253	008	060	6	490	59.07
J	5253	008	061	6	490	59.07
J	5253	009	019	6	490	59.07
J	5253	010	031	6	490	59.07
J	5253	010	036	6	490	59.07
J	5253	010	037	6	490	59.07
J	5253	010	039	6	490	59.07
J	5253	010	040	6	490	59.07
J	5253	012	019	6	490	59.07
J	5253	012	020	6	490	59.07
J	5253	012	021	6	490	59.07
J	5253	012	022	6	490	59.07
J	5253	012	023	6	490	59.07
J	5253	012	024	6	490	59.07
J	5253	012	025	6	490	59.07
J	5253	013	021	6	490	59.07
J	5253	013	022	6	490	59.07
J	5253	013	023	6	490	59.07
J	5253	013	024	6	490	59.07
J	5253	013	025	6	490	59.07
J	5253	013	026	6	490	59.07
J	5253	013	027	6	490	59.07
J	5253	013	028	6	490	59.07
J	5253	013	029	6	490	59.07
J	5253	013	031	6	490	59.07
J	5253	014	018	6	490	59.07
J	5253	024	003	6	490	59.07
J	5253	024	004	6	490	59.07
J	5253	024	005	6	490	59.07
J	5253	024	006	6	490	59.07
J	5253	024	008	6	490	59.07
J	5253	024	010	6	490	59.07
J	5253	024	012	6	490	59.07

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J	5253	024	013	6	490	59.07
J	5253	024	014	6	490	59.07
J	5253	028	007	6	490	59.07
J	5253	029	004	6	490	59.07
J	5253	029	005	6	490	59.07
J	5253	029	006	6	490	59.07
J	5253	029	007	6	490	59.07
J	5253	030	013	6	490	59.07
J	5253	030	014	6	490	59.07
J	5253	034	046	6	490	59.07
J	5253	034	047	6	490	59.07
J	5253	034	048	6	490	59.07
J	5253	034	049	6	490	59.07
J	5253	034	050	6	490	59.07
J	5253	034	051	6	490	59.07
J	5253	034	052	6	490	59.07
J	5253	034	053	6	490	59.07
J	5253	034	054	6	490	59.07
J	5253	034	055	6	490	59.07
J	5253	034	056	6	490	59.07
J	5253	034	057	6	490	59.07
J	5253	034	058	6	490	59.07
J	5253	035	006	6	490	59.07
J	5253	035	008	6	490	59.07
J	5253	035	009	6	490	59.07
J	5253	035	010	6	490	59.07
J	5253	035	015	6	490	59.07
J	5253	035	016	6	490	59.07
J	5253	035	017	6	490	59.07
J	5253	035	018	6	490	59.07
J	5253	035	019	6	490	59.07
J	5253	035	020	6	490	59.07
J	5253	035	021	6	490	59.07
J	5253	036	002	6	490	59.07
J	5253	036	003	6	490	59.07
J	5253	036	004	6	490	59.07
J	5253	036	005	6	490	59.07
J	5253	036	009	6	490	59.07
J	5253	036	010	6	490	59.07

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J	5253	036	011	6	490	59.07
J	5253	036	012	6	490	59.07
J	5253	036	013	6	490	59.07
J	5253	036	014	6	490	59.07
J	5253	036	029	6	490	59.07
J	5253	036	030	6	490	59.07
J	5253	036	031	6	490	59.07
J	5253	036	032	6	490	59.07
J	5253	036	033	6	490	59.07
J	5253	036	034	6	490	59.07
J	5253	036	035	6	490	59.07
J	5253	036	036	6	490	59.07
J	5253	036	038	6	490	59.07
J	5253	037	001	6	490	59.07
J	5253	037	002	6	490	59.07
J	5253	037	003	6	490	59.07
J	5253	037	004	6	490	59.07
J	5253	037	013	6	490	59.07
J	5253	037	014	6	490	59.07
J	5253	037	025	6	490	59.07
J	5253	038	001	6	490	59.07
J	5253	038	002	6	490	59.07
J	5253	038	003	6	490	59.07
J	5253	038	004	6	490	59.07
J	5253	038	005	6	490	59.07
J	5253	038	006	6	490	59.07
J	5253	038	015	6	490	59.07
J	5253	038	016	6	490	59.07
J	5253	038	017	6	490	59.07
J	5253	038	018	6	490	59.07
J	5253	038	019	6	490	59.07
J	5253	039	001	6	490	59.07
J	5253	039	003	6	490	59.07
J	5253	039	004	6	490	59.07
J	5253	039	005	6	490	59.07
J	5253	039	008	6	490	59.07
J	5253	039	009	6	490	59.07
J	5253	039	010	6	490	59.07
J	5253	039	013	6	490	59.07

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J	5253	039	015	6	490	59.07
J	5253	040	028	6	490	59.07
J	5253	040	030	6	490	59.07
J	5253	040	031	6	490	59.07
J	5253	040	037	6	490	59.07
J	5253	040	038	6	490	59.07
J	5253	040	039	6	490	59.07
J	5253	040	040	6	490	59.07
J	5254	002	012	6	490	59.07
J	5254	002	013	6	490	59.07
J	5254	002	014	6	490	59.07
J	5254	002	016	6	490	59.07
J	5254	002	017	6	490	59.07
J	5254	002	018	6	490	59.07
J	5254	002	019	6	490	59.07
J	5254	002	027	6	490	59.07
J	5254	002	029	6	490	59.07
J	5254	003	005	6	490	59.07
J	5254	003	007	6	490	59.07
J	5254	003	013	6	490	59.07
J	5254	003	014	6	490	59.07
J	5254	003	018	6	490	59.07
J	5254	003	019	6	490	59.07
J	5254	003	126	6	490	59.07
J	5254	003	127	6	490	59.07
J	5254	004	009	6	490	59.07
J	5254	004	010	6	490	59.07
J	5254	004	027	6	490	59.07
J	5254	004	030	6	490	59.07
J	5254	004	038	6	490	59.07
J	5254	004	039	6	490	59.07
J	5254	004	040	6	490	59.07
J	5254	004	041	6	490	59.07
J	5254	004	044	6	490	59.07
J	5254	004	045	6	490	59.07
J	5254	004	046	6	490	59.07
J	5254	004	052	6	490	59.07
J	5254	004	053	6	490	59.07
J	5254	005	034	6	490	59.07

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J	5254	005	044	6	490	59.07
J	5254	005	045	6	490	59.07
J	5254	005	046	6	490	59.07
J	5254	006	020	6	490	59.07
J	5254	006	021	6	490	59.07
J	5254	007	006	6	490	59.07
J	5254	007	007	6	490	59.07
J	5254	007	008	6	490	59.07
J	5254	007	010	6	490	59.07
J	5254	008	001	6	490	59.07
J	5254	008	028	6	490	59.07
J	5254	009	020	6	490	59.07
J	5254	009	021	6	490	59.07
J	5254	009	023	6	490	59.07
J	5254	009	026	6	490	59.07
J	5254	009	040	6	490	59.07
J	5254	010	001	6	490	59.07
J	5254	010	002	6	490	59.07
J	5254	010	003	6	490	59.07
J	5254	010	027	6	490	59.07
J	5254	010	028	6	490	59.07
J	5254	010	029	6	490	59.07
J	5254	012	042	6	490	59.07
J	5254	012	043	6	490	59.07
J	5254	012	044	6	490	59.07
J	5254	012	045	6	490	59.07
J	5254	012	046	6	490	59.07
J	5254	012	047	6	490	59.07
J	5254	012	048	6	490	59.07
J	5254	012	049	6	490	59.07
J	5254	012	050	6	490	59.07
J	5254	012	051	6	490	59.07
J	5254	015	043	6	490	59.07
J	5254	015	045	6	490	59.07
J	5254	015	046	6	490	59.07
J	5254	016	017	6	490	59.07
J	5254	016	018	6	490	59.07
J	5254	016	019	6	490	59.07
J	5254	016	020	6	490	59.07

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J	5254	016	021	6	490	59.07
J	5254	016	022	6	490	59.07
J	5254	017	026	6	490	59.07
J	5254	017	029	6	490	59.07
J	5254	017	033	6	490	59.07
J	5254	017	034	6	490	59.07
J	5254	017	035	6	490	59.07
J	5254	017	037	6	490	59.07
J	5254	017	038	6	490	59.07
J	5254	017	039	6	490	59.07
J	5254	017	040	6	490	59.07
J	5254	018	014	6	490	59.07
J	5254	018	015	6	490	59.07
J	5254	018	016	6	490	59.07
J	5254	018	017	6	490	59.07
J	5254	018	018	6	490	59.07
J	5254	018	019	6	490	59.07
J	5254	018	020	6	490	59.07
J	5254	018	021	6	490	59.07
J	5254	018	022	6	490	59.07
J	5254	018	023	6	490	59.07
J	5254	018	024	6	490	59.07
J	5254	018	025	6	490	59.07
J	5254	018	026	6	490	59.07
J	5254	018	027	6	490	59.07
J	5254	018	028	6	490	59.07
J	5254	018	029	6	490	59.07
J	5254	018	034	6	490	59.07
J	5254	018	035	6	490	59.07
J	5254	018	037	6	490	59.07
J	5254	018	038	6	490	59.07
J	5254	018	039	6	490	59.07
J	5254	018	040	6	490	59.07
J	5254	018	041	6	490	59.07
J	5254	019	085	6	490	59.07
J	5254	019	086	6	490	59.07
J	5254	019	087	6	490	59.07
J	5254	019	088	6	490	59.07
J	5254	019	089	6	490	59.07

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J	5254	019	090	6	490	59.07
J	5254	019	091	6	490	59.07
J	5254	019	092	6	490	59.07
J	5254	019	093	6	490	59.07
J	5254	019	094	6	490	59.07
J	5254	019	095	6	490	59.07
J	5254	019	096	6	490	59.07
J	5254	019	097	6	490	59.07
J	5254	019	098	6	490	59.07
J	5254	019	099	6	490	59.07
J	5254	019	100	6	490	59.07
J	5254	019	101	6	490	59.07
J	5254	019	102	6	490	59.07
J	5254	019	103	6	490	59.07
J	5254	019	104	6	490	59.07
J	5254	019	105	6	490	59.07
J	5254	019	106	6	490	59.07
J	5254	019	107	6	490	59.07
J	5254	019	108	6	490	59.07
J	5254	019	109	6	490	59.07
J	5254	019	110	6	490	59.07
J	5254	019	111	6	490	59.07
J	5254	019	112	6	490	59.07
J	5254	019	113	6	490	59.07
J	5254	019	114	6	490	59.07
J	5254	019	115	6	490	59.07
J	5254	019	117	6	490	59.07
J	5255	016	021	6	490	59.07
J	5255	016	022	6	490	59.07
J	5256	003	034	6	490	59.07
J	5256	003	049	6	490	59.07
J	5257	001	085	6	490	59.07
J	5257	004	019	6	490	59.07
J	5257	004	020	6	490	59.07
J	5257	015	001	6	490	59.07
J	5257	015	002	6	490	59.07
J	5257	015	004	6	490	59.07
J	5257	015	005	6	490	59.07
J	5257	017	005	6	490	59.07

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J	5258	007	096	6	490	59.07
J	5258	013	030	6	490	59.07
J	5259	007	064	6	490	59.07
J	5259	007	065	6	490	59.07
J	5260	007	041	6	490	59.07
J	5260	009	009	6	490	59.07
J	5260	011	016	6	490	59.07
J	5260	011	017	6	490	59.07
J	5260	011	018	6	490	59.07
J	5260	011	023	6	490	59.07
J	5260	011	032	6	490	59.07
J	5260	011	033	6	490	59.07
J	5260	011	034	6	490	59.07
J	5260	011	035	6	490	59.07
J	5260	011	036	6	490	59.07
J	5260	011	037	6	490	59.07
J	5260	014	015	6	490	59.07
J	5260	014	016	6	490	59.07
J	5260	014	017	6	490	59.07
J	5260	014	018	6	490	59.07
J	5260	014	019	6	490	59.07
J	5260	014	020	6	490	59.07
J	5260	014	021	6	490	59.07
J	5260	014	022	6	490	59.07
J	5260	014	023	6	490	59.07
J	5260	014	024	6	490	59.07
J	5260	014	025	6	490	59.07
J	5260	014	026	6	490	59.07
J	5260	014	027	6	490	59.07
J	5260	014	028	6	490	59.07
J	5260	014	034	6	490	59.07
J	5260	014	035	6	490	59.07
J	5260	014	036	6	490	59.07
J	5260	014	037	6	490	59.07
J	5260	015	005	6	490	59.07
J	5260	015	006	6	490	59.07
J	5260	015	010	6	490	59.07
J	5260	015	011	6	490	59.07
J	5260	015	012	6	490	59.07

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WEED ABATEMENT CHARGES

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J	5260	015	013	6	490	59.07
J	5260	015	014	6	490	59.07
J	5260	015	015	6	490	59.07
J	5260	015	025	6	490	59.07
J	5260	015	028	6	490	59.07
J	5260	015	029	6	490	59.07
J	5260	016	016	6	490	59.07
J	5260	016	018	6	490	59.07
J	5260	017	022	6	490	59.07
J	5260	019	030	6	490	59.07
J	5260	019	031	6	490	59.07
J	5260	020	001	6	490	59.07
J	5260	020	002	6	490	59.07
J	5260	023	001	6	490	59.07
J	5260	023	002	6	490	59.07
J	5260	023	003	6	490	59.07
J	5260	023	004	6	490	59.07
J	5260	023	005	6	490	59.07
J	5260	023	006	6	490	59.07
J	5260	023	007	6	490	59.07
J	5260	023	008	6	490	59.07
J	5260	023	009	6	490	59.07
J	5260	023	010	6	490	59.07
J	5260	024	024	6	490	59.07
J	5260	024	031	6	490	59.07
J	5260	024	032	6	490	59.07
J	5260	024	033	6	490	59.07
J	5260	025	035	6	490	59.07
J	5260	025	059	6	490	59.07
J	5260	025	062	6	490	59.07
J	5260	025	063	6	490	59.07
J	5260	025	064	6	490	59.07
J	5260	026	011	6	490	59.07
J	5260	026	016	6	490	59.07
J	5260	026	017	6	490	59.07
J	5260	027	004	6	490	59.07
J	5260	027	005	6	490	59.07
J	5260	027	006	6	490	59.07
J	5260	027	024	6	490	59.07

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J	5260	027	025	6	490	59.07
J	5260	027	026	6	490	59.07
J	5260	027	032	6	490	59.07
J	5260	027	033	6	490	59.07
J	5260	027	034	6	490	59.07
J	5261	001	040	6	490	59.07
J	5261	001	043	6	490	59.07
J	5261	001	046	6	490	59.07
J	5261	001	047	6	490	59.07
J	5261	001	048	6	490	59.07
J	5261	001	049	6	490	59.07
J	5261	001	050	6	490	59.07
J	5261	001	051	6	490	59.07
J	5261	001	052	6	490	59.07
J	5261	001	053	6	490	59.07
J	5261	001	054	6	490	59.07
J	5261	001	055	6	490	59.07
J	5261	001	056	6	490	59.07
J	5261	001	059	6	490	59.07
J	5261	001	060	6	490	59.07
J	5261	001	061	6	490	59.07
J	5261	009	024	6	490	59.07
J	5261	009	025	6	490	59.07
J	5261	009	026	6	490	59.07
J	5261	009	029	6	490	59.07
J	5261	009	032	6	490	59.07
J	5261	009	033	6	490	59.07
J	5261	009	034	6	490	59.07
J	5261	009	035	6	490	59.07
J	5261	009	036	6	490	59.07
J	5261	009	037	6	490	59.07
J	5261	009	039	6	490	59.07
J	5261	009	040	6	490	59.07
J	5261	009	041	6	490	59.07
J	5261	009	042	6	490	59.07
J	5261	009	048	6	490	59.07
J	5261	009	049	6	490	59.07
J	5261	009	050	6	490	59.07
J	5261	009	052	6	490	59.07

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J	5261	010	025	6	490	59.07
J	5261	010	040	6	490	59.07
J	5261	010	053	6	490	59.07
J	5261	010	054	6	490	59.07
J	5261	010	055	6	490	59.07
J	5261	010	068	6	490	59.07
J	5261	010	071	6	490	59.07
J	5261	010	075	6	490	59.07
J	5261	011	016	6	490	59.07
J	5261	011	017	6	490	59.07
J	5261	011	018	6	490	59.07
J	5261	011	020	6	490	59.07
J	5261	011	031	6	490	59.07
J	5261	011	032	6	490	59.07
J	5261	011	033	6	490	59.07
J	5261	011	034	6	490	59.07
J	5261	011	035	6	490	59.07
J	5261	011	036	6	490	59.07
J	5261	011	037	6	490	59.07
J	5261	011	038	6	490	59.07
J	5261	011	045	6	490	59.07
J	5261	011	046	6	490	59.07
J	5261	011	048	6	490	59.07
J	5261	011	049	6	490	59.07
J	5261	012	019	6	490	59.07
J	5261	012	020	6	490	59.07
J	5261	012	021	6	490	59.07
J	5261	012	022	6	490	59.07
J	5261	012	023	6	490	59.07
J	5261	012	024	6	490	59.07
J	5261	012	026	6	490	59.07
J	5261	012	027	6	490	59.07
J	5261	012	028	6	490	59.07
J	5261	012	031	6	490	59.07
J	5261	012	033	6	490	59.07
J	5261	012	035	6	490	59.07
J	5261	012	036	6	490	59.07
J	5261	013	015	6	490	59.07
J	5261	013	016	6	490	59.07

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J	5261	013	017	6	490	59.07
J	5261	013	018	6	490	59.07
J	5261	013	030	6	490	59.07
J	5261	013	049	6	490	59.07
J	5261	013	050	6	490	59.07
J	5261	014	021	6	490	59.07
J	5261	014	022	6	490	59.07
J	5261	014	023	6	490	59.07
J	5261	014	025	6	490	59.07
J	5261	014	026	6	490	59.07
J	5261	014	027	6	490	59.07
J	5261	014	028	6	490	59.07
J	5261	015	015	6	490	59.07
J	5261	015	016	6	490	59.07
J	5261	015	017	6	490	59.07
J	5261	015	022	6	490	59.07
J	5261	015	023	6	490	59.07
J	5261	015	024	6	490	59.07
J	5261	015	025	6	490	59.07
J	5261	015	042	6	490	59.07
J	5261	015	045	6	490	59.07
J	5261	015	046	6	490	59.07
J	5261	015	047	6	490	59.07
J	5261	015	053	6	490	59.07
J	5261	015	054	6	490	59.07
J	5261	015	087	6	490	59.07
J	5261	015	088	6	490	59.07
J	5261	018	009	6	490	59.07
J	5261	019	043	6	490	59.07
J	5261	019	046	6	490	59.07
J	5261	019	048	6	490	59.07
J	5261	019	049	6	490	59.07
J	5261	019	052	6	490	59.07
J	5261	019	053	6	490	59.07
J	5261	019	054	6	490	59.07
J	5261	019	055	6	490	59.07
J	5261	019	056	6	490	59.07
J	5261	019	057	6	490	59.07
J	5261	019	059	6	490	59.07

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J	5261	019	061	6	490	59.07
J	5261	019	062	6	490	59.07
J	5261	019	063	6	490	59.07
J	5261	020	041	6	490	59.07
J	5261	020	043	6	490	59.07
J	5261	020	044	6	490	59.07
J	5261	020	045	6	490	59.07
J	5261	020	046	6	490	59.07
J	5261	020	047	6	490	59.07
J	5261	020	048	6	490	59.07
J	5261	020	050	6	490	59.07
J	5261	020	051	6	490	59.07
J	5261	020	052	6	490	59.07
J	5261	020	054	6	490	59.07
J	5261	020	057	6	490	59.07
J	5261	020	058	6	490	59.07
J	5261	020	059	6	490	59.07
J	5261	020	060	6	490	59.07
J	5261	020	062	6	490	59.07
J	5261	020	064	6	490	59.07
J	5261	020	065	6	490	59.07
J	5261	020	066	6	490	59.07
J	5261	020	067	6	490	59.07
J	5261	020	069	6	490	59.07
J	5262	020	028	6	490	59.07
J	5262	021	012	6	490	59.07
J	5262	021	013	6	490	59.07
J	5262	021	018	6	490	59.07
J	5262	021	024	6	490	59.07
J	5262	022	008	6	490	59.07
J	5262	022	009	6	490	59.07
J	5262	022	010	6	490	59.07
J	5262	022	011	6	490	59.07
J	5262	022	012	6	490	59.07
J	5262	022	013	6	490	59.07
J	5262	022	014	6	490	59.07
J	5262	022	015	6	490	59.07
J	5262	022	016	6	490	59.07
J	5262	022	017	6	490	59.07

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J	5262	022	019	6	490	59.07
J	5262	022	020	6	490	59.07
J	5262	022	021	6	490	59.07
J	5262	022	022	6	490	59.07
J	5262	022	023	6	490	59.07
J	5262	023	001	6	490	59.07
J	5262	023	002	6	490	59.07
J	5262	023	008	6	490	59.07
J	5262	023	018	6	490	59.07
J	5262	023	019	6	490	59.07
J	5262	023	020	6	490	59.07
J	5262	023	021	6	490	59.07
J	5262	023	027	6	490	59.07
J	5262	024	001	6	490	59.07
J	5262	024	003	6	490	59.07
J	5262	024	004	6	490	59.07
J	5262	024	005	6	490	59.07
J	5262	024	014	6	490	59.07
J	5262	032	003	6	490	59.07
J	5262	032	004	6	490	59.07
J	5262	032	005	6	490	59.07
J	5262	032	006	6	490	59.07
J	5262	032	007	6	490	59.07
J	5262	032	008	6	490	59.07
J	5262	032	012	6	490	59.07
J	5262	032	013	6	490	59.07
J	5262	032	014	6	490	59.07
J	5262	032	015	6	490	59.07
J	5262	032	016	6	490	59.07
J	5262	032	017	6	490	59.07
J	5262	032	018	6	490	59.07
J	5262	032	019	6	490	59.07
J	5262	033	001	6	490	59.07
J	5262	033	002	6	490	59.07
J	5262	033	003	6	490	59.07
J	5262	033	004	6	490	59.07
J	5262	033	005	6	490	59.07
J	5262	033	007	6	490	59.07
J	5262	033	008	6	490	59.07

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J	5262	033	009	6	490	59.07
J	5262	033	010	6	490	59.07
J	5262	033	011	6	490	59.07
J	5262	033	012	6	490	59.07
J	5262	033	017	6	490	59.07
J	5262	034	002	6	490	59.07
J	5262	034	003	6	490	59.07
J	5262	034	004	6	490	59.07
J	5262	034	005	6	490	59.07
J	5262	034	006	6	490	59.07
J	5262	034	007	6	490	59.07
J	5262	034	022	6	490	59.07
J	5262	034	027	6	490	59.07
J	5262	034	028	6	490	59.07
J	5262	034	029	6	490	59.07
J	5263	003	021	6	490	59.07
J	5263	003	022	6	490	59.07
J	5263	003	023	6	490	59.07
J	5263	003	024	6	490	59.07
J	5263	003	029	6	490	59.07
J	5263	004	001	6	490	59.07
J	5263	004	002	6	490	59.07
J	5263	004	003	6	490	59.07
J	5263	004	004	6	490	59.07
J	5263	004	005	6	490	59.07
J	5263	004	006	6	490	59.07
J	5263	004	007	6	490	59.07
J	5263	005	003	6	490	59.07
J	5263	005	004	6	490	59.07
J	5263	005	005	6	490	59.07
J	5263	005	006	6	490	59.07
J	5263	005	007	6	490	59.07
J	5263	005	008	6	490	59.07
J	5263	005	009	6	490	59.07
J	5263	005	010	6	490	59.07
J	5263	005	011	6	490	59.07
J	5263	005	012	6	490	59.07
J	5263	005	013	6	490	59.07
J	5263	006	002	6	490	59.07

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J	5263	006	003	6	490	59.07
J	5263	006	005	6	490	59.07
J	5263	006	006	6	490	59.07
J	5263	006	007	6	490	59.07
J	5263	006	008	6	490	59.07
J	5263	006	009	6	490	59.07
J	5263	006	010	6	490	59.07
J	5263	006	011	6	490	59.07
J	5263	007	001	6	490	59.07
J	5263	007	002	6	490	59.07
J	5263	007	003	6	490	59.07
J	5263	007	004	6	490	59.07
J	5263	007	005	6	490	59.07
J	5263	007	006	6	490	59.07
J	5263	007	008	6	490	59.07
J	5263	007	009	6	490	59.07
J	5263	007	010	6	490	59.07
J	5263	010	008	6	490	59.07
J	5263	010	009	6	490	59.07
J	5263	013	011	6	490	59.07
J	5263	013	012	6	490	59.07
J	5263	013	013	6	490	59.07
J	5263	013	017	6	490	59.07
J	5263	014	007	6	490	59.07
J	5263	014	008	6	490	59.07
J	5263	014	010	6	490	59.07
J	5263	014	011	6	490	59.07
J	5263	014	012	6	490	59.07
J	5263	014	013	6	490	59.07
J	5263	014	014	6	490	59.07
J	5263	014	015	6	490	59.07
J	5263	014	026	6	490	59.07
J	5263	016	002	6	490	59.07
J	5263	016	004	6	490	59.07
J	5263	016	006	6	490	59.07
J	5263	016	019	6	490	59.07
J	5263	017	005	6	490	59.07
J	5263	017	006	6	490	59.07
J	5263	017	007	6	490	59.07

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J	5263	017	008	6	490	59.07
J	5263	017	009	6	490	59.07
J	5263	017	015	6	490	59.07
J	5263	017	018	6	490	59.07
J	5263	017	019	6	490	59.07
J	5263	018	001	6	490	59.07
J	5263	018	003	6	490	59.07
J	5263	018	004	6	490	59.07
J	5263	018	005	6	490	59.07
J	5263	018	006	6	490	59.07
J	5263	018	007	6	490	59.07
J	5263	018	008	6	490	59.07
J	5263	018	009	6	490	59.07
J	5263	018	010	6	490	59.07
J	5263	018	011	6	490	59.07
J	5263	018	012	6	490	59.07
J	5263	018	013	6	490	59.07
J	5263	018	014	6	490	59.07
J	5263	018	022	6	490	59.07
J	5263	018	023	6	490	59.07
J	5263	018	024	6	490	59.07
J	5263	018	025	6	490	59.07
J	5263	018	026	6	490	59.07
J	5263	018	027	6	490	59.07
J	5263	018	028	6	490	59.07
J	5263	018	029	6	490	59.07
J	5263	018	033	6	490	59.07
J	5263	018	034	6	490	59.07
J	5263	018	035	6	490	59.07
J	5263	019	001	6	490	59.07
J	5263	019	002	6	490	59.07
J	5263	019	003	6	490	59.07
J	5263	019	004	6	490	59.07
J	5263	019	006	6	490	59.07
J	5263	019	012	6	490	59.07
J	5263	019	014	6	490	59.07
J	5263	019	015	6	490	59.07
J	5263	019	016	6	490	59.07
J	5263	019	017	6	490	59.07

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J	5263	019	018	6	490	59.07
J	5263	019	019	6	490	59.07
J	5263	019	020	6	490	59.07
J	5263	019	021	6	490	59.07
J	5263	020	002	6	490	59.07
J	5263	020	003	6	490	59.07
J	5263	020	004	6	490	59.07
J	5263	020	005	6	490	59.07
J	5263	020	006	6	490	59.07
J	5263	020	007	6	490	59.07
J	5263	020	008	6	490	59.07
J	5263	020	010	6	490	59.07
J	5263	020	011	6	490	59.07
J	5263	020	012	6	490	59.07
J	5263	020	013	6	490	59.07
J	5263	021	003	6	490	59.07
J	5263	021	004	6	490	59.07
J	5263	021	005	6	490	59.07
J	5263	021	006	6	490	59.07
J	5263	021	007	6	490	59.07
J	5263	021	019	6	490	59.07
J	5263	021	023	6	490	59.07
J	5263	021	044	6	490	59.07
J	5263	021	045	6	490	59.07
J	5263	022	004	6	490	59.07
J	5263	022	005	6	490	59.07
J	5263	022	007	6	490	59.07
J	5263	022	008	6	490	59.07
J	5263	022	021	6	490	59.07
J	5263	022	022	6	490	59.07
J	5263	022	023	6	490	59.07
J	5263	022	033	6	490	59.07
J	5263	022	034	6	490	59.07
J	5263	022	040	6	490	59.07
J	5263	022	041	6	490	59.07
J	5263	027	002	6	490	59.07
J	5263	027	007	6	490	59.07
J	5263	027	017	6	490	59.07
J	5263	027	019	6	490	59.07

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J	5263	027	022	6	490	59.07
J	5263	028	002	6	490	59.07
J	5263	028	004	6	490	59.07
J	5263	028	005	6	490	59.07
J	5263	028	024	6	490	59.07
J	5263	035	001	6	490	59.07
J	5263	037	007	6	490	59.07
J	5263	037	010	6	490	59.07
J	5263	037	011	6	490	59.07
J	5263	037	012	6	490	59.07
J	5263	037	013	6	490	59.07
J	5263	037	014	6	490	59.07
J	5263	038	017	6	490	59.07
J	5263	038	018	6	490	59.07
J	5263	038	020	6	490	59.07
J	5263	038	021	6	490	59.07
J	5263	038	022	6	490	59.07
J	5263	039	001	6	490	59.07
J	5263	039	002	6	490	59.07
J	5263	039	003	6	490	59.07
J	5263	039	004	6	490	59.07
J	5263	039	005	6	490	59.07
J	5263	040	001	6	490	59.07
J	5263	040	002	6	490	59.07
J	5263	040	003	6	490	59.07
J	5263	040	004	6	490	59.07
J	5263	040	005	6	490	59.07
J	5263	040	008	6	490	59.07
J	5263	040	009	6	490	59.07
J	5263	040	011	6	490	59.07
J	5263	040	012	6	490	59.07
J	5263	040	013	6	490	59.07
J	5263	040	015	6	490	59.07
J	5263	040	016	6	490	59.07
J	5263	040	017	6	490	59.07
J	5263	040	018	6	490	59.07
J	5263	040	019	6	490	59.07
J	5263	041	005	6	490	59.07
J	5263	041	006	6	490	59.07

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J	5263	041	007	6	490	59.07
J	5263	041	009	6	490	59.07
J	5263	041	010	6	490	59.07
J	5263	041	011	6	490	59.07
J	5263	041	012	6	490	59.07
J	5263	041	013	6	490	59.07
J	5263	041	014	6	490	59.07
J	5263	041	015	6	490	59.07
J	5263	042	005	6	490	59.07
J	5263	042	006	6	490	59.07
J	5263	042	008	6	490	59.07
J	5263	042	009	6	490	59.07
J	5263	042	010	6	490	59.07
J	5263	042	011	6	490	59.07
J	5263	042	013	6	490	59.07
J	5263	042	014	6	490	59.07
J	5263	042	015	6	490	59.07
J	5263	042	016	6	490	59.07
J	5263	043	010	6	490	59.07
J	5263	043	013	6	490	59.07
J	5263	043	016	6	490	59.07
J	5263	043	017	6	490	59.07
J	5263	043	018	6	490	59.07
J	5264	002	001	6	490	59.07
J	5264	002	002	6	490	59.07
J	5264	002	006	6	490	59.07
J	5264	002	007	6	490	59.07
J	5264	002	008	6	490	59.07
J	5264	002	009	6	490	59.07
J	5264	002	010	6	490	59.07
J	5264	002	011	6	490	59.07
J	5264	002	022	6	490	59.07
J	5264	002	023	6	490	59.07
J	5264	002	024	6	490	59.07
J	5264	002	025	6	490	59.07
J	5264	002	026	6	490	59.07
J	5264	002	027	6	490	59.07
J	5264	002	028	6	490	59.07
J	5264	002	029	6	490	59.07

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J	5264	002	030	6	490	59.07
J	5264	002	031	6	490	59.07
J	5264	003	002	6	490	59.07
J	5264	003	003	6	490	59.07
J	5264	003	004	6	490	59.07
J	5264	003	005	6	490	59.07
J	5264	003	010	6	490	59.07
J	5264	003	011	6	490	59.07
J	5264	003	012	6	490	59.07
J	5264	003	013	6	490	59.07
J	5264	003	014	6	490	59.07
J	5264	003	015	6	490	59.07
J	5264	003	016	6	490	59.07
J	5264	003	017	6	490	59.07
J	5264	003	018	6	490	59.07
J	5264	003	019	6	490	59.07
J	5264	003	020	6	490	59.07
J	5264	003	021	6	490	59.07
J	5264	003	022	6	490	59.07
J	5264	003	023	6	490	59.07
J	5264	003	024	6	490	59.07
J	5264	003	025	6	490	59.07
J	5264	003	026	6	490	59.07
J	5264	003	027	6	490	59.07
J	5264	003	028	6	490	59.07
J	5264	003	029	6	490	59.07
J	5264	003	030	6	490	59.07
J	5264	003	031	6	490	59.07
J	5264	003	032	6	490	59.07
J	5264	003	035	6	490	59.07
J	5264	004	007	6	490	59.07
J	5264	004	008	6	490	59.07
J	5264	004	009	6	490	59.07
J	5264	004	010	6	490	59.07
J	5264	004	028	6	490	59.07
J	5264	005	017	6	490	59.07
J	5264	005	026	6	490	59.07
J	5264	007	026	6	490	59.07
J	5264	007	027	6	490	59.07

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J	5264	007	028	6	490	59.07
J	5264	007	030	6	490	59.07
J	5264	007	035	6	490	59.07
J	5264	007	040	6	490	59.07
J	5264	008	007	6	490	59.07
J	5264	008	016	6	490	59.07
J	5264	008	024	6	490	59.07
J	5264	011	001	6	490	59.07
J	5264	011	002	6	490	59.07
J	5264	011	003	6	490	59.07
J	5264	011	004	6	490	59.07
J	5264	011	005	6	490	59.07
J	5264	011	006	6	490	59.07
J	5264	011	007	6	490	59.07
J	5264	011	008	6	490	59.07
J	5264	011	009	6	490	59.07
J	5264	011	010	6	490	59.07
J	5264	011	013	6	490	59.07
J	5264	011	014	6	490	59.07
J	5264	011	015	6	490	59.07
J	5264	011	019	6	490	59.07
J	5264	011	020	6	490	59.07
J	5264	011	021	6	490	59.07
J	5264	011	032	6	490	59.07
J	5264	011	033	6	490	59.07
J	5264	011	034	6	490	59.07
J	5264	011	035	6	490	59.07
J	5264	011	036	6	490	59.07
J	5264	011	037	6	490	59.07
J	5264	011	038	6	490	59.07
J	5264	011	039	6	490	59.07
J	5264	011	040	6	490	59.07
J	5264	011	041	6	490	59.07
J	5264	018	001	6	490	59.07
J	5264	018	002	6	490	59.07
J	5264	018	005	6	490	59.07
J	5264	018	006	6	490	59.07
J	5264	018	007	6	490	59.07
J	5264	018	009	6	490	59.07

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J	5264	018	010	6	490	59.07
J	5264	018	011	6	490	59.07
J	5264	018	012	6	490	59.07
J	5264	018	016	6	490	59.07
J	5264	018	017	6	490	59.07
J	5264	018	018	6	490	59.07
J	5264	018	019	6	490	59.07
J	5264	018	020	6	490	59.07
J	5264	018	022	6	490	59.07
J	5264	018	024	6	490	59.07
J	5264	018	025	6	490	59.07
J	5264	018	026	6	490	59.07
J	5264	018	027	6	490	59.07
J	5264	018	028	6	490	59.07
J	5264	018	029	6	490	59.07
J	5264	018	030	6	490	59.07
J	5264	018	031	6	490	59.07
J	5264	018	033	6	490	59.07
J	5264	019	001	6	490	59.07
J	5264	019	002	6	490	59.07
J	5264	019	003	6	490	59.07
J	5264	019	004	6	490	59.07
J	5264	019	005	6	490	59.07
J	5264	019	006	6	490	59.07
J	5264	019	007	6	490	59.07
J	5264	019	008	6	490	59.07
J	5264	019	009	6	490	59.07
J	5264	019	011	6	490	59.07
J	5264	019	012	6	490	59.07
J	5264	019	013	6	490	59.07
J	5264	019	014	6	490	59.07
J	5264	021	031	6	490	59.07
J	5264	023	146	6	490	59.07
J	5264	023	147	6	490	59.07
J	5264	023	148	6	490	59.07
J	5264	024	063	6	490	59.07
J	5265	004	047	6	490	59.07
J	5265	004	048	6	490	59.07
J	5265	004	052	6	490	59.07

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J	5265	004	053	6	490	59.07
J	5265	008	016	6	490	59.07
J	5265	008	019	6	490	59.07
J	5265	010	001	6	490	59.07
J	5265	010	002	6	490	59.07
J	5265	010	003	6	490	59.07
J	5265	010	004	6	490	59.07
J	5265	010	008	6	490	59.07
J	5265	010	009	6	490	59.07
J	5265	010	010	6	490	59.07
J	5265	010	011	6	490	59.07
J	5265	010	012	6	490	59.07
J	5265	010	014	6	490	59.07
J	5265	010	015	6	490	59.07
J	5265	012	010	6	490	59.07
J	5265	012	011	6	490	59.07
J	5265	012	012	6	490	59.07
J	5265	012	014	6	490	59.07
J	5265	013	010	6	490	59.07
J	5265	013	011	6	490	59.07
J	5265	013	012	6	490	59.07
J	5265	013	013	6	490	59.07
J	5265	013	014	6	490	59.07
J	5265	013	015	6	490	59.07
J	5265	013	016	6	490	59.07
J	5265	018	004	6	490	59.07
J	5265	018	009	6	490	59.07
J	5265	018	012	6	490	59.07
J	5265	018	013	6	490	59.07
J	5265	018	021	6	490	59.07
J	5265	018	025	6	490	59.07
J	5265	018	027	6	490	59.07
J	5265	019	003	6	490	59.07
J	5265	025	044	6	490	59.07
J	5265	025	046	6	490	59.07
J	5265	025	047	6	490	59.07
J	5265	025	048	6	490	59.07
J	5266	002	001	6	490	59.07
J	5266	002	002	6	490	59.07

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J	5266	002	003	6	490	59.07
J	5266	002	004	6	490	59.07
J	5266	002	005	6	490	59.07
J	5266	002	006	6	490	59.07
J	5266	002	007	6	490	59.07
J	5266	002	008	6	490	59.07
J	5266	002	009	6	490	59.07
J	5266	002	011	6	490	59.07
J	5266	002	012	6	490	59.07
J	5266	002	013	6	490	59.07
J	5266	002	014	6	490	59.07
J	5266	002	021	6	490	59.07
J	5266	002	024	6	490	59.07
J	5266	002	025	6	490	59.07
J	5266	002	027	6	490	59.07
J	5266	002	028	6	490	59.07
J	5266	002	029	6	490	59.07
J	5266	002	030	6	490	59.07
J	5266	002	031	6	490	59.07
J	5266	003	032	6	490	59.07
J	5274	003	013	6	490	59.07
J	5274	003	014	6	490	59.07
J	5274	003	015	6	490	59.07
J	5274	003	016	6	490	59.07
J	5274	003	017	6	490	59.07
J	5274	003	018	6	490	59.07
J	5274	003	019	6	490	59.07
J	5274	003	020	6	490	59.07
J	5274	003	021	6	490	59.07
J	5274	003	022	6	490	59.07
J	5274	003	023	6	490	59.07
J	5274	004	012	6	490	59.07
J	5274	004	013	6	490	59.07
J	5274	004	014	6	490	59.07
J	5274	004	015	6	490	59.07
J	5274	004	016	6	490	59.07
J	5274	004	017	6	490	59.07
J	5274	004	018	6	490	59.07
J	5274	006	022	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5274	008	001	6	490	59.07
J	5274	008	002	6	490	59.07
J	5274	008	003	6	490	59.07
J	5274	008	004	6	490	59.07
J	5274	008	005	6	490	59.07
J	5274	008	007	6	490	59.07
J	5274	008	008	6	490	59.07
J	5274	008	013	6	490	59.07
J	5274	008	014	6	490	59.07
J	5274	008	015	6	490	59.07
J	5274	008	016	6	490	59.07
J	5274	008	017	6	490	59.07
J	5274	008	018	6	490	59.07
J	5274	008	019	6	490	59.07
J	5274	008	020	6	490	59.07
J	5274	008	022	6	490	59.07
J	5274	008	025	6	490	59.07
J	5274	008	026	6	490	59.07
J	5274	008	027	6	490	59.07
J	5274	008	028	6	490	59.07
J	5274	008	029	6	490	59.07
J	5274	008	030	6	490	59.07
J	5274	008	031	6	490	59.07
J	5274	008	032	6	490	59.07
J	5275	001	022	6	490	59.07
J	5276	004	004	6	490	59.07
J	5276	004	005	6	490	59.07
J	5276	004	015	6	490	59.07
J	5276	004	018	6	490	59.07
J	5276	004	031	6	490	59.07
J	5276	004	032	6	490	59.07
J	5276	008	044	6	490	59.07
J	5276	008	046	6	490	59.07
J	5276	008	047	6	490	59.07
J	5276	008	048	6	490	59.07
J	5276	008	049	6	490	59.07
J	5276	013	001	6	490	59.07
J	5276	013	003	6	490	59.07
J	5276	013	004	6	490	59.07

CITY OF MONTEREY PARK
WEED ABATEMENT CHARGES

June 25, 2026

J	5276	013	005	6	490	59.07
J	5276	013	006	6	490	59.07
J	5276	013	007	6	490	59.07
J	5276	013	008	6	490	59.07
J	5276	013	009	6	490	59.07
J	5276	013	011	6	490	59.07
J	5276	013	012	6	490	59.07
J	5276	013	013	6	490	59.07
J	5276	014	013	6	490	59.07
J	5276	014	020	6	490	59.07
J	5276	014	042	6	490	59.07
J	5276	020	018	6	490	59.07
J	5276	020	023	6	490	59.07
J	5286	010	018	6	490	59.07
TOTAL IMPROVED PARCELS			0	TOTAL CHARGES		0
TOTAL UNIMPROVED PARCELS			1	TOTAL CHARGES		5377.19
TOTAL INSPECTION FEE ONLY PARCELS			1572	TOTAL CHARGES		92858.04
TOTAL PARCELS			1573	TOTAL CHARGES		98235.23

ATTACHMENT 3
**Los Angeles County 2025-2026 Report on the
Cost of Weed Abatement**



Kurt E. Floren
Agricultural Commissioner
Director of Weights and Measures

COUNTY OF LOS ANGELES

Department of Agricultural Commissioner/ Weights and Measures

12300 Lower Azusa Road
Arcadia, CA 91006-5872
<https://acwm.lacounty.gov>



Maximiliano E. Regis
Chief Deputy

July 2, 2026

The Honorable City Council
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Council Members:

2025-2026 REPORT ON THE COST OF WEED ABATEMENT

Pursuant to State law, a report on the cost of weed abatement (enclosed) is being submitted to your Honorable Body for confirmation, by motion or resolution, on the 15th day of July, 2026 at the hour of 7:00 p.m. A copy of the report must be posted on or near the chamber door of the City Council at least three days prior to its submission to your Honorable Body, with a notice of the time of submission.

It is my recommendation that your Honorable Body confirm these charges.

After your Honorable Body confirms the weed abatement charges, please send a copy of the confirmation to our Weed Abatement Division at the above address.

Respectfully yours,

ADRIAN ZAVALA
Deputy Director/Bureau Chief
Weed Hazard and Integrated Pest Management

Jenny Rivas
Staff Assistant II
Weed Hazard and Integrated Pest Management

Enclosures

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

Adrian Zavala, Deputy Director, Agricultural Commissioner/Weights and Measures, Weed Abatement Division of the Agricultural Commissioner/Weights and Measures office, of the County of Los Angeles, first being sworn, on oath states:

That on or before the 9th day of July, 2026, he posted or caused to be posted, on or near the chamber door of the City Council of the City of Monterey Park, a copy of his report of the cost of noxious weed abatement on each and all of the properties described in the list hereto attached, of which the annexed is a true copy thereof, setting the 15th day of July 2026, as the date upon which said report is to be submitted to the City Council of the City of Monterey Park for confirmation.



ADRIAN ZAVALA

SUBSCRIBED AND SWORN TO BEFORE ME

15TH DAY OF JULY, 2026

City Clerk of City of Monterey Park
State of California

REPORT ON THE COST OF WEED ABATEMENT

TO THE CITY COUNCIL OF
THE CITY OF MONTEREY PARK

Council Member:

Pursuant to an order heretofore made by your Honorable Body instructing this Department to abate noxious or dangerous weeds and rubbish under the provisions of the Government Code, we respectfully submit the following report on the cost of abating such noxious weeds on each separate lot or parcel of land, showing the cost of removing such weeds on each separate lot or parcel of land, or in front thereof, or both, to-wit:

(see attached)

July 15, 2026

The foregoing report was submitted to the City Council of the City of Monterey Park on the 15th day of July, 2026, for confirmation and was with all objections thereto duly received and considered, and was by said City Council confirmed, and the County Auditor is hereby ordered and instructed to enter the amounts of the respective assessment against the respective parcels of land as they appear on the current assessment roll.

CITY COUNCIL OF THE
CITY OF MONTEREY PARK

By _____
Mayor

ATTEST:

By _____
City Clerk



City Council Staff Report

Date: July 15, 2026

Agenda Item Number: 12.A.

To: The Honorable Mayor and City Council
From: Timothy Hou, Director of Community Development
Subject: Vacant to Vibrant Community Engagement Outreach Report and Recommendations for Consideration and Request for Direction

Recommendation:

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.

Executive Summary:

The “Vacant to Vibrant” community engagement initiative was launched in June 2026 to address persistent community concerns about economic development and challenges with housing affordability. Community engagement feedback shows support for allowing housing on vacant and underused commercial and industrial sites and strong concern about vacant properties, access to amenities, and housing opportunities.

In response to community engagement efforts and the outreach report, staff seeks City Council direction on a concept to create housing overlays throughout the City to provide housing development flexibility to spark economic investment in specific commercial areas. If the concept is deemed appropriate, the City Council would need to seek voter approval to amend the Land Use and Urban Design Element (“LUE”) and its land use policy map to identify the commercial and industrial areas where a housing overlay designation may be applied as an

optional designation. As a concept, the overlay would only create an option for alternative zoning in limited areas and any application to activate the overlay zoning would remain subject to the City Council's discretionary approval and required public hearings. This report summarizes those findings, discusses the concept for creating housing overlays and asks the City Council to provide direction, including whether staff should prepare documents and return for City Council consideration of a proposition in time for the November 2026 ballot.

Background:

Community Engagement Review

In June 2026, the City conducted a community engagement initiative titled "Vacant to Vibrant" to hear residents' priorities regarding vacant properties, housing affordability, blight, and zoning. The outreach effort follows two years of active community discussion concerning land use policies in the Saturn Park area and broader resident feedback the City has heard from residents.

Vacant to Vibrant included a virtual presentation and question-and-answer webinar held on June 10, 2026; two in-person presentation and workshop sessions, the first held on June 23, 2026, at the George Elder Park Community Room and the second on June 24, 2026, at the Langley Center Friendship Room; and an online feedback form that remained open until July 7, 2026. The outreach process and community input are summarized in the Vacant to Vibrant community engagement summary contained in Attachment 1.

Participants shared their favorite qualities about Monterey Park, including its small-town feel, dining, sense of community and parks. Residents expressed a desire for more third spaces and improved public transportation and walkability. Housing for young families as well as senior housing opportunities were often mentioned. Residents expressed concerns about vacant properties, as well as concern with access to amenities, housing opportunities and run-down eyesore properties within commercial and industrial areas.

For historical context, on November 3, 2020, the voters enacted Measure JJ, which adopted the LUE (Ordinance No. 2198). A full discussion of the LUE was provided to the City Council in 2019 and 2020, and the City Council Staff Report, dated July 1, 2020, is included with this report for context (Attachment 3).

Measure JJ constitutes the 20-year, voter-approved vision for development in the City and establishes the land use designations shown on the LUE's Figure LU-3: Land Use Policy Map. Section 3(A) of Measure JJ authorizes the City Council to "implement [Measure JJ] including, without limitation, adopting all zoning regulations needed to effectuate [Measure JJ] by ordinance." Importantly, the City Council may not amend the LUE without voter ratification. This most recently occurred with Measure NDC.

Since 2020, the City has seen a growing number of vacant and underused commercial and industrial properties, some of which have sat idle for many years. Post-pandemic shifts in how businesses and residents work and shop have accelerated this trend, leaving obsolete office and retail space that generates limited economic benefit and, where vacancy persists, contributes to blight. Saturn Park illustrates the problem with portions of this area being vacant for well over a decade. Measure JJ set a fixed vision for these areas but did not give the City the ability to respond proactively as economic and housing conditions changed.

The City also faces significant housing pressures. Residents have described a shortage of affordable and multigenerational housing that makes it difficult for younger residents and long-time families to remain in the community. Failing to update the City's housing and land use policies also leaves the City vulnerable to State penalties and to projects that invoke State laws which can circumvent local zoning and housing controls. Reusing vacant commercial and industrial land for housing can help the City meet State requirements to plan for an additional 5,257 new housing units between 2021 and 2029 while providing workforce housing, such as townhomes and condominiums.

The Concept: Amending LUE and Land Use Maps to Create Housing Overlays

A concept to address community concerns would be to allow the City Council to create housing overlays throughout the City. This requires an amendment to the LUE and its land use policy map. The amendment would identify the specific areas (entirely commercial and industrial zones) of the City where a housing overlay land use designation may be applied. Importantly, no overlay would apply to any established residential zones (for example, R-1, R-2, and R-3). The proposition would not itself adopt zoning regulations. It would amend the LUE to authorize the City Council to adopt the zoning regulations needed to implement the overlay, in the same manner that Measure JJ authorized the implementing zoning for its designations.

This concept would operate in layers. First, the voters would consider approving a proposition amending the LUE and its land use policy map. Second, the City Council may adopt zoning regulations that establish the standards and the process for a housing overlay. Third, only then may a property owner or developer apply to activate the overlay on a particular parcel under those standards. Each layer depends on the one above it.

A housing overlay would not apply automatically to any parcel, even if the voters approve the amendment. It would be an optional, flexible designation applied parcel by parcel. In practice, the City Council would retain a completely discretionary approval process: it may decline to make the overlay available in a given area through the zoning process, and it may deny any individual project even where the land use map allows the overlay. In this respect, this concept resembles the City's existing Business Recovery Development overlay, which activates overlay zoning through a discretionary development agreement adopted by the City Council.

The concept may also establish development standards (e.g., floor area ratios or maximum building heights) that constrain how an overlay is implemented, or those standards could be left to the implementing zoning regulations. The appropriate level of detail to place before the voters, as opposed to reserving it for later zoning, is one of the questions on which staff seeks direction.

The total timeline on the effort involves an election, City Staff research time, and then an outreach and policy development phase to develop the detailed zoning ordinance. City Staff anticipates that if the City Council directs placing a measure on the ballot for November 2026, and voters approve a ballot measure, the outreach process and ordinance development phase would not take place until January 2027. As with most rigorous government processes, it will be at least six months to turn this concept into tangible policy.

Factual Basis: Community Input and Survey Findings

The Vacant to Vibrant outreach surfaced consistent community priorities. Residents asked the City to prohibit data centers; to address housing affordability so that younger residents and

multigenerational families can remain in the community; to prevent homelessness; to protect existing neighborhoods; to create local jobs and economic opportunity that enhance community character; and to position the City to respond to changing market conditions and State housing requirements.

Participants in the in-person workshops expressed openness to zoning flexibility within the commercial areas, particularly where it would not affect their single-family neighborhoods and where it could support more affordable housing or a more active commercial environment.

Public input emphasized revitalizing vacant areas, preserving local control over land use decisions, applying rigorous standards for matters such as height and parking, and preventing data centers.

Questions for City Council Direction

Staff seeks the City Council's direction on the following questions:

1. Does the City Council wish to pursue a concept creating housing overlays throughout the City through an amendment to the LUE?
2. Which areas should the conceptual land use policy map identify as eligible for a housing overlay? Should the map include all the City's commercial and industrial areas, and should established residential zones, such as R-1, R-2 and R-3, be excluded?
3. What development standards should be set in the ballot proposition itself and what standards should be reserved for the zoning regulations that the City Council would adopt after voter approval?
4. Does the City Council wish to direct staff to prepare necessary documents for a proposition for this concept creating housing overlays in time for the November 2026 ballot?

Strategic Plan Goal:

Providing direction on creating housing overlays throughout the City will advance the City Council's Strategic Plan Goal #3 to "*Strengthen our Local Economy and Enhance Housing Opportunities*" by returning vacant and underused commercial and industrial land to productive use and expanding the range of housing available in the City.

Fiscal Impact:

Providing direction to staff has no direct fiscal impact. Placing a proposition on the November 2026 ballot would incur election-related costs charged by Los Angeles County; staff will return with an estimate of those costs if the City Council directs that a measure be placed on the ballot.

Attachments:

1. Vacant to Vibrant Community Outreach Report
2. Area of Opportunity Maps
3. July 1, 2020 Staff Report

ATTACHMENT 1
Vacant to Vibrant Community Engagement
Outreach Report

VACANT-TO-VIBRANT community OUTREACH REPORT

In response to recent conversations surrounding land use in Monterey Park, future potential uses for land in the Saturn Park area and persistent community concerns about economic development and affordable housing solutions, the City launched a community engagement initiative to hear from residents on their desires surrounding development, land-use and zoning in Monterey Park. During the months of May and June 2026, the City began circulating informational content, soliciting feedback and hosted three meetings (one virtual and two in-person) to advance a conversation, answer community questions and support a deeper engagement on the topic of land use and economic development in the City. This report provides an overview of the City's outreach efforts and collected feedback from the community to best inform the City Council and City Staff about the viewpoints that were shared by residents.

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6. June 24 In-Person Workshop #2 Table Breakout Response Tablets

Webpage

The City of Monterey Park launched a dedicated [Vacant-to-Vibrant webpage](#) to provide information to the public surrounding land use in Monterey Park. The webpage serves as a centralized resource for background information (“How Did We Get Here?”), a repository for information and presentations and provides insight on “Next Steps,” followed by a section for frequently asked questions.

The City’s virtual and in-person meetings were publicized on the webpage and through other City platforms to drive audience participation and encourage public engagement.

Feedback Form

Housed on the Vacant-to-Vibrant webpage, the City embedded a feedback form to gather structured input on priorities, concerns and ideas for future growth and community investment. The questions, multiple choice options and collected responses from the feedback forms are included in the Appendix.

The Feedback Form provided anyone with an Internet connection a chance to directly share their ideas and thoughts with the City in a structured format. There were 64 submissions of the form. The form questions were a mix of open-ended and multiple choice questions. As a generally available form to fill out, this method of feedback is helpful to give voice to all, but is not a scientifically valid sampling of public sentiment, so summary data is helpful, but may be merely reflective of those most highly motivated to participate in this process.

Social Media Channels

The City began circulating Vacant-to-Vibrant social media content on June 4 with promotional posts for the virtual and in-person meetings, general informational content, and posts promoting the feedback form following the meetings. During the month of June, a total of 9 posts related to the effort were distributed to both Instagram and Facebook. All content was translated into Spanish and Chinese for distribution across the City's platforms. The City also shared a total of 17 stories related to the effort including each language.

Total views: 30,003

Total engagements: 256

Total story views: 7,576



Workshops

The virtual and in-person community workshops were presented and supported by Tripepi Smith President and CEO Ryder Todd Smith, Senior Business Analyst Dana Sovinec, Business Analyst Mia Valenzuela, with panelist support and input from City of Monterey Park leadership and staff as specified per meeting below. The meeting format was a 30 minute introductory presentation followed by about an hour of questions and answers. Zoom participants were able to submit questions via the Q&A form built into the Zoom platform.

Virtual Workshop, June 10

26 community member attendees

City of Monterey Park panelists: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Assistant Planner Kevin Tan, Senior Planner Eliana Munoz, Director of Community Development Tim Hou

The virtual workshop attendees received an informational presentation and asked clarifying questions spanning general zoning processes, development projects and about residents' interests for retail, recreation and housing throughout the city. Many of these questions were added to the City's FAQ section on the website. A copy of the presentation is included in the appendices to this report. The recording of the virtual session was made available on the Vacant-to-Vibrant webpage and the City's YouTube channel.

The Zoom AI-powered language translation tool was used to make the presentation available in other languages with transcription.

In-person Workshop #1, June 23 (George Elder Park Community Room)

23 community member attendees

Monterey Park City Council members in attendance: Mayor Elizabeth Yang (District 2), Mayor Pro Tem Henry Lo (District 4), Councilmember Thomas Wong (District 1), Councilmember Jose Sanchez (District 3), Councilmember Vinh T. Ngo (District 5)

City of Monterey Park staff in attendance: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Director of Recreation Robert Aguirre, City Librarian Kristin Olivarez, Finance Manager Laura Borjon, Director of Public Works Shawn Igoe, Director of Community Development Tim Hou, Planning Manager Jerry Guevara, Senior Planner Eliana Munoz, Permit Technician Nikole Sanchez, Economic Development Manager Joseph Torres, Battalion Chief Jon Gin, Deputy City Clerk Cindy Trang, Principal Management Analyst Rebecca Bojorquez, Media Specialist Jordan Abrantes

The in-person workshop attendees received an informational presentation that lasted about 30 minutes and then the discussion transitioned into a question and answer session for another 30 minutes. At that point, the attendees broke into table groups to work through questions to structure their feedback as a group. Each table wrote down their responses and presented their ideas to the workshop as a whole. Images of each table's responses are attached in the appendix.

In-person Workshop #2, June 24 (Langley Center Friendship Room)

27 community member attendees

City Council members in attendance: Mayor Elizabeth Yang (District 2), Mayor Pro Tem Henry Lo (District 4), Councilmember Jose Sanchez (District 3), Councilmember Vinh T. Ngo (District 5)

City of Monterey Park staff in attendance: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Director of Recreation Robert Aguirre, Finance Manager Laura Borjon, Director of Public Works Shawn Igoe, Director of Community Development Tim Hou, Fire Chief Jason Hing, Planning

Manager Jerry Guevara, Senior Planner Eliana Munoz, Permit Technician Nikole Sanchez, Human Resources and Risk Management Director Christine Tomikawa, Deputy City Clerk Cindy Trang, Principal Management Analyst Rebecca Bojorquez, Code Enforcement Supervisor Rey Lozano, Media Specialist Jordan Abrantes

The second in-person workshop followed the same format as the first meeting including a presentation, Q&A time and table breakouts. Images of each table's responses are attached in the appendix.

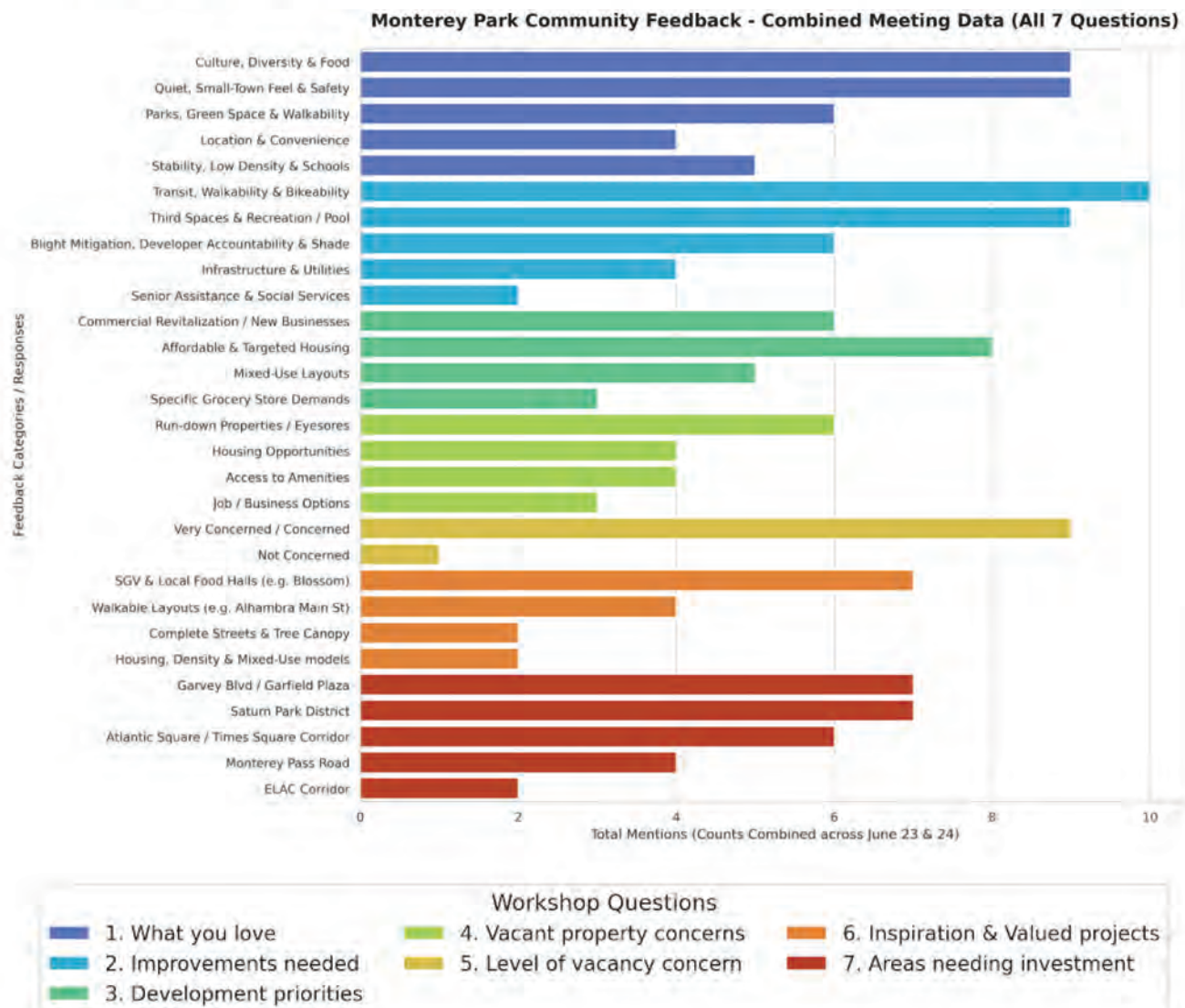
Overall Experience and Feedback Received



The in-person meetings featured breakout sessions where attendees discussed questions prompted by the City to provide feedback (see Appendix for complete questions). Responses were documented by a resident scribe selected by the table of resident attendees on notepads as included on the following page. Then a resident from each table group would come to the front of the room and report out their table's ideas and summary responses. All responses, even if conflicting, were encouraged to be shared and documented.

Attendees shared that their favorite qualities about Monterey Park included its small town feel, dining, community and parks. Residents expressed a desire for more third spaces and improved public transportation and walkability. Housing for young families as well as senior housing opportunities were frequently mentioned in discussions. Sentiment regarding vacant properties was primarily concerned to very concerned, with

access to amenities, housing opportunities and run down properties and eyesores among the most significant topics of concern. A graph breaking down the quantitative is shown below.



Residents referenced City maps identifying various vacant and zoning areas during their discussions. Local San Gabriel Valley food markets including BLVD Market and Blossom Market were mentioned as notable developments that reflect what residents would like to see in Monterey Park. Residents noted areas of Monterey Park they feel are in need of new investment, naming Atlantic Bl, Monterey Pass Rd, Garvey Av and Garfield Av and Saturn Park.



Appendix

Feedback Form Questions

1. What do you love about living in Monterey Park?
2. What do you think can be improved about the experience of living in Monterey Park?
3. When it comes to development in Monterey Park, what is most important to you? (Please select only two.)*
 - New businesses (commercial/retail spaces)
 - Mixed-use development (housing and commercial uses combined)
 - Single family housing (homes)
 - Affordable housing (income-based housing)
 - Multi-family housing (apartments/condominiums)
4. When it comes to vacant properties in Monterey Park, how concerned are you?*
- Not concerned
- Concerned
- Very concerned
- Not sure
5. When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)*
 - Access to amenities
 - Housing opportunities
 - Run-down properties and eyesores
 - Job opportunities
6. Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?*
7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?
8. The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?*

Feedback Form Responses (Combined Analysis)

[Link to Feedback Form responses raw data](#), included as Attachment 1

1. What do you love about living in Monterey Park?

- **Quiet & Safe Suburban Environment:** Highly praised for its low crime rate, clean neighborhoods, lack of homelessness, and a tranquil "small town" feel.
- **Culinary & Cultural Identity:** Deep appreciation for the unmatched Asian food scene, minority-owned small businesses, vibrant ethnic communities, and regional community events.
- **Central & Strategic Location:** Residents love the proximity to downtown Los Angeles, surrounding San Gabriel Valley cities, and immediate freeway accessibility.
- **Community Spirit:** Neighbors frequently mention mutual goodwill, multi-generational respect, and long-term family stability.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Infrastructure & Streetscapes:** Strong demands for native tree canopy planting to counter heat waves, sidewalk repairs, alley cleanup, and increased night patrols.
- **Blight & Vacancy Management:** Significant irritation toward absentee property owners who allow commercial properties to sit vacant, creating eyesores that attract squatters.
- **Transit & Multi-Modality:** Recommendations to broaden Spirit Bus or MPK Transit routes, expand public Level 2 EV charging spaces, and integrate better bike connectivity.
- **Retail & Grocery Evolution:** A clear call for recognizable commercial anchors (e.g., Target, Trader Joe's, Sprouts) and family-friendly entertainment to prevent driving to neighboring cities.

3. When it comes to development in Monterey Park, what is most important to you?

- **New Commercial & Retail Space:** Prioritized across the board to inject active economic life into stagnant districts.
- **Mixed-Use Integration:** Heavily selected as the ideal layout format to combine neighborhood-serving retail floors beneath multi-family units.
- **Housing Options:** High emphasis on affordable income-based units, senior-specific environments, and maintaining single-family integrity without creating a "cookie-cutter" feel.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Visual Degradation & Public Safety:** Abandoned storefronts are primarily flagged because they reduce overall city aesthetic appeal and harbor safety risks like squatter entry.
- **Missed Economic & Utility Values:** Vacant plots are viewed as lost opportunities to supply localized dining, general housing stock, or physical employment centers.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Overwhelming Alarm:** The vast majority of written selections explicitly designate the respondent as "**Very concerned**" or "**Concerned**".
- **Minority Apathy:** Only a tiny fraction stated they were "Not concerned" or "Not sure" about the vacancy footprint.

6. Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?

- **Atlantic Times Square / North Atlantic Corridor:** Broadly highlighted as a functional gathering space that generates life and pedestrian flow, though residents request that adjacent housing remain affordable.
- **Independent Local Spaces:** Praised concepts include smaller specialty nodes like Yihui Coffee, Smoking Tiger, and the Manga Lounge for introducing cultural spaces to relax.
- **Practical Commercial Plazas:** Locations featuring Home Depot, Costco, or Raising Cane's are appreciated for pure utility and reviving prolonged empty lots.

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

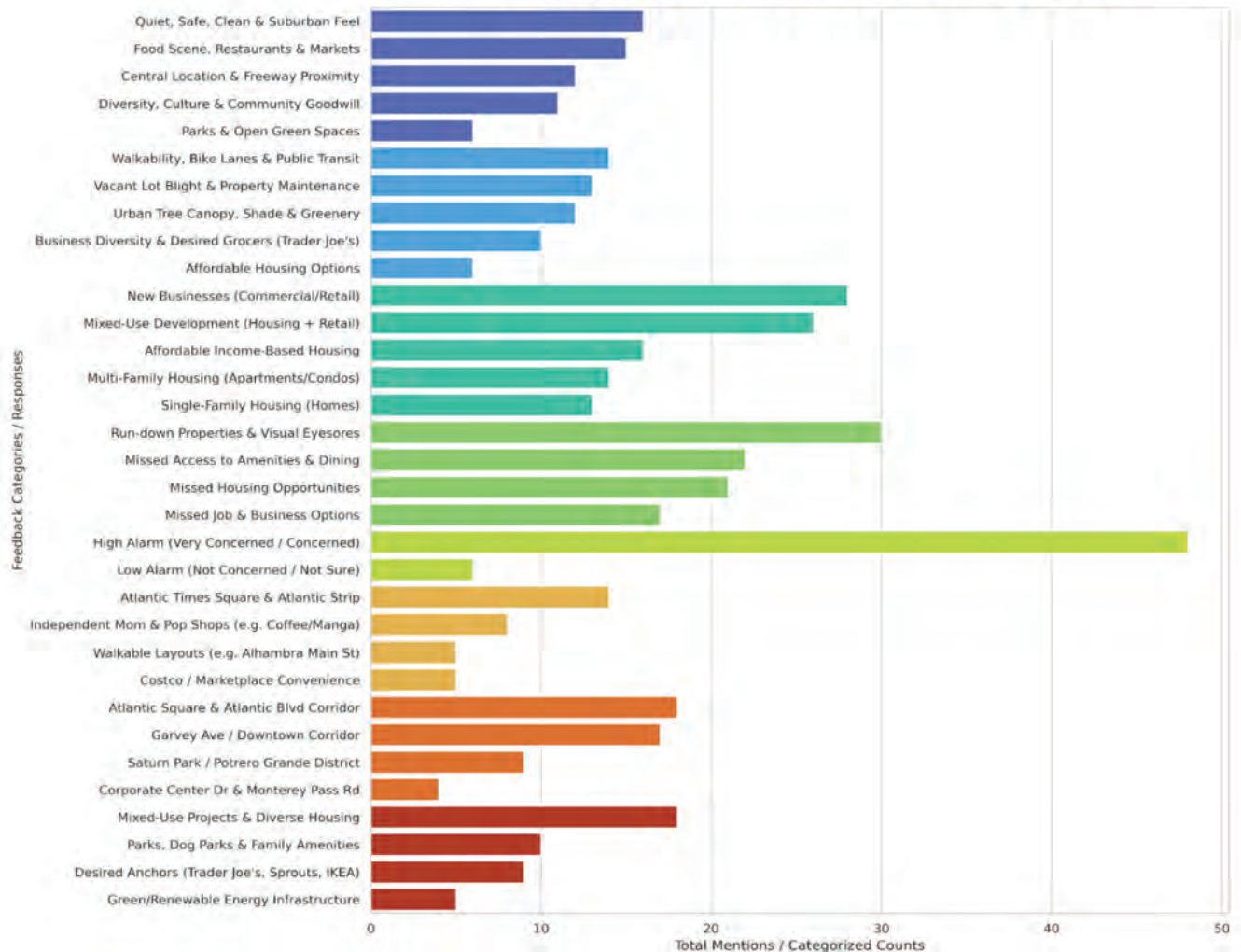
- **Garvey Avenue (Downtown Corridor):** Deemed a top priority area characterized by dirty corridors, "useless" storefront distributions, and empty landmark structures (like the Mandarin Noodle House).
- **Atlantic Square:** Uniformly labeled a "ghost town" needing a commercial facelift to address deep vacancy left by shuttered businesses.
- **Saturn Park District:** Highly targeted for a transformation away from light industrial properties into an intentional local asset.

8. The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?

-
-
- **Mixed-Income Residential Layouts:** Strong recommendations to utilize the zoning for mid-rise townhomes, senior assistive independent living complexes, or multi-generational builds.
 - **Active Green Infrastructure:** Requests for dog parks, dedicated walking loops, children's splash zones, or public community gardens.
 - **Vibrant Commercial & Cultural Districts:** Desires for non-corporate food halls (similar to Blossom Market Hall), micro-breweries, independent bookstores, or lifestyle retail formats to boost local tax revenue safely.
 - **Sustainability Hubs:** Recommendations for solar-shaded community parking or renewable infrastructure footprints rather than resource-draining developments.

Feedback Form Graph

Monterey Park Feedback Form - Combined Analysis



- 8 Survey Questions Focus
- 1. What you love
 - 2. Improvements needed
 - 3. Development priorities
 - 4. Specific vacancy concerns
 - 5. Level of vacancy concern
 - 6. Inspiration & Valued projects
 - 7. Areas needing investment
 - 8. Alternatives to Data Centers

Meetings

[Link to June 10 meeting presentation](#), included as Attachment 2

[Link to June 23 meeting presentation](#), included as Attachment 3

[Link to June 24 meeting presentation](#), included as Attachment 4

Table Breakout Session Questions

1. What do you love about living in Monterey Park?
2. What do you think can be improved about the experience of living in Monterey Park?
3. When it comes to development in Monterey Park, what is most important to you?
 - New businesses (commercial/retail spaces)
 - Mixed-use development (housing and commercial uses combined)
 - Single family housing (homes)
 - Affordable housing (income-based housing)
 - Multi-family housing (apartments/condominiums)
4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Pick two)
 - Access to amenities
 - Housing opportunities
 - Run down properties and eyesores
 - Job opportunities
5. When it comes to vacant properties in Monterey Park, how concerned are you?
 - Very concerned
 - Concerned
 - Not sure
 - Not concerned
6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?
7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

Table Breakout Session Responses by Meeting Date

June 23

[Link to gallery of photographed notepad responses](#), included as Attachment 5

1. What do you love about living in Monterey Park?

- **Quiet & Small-Town Feel (3 counts):** Appreciated for its quiet environment and small/smaller town feeling.
- **Restaurants & Food (2 counts):** Highly valued for its food choices and local restaurants.
- **Walkability & Parks (2 counts):** Noted for general walkability, neighborhood parks, and local wildlife at La Loma Park.
- **Affordability & Stability (1 count):** Explicitly noted that residents can currently afford to live here.
- **Geographic Location (1 count):** Praised as a key positive aspect of living in the city.
- **Safety (1 count):** Highlighted as a primary reason for loving the city.
- **Good Schools (1 count):** Identified as a strong community asset.
- **Diversity (1 count):** Listed as a loved characteristic of the community.
- **City Services (1 count):** Residents appreciate existing services like police and street sweeping.
- **Community Grocers (1 count):** Noted as a positive local asset.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Transit, Walkability & Bikeability (3 counts):** Requests for enhanced public transit, improved walkability, better bikeability, and general bike connectivity.
- **Lack of Shade (2 counts):** Explicitly stated that there is not enough shade tree canopy, neither in walkable areas nor in the city in general.
- **More Grocery Options (1 count):** A specific request to bring in another community grocery store, explicitly naming Super King!!!
- **Public Safety & Patrols (1 count):** Desires for less crime and a more visible police patrol presence.
- **Indoor & Nonprofit Third Spaces (1 count):** A request for dedicated nonprofit and indoor third spaces.

3. When it comes to development in Monterey Park, what is most important to you?

- **Mixed-Use Development (3 counts):** Highly favored as a primary housing and retail solution.

- **Affordable Housing Umbrella (2 counts):** Heavily requested to support housing in general, specifically to draw in and retain younger families.
- **More Local Retail (1 count):** Requests for more independent local retail while explicitly demanding "no big box" stores.
- **Targeted Residential Placements (1 count):** Desires to build more dense residential units concentrated specifically around ELAC (East Los Angeles College), Monterey Pass Rd, and Saturn Park.
- **Single-Family Housing (1 count):** Explicitly requested as an important housing type.
- **Senior Housing (1 count):** Noted as a vital residential development need.
- **Community Land Trusts (1 count):** Proposed as an equity tool for local development.
- **Educational Expansion (1 count):** Tied to development that supports and expands local schools.
- **Small Business Support (1 count):** Emphasized as a crucial focus area for economic development.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Housing Opportunities (2 counts):** Highly flagged as a core concern regarding unutilized empty spaces.
- **Job Opportunities & Business Options (2 counts):** Tied to a lack of commercial employment opportunities and a need for innovative office spaces.
- **Access to Amenities (2 counts):** Noted as a major concern regarding vacant properties.
- **Run-Down Properties & Eyesores (1 count):** Selected under the "all above" vacancy concern classification.
- **Empty Storefronts (1 count):** Specifically called out as a visual and economic concern.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Very Concerned (2 counts):** Marked as the top sentiment, with a request for better marketing and economic incentives for businesses to fill spaces.
- **Concerned (1 count):** Explicitly selected as the primary sentiment on one board.
- **Not Concerned (1 count):** Written down as a counter-perspective on the same board.

6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?

- **Housing, Density & Affordable Mixed-Use (2 counts):** High preference for integrated, dense, affordable mixed-use properties.
- **Aesthetically Pleasing Food Halls & Strips (1 count):** Pointed directly to Blossom Market Hall and its entire adjacent commercial strip as an ideal layout.
- **The Americana Style (1 count):** Desired as an architectural inspiration, with the specific caveat that it be "but not gauche".
- **International & Cultural Spaces (1 count):** Highly praised Songshan Cultural Park in Taipei as a model for blending culture, green space, and lifestyle retail.
- **Walkable Commercial Districts (1 count):** Cited Honolulu and Montrose Boulevard as great examples of walkable retail environments.

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

- **Saturn Park District (3 counts):** Reconciled as a major focus area for redevelopment, with specific ideas to transform it into a walkable district where you can "walk to Saturn Park & get a cup of coffee".
- **Garfield & Garvey / Garfield Plaza (2 counts):** Strongly targeted for transformation, with requests to create a "Green Garfield Plaza" by actively replacing existing parking lots with functional park spaces.
- **ELAC (East Los Angeles College) Corridor (2 counts):** Identified as an ideal zone for residential and infrastructure investment.
- **Monterey Pass Road (2 counts):** Flagged for an overhaul or residential integration.
- **Mid-Atlantic Corridor (1 count):** Proposed as an ideal location to plant more small businesses, cafes, and wine bars to cultivate a "downtown feel".
- **Corporate Drive (1 count):** Listed as an area requiring fresh municipal or private investment.

June 24

[Link to gallery of photographed notepad responses](#), included as Attachment 6

1. What do you love about living in Monterey Park?

- **Diversity, Culture & Food (6 counts):** Highly praised for deep cultural and linguistic diversity, strong community-wide events, and multicultural dining options/local restaurants.
- **Safety, Quiet & Small-Town Feel (5 counts):** Consistently valued as a safe, quiet city that successfully maintains a low-stress "small town atmosphere".

- **Parks & Green Space (4 counts):** Formally recognized for its well-maintained neighborhood parks, local gyms, and open green recreation areas.
- **Location & Convenience (3 counts):** Valued for its central geography, allowing residents to travel to neighboring regions or businesses with relative ease.
- **Low Density & Neighborhood Stability (2 counts):** Residents appreciate that the general city density is "not too heavy," providing a steady environment to safely "put down roots".
- **First Responder Reliability (1 count):** Explicitly praised for the exceptionally fast response times from local first responders.
- **Local Educational Quality (1 count):** Celebrated for having highly rated "Blue Ribbon" public schools.
- **Friendly Neighbors (1 count):** Noted for its welcoming and polite community base.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Public Transit, Walkability & Fleet Electrification (7 counts):** Demands for better public transportation connections, localized hiking/walking trails, making commercial zones pedestrian-friendly, adding senior/disabled bus shelters (via FTA 5339 grants), and launching a local circular EV bus system (via Clean CA grants).
- **Third Spaces & Community Recreation (7 counts):** Highly requested additions for active third spaces, gathering anchors, outdoor dining, a dedicated dog park, a skate park, and expanded community gardens.
- **Infrastructure, Streets & Utility Resiliency (4 counts):** Requests to repave broken streets, repair parking lots, systematically fix streetlights to maximize safety, upgrade aging electrical circuits, and implement back-up battery storage infrastructure for tech networks (Spectrum, AT&T, Verizon).
- **Blight Mitigation & Developer Accountability (4 counts):** Suggestions to address adaptive property ownership, cover abandoned storefronts with murals, enforce performance bonds on developers to eliminate blighted lots, and expand EV charging networks (noting that Tesla currently finds working with the city difficult).
- **Senior Assistance & Social Services (2 counts):** Calls for senior home maintenance assistance programs, dedicated senior housing, and achieving tangible, measurable results regarding homelessness.
- **Language & Intergenerational Interaction (2 counts):** Focused on minimizing community language barriers and initiating cross-generational programming.
- **Civic Amenities / Rebuilding the Pool (1 count):** Explicit callouts stating that the city swimming pool urgently needs to be rebuilt.

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- **Urban Canopy / Environmental Forestry (1 count):** A request to implement an intentional "green canopy" via permaculture and agroforestry.
 - **Public Notification Systems (1 count):** A request to enforce a 0.5+ mile alert radius to keep the neighborhood informed of large upcoming project footprints.
 - **Grocery Options (1 count):** Specifically noted under the improvements section as a desire for a local, healthy grocery store like Trader Joe's.

3. When it comes to development in Monterey Park, what is most important to you?

- **Commercial Revitalization & New Businesses (4 counts):** A primary focus remains on reducing storefront vacancies, attracting new businesses, and breathing economic life back into main commercial corridors.
- **Targeted, Context-Aware Housing (4 counts):** Requests prioritizing affordable housing layouts tailored specifically for seniors, disabled residents, or Single Room Occupancies (SROs). Multi-family layouts must be fully "cognitive of surrounding neighbors" and explicitly built to fit the block ("Build to fit, not to piss").
- **Specific Grocery Store Demands (3 counts):** Explicit requests for healthy, accessible neighborhood grocers, prominently naming Trader Joe's (2 mentions), Whole Foods (1 mention), or Sprouts (1 mention).
- **Transparent Public Outreach (2 counts):** Strong emphasis on holding comprehensive public hearings early in the planning process to maintain an "environmentally safe" approach with "no surprises" for adjacent residents.
- **Mixed-Use Layouts (2 counts):** Endorsed as an excellent solution for combining retail and housing options, provided it is deployed "when appropriate".
- **Development Controls (1 count):** Calls to implement protective frameworks that deter predatory development while banning disruptive short-term rentals.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Run-down properties and eyesores (4 counts):** Flagged due to severe degradation of city aesthetics, and explicitly identified as a massive public safety hazard because it actively attracts squatter activity.
- **Housing opportunities (2 counts):** Regarded as a missed structural opportunity to convert unutilized properties into active residential spaces.
- **Access to amenities (2 counts):** Tied to a distinct local lack of things to do, eat, or visit inside stagnant commercial districts.
- **Job opportunities (1 count):** Listed as a negative financial side effect of leaving business properties entirely unutilized.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Very Concerned / Concerned (6 counts):** The community consensus remains completely uniform across the highest anxiety tiers. Responses emphasize that vacant spaces represent profound public health and safety issues, introducing increased localized crime, trash pileups, unaddressed homelessness, degraded property values, and an environment that actively discourages visitors. One group added that they are concerned the City will accept new businesses that are simply "not compatible or acceptable to residents", while another asked, "What's the data?" on local vacancies.

6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?

- **SGV & Local Food Halls (6 counts):** Consistently rated as the ultimate economic blueprint. Residents strongly prefer layouts mimicking Blossom Market Hall in San Gabriel (3 counts), Blvd Mrkt in Montebello (2 counts), Rodeo 72 in Whittier (2 counts—noted as "authentic, not corporate"), and Mercado La Paloma (1 count).
- **Alhambra / Main Street Layout (3 counts):** Appreciated for its walkable commercial footprint and its highly integrated Sprouts grocery development.
- **Advanced Complete Streets & Infrastructure (2 counts):** Pointed directly to Rosemead Blvd (specifically between Lower Azusa and Las Tunas) as well as Valley Blvd (east of the San Gabriel Hilton). These zones are highly praised for integrating functional bike lanes, optimized street parking layouts, center dividers, and extensive developer-funded tree canopies.
- **Walkable Spaces & Parks (2 counts):** Desired community assets such as temporary weekend street closures for night markets, reservoir-style walking paths or dog parks, and independent bookstores like Vroman's.
- **Broad Revitalization Examples (1 count):** Pointed to the city-wide economic revitalization strategies executed by Downey and Pico Rivera.

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

- **Garvey Blvd (5 counts):** Identified as a prime location for major mixed-use updates. Residents want the corridor targeted for housing, shopping, and public transit integration, specifically highlighting the key intersections of **Garvey & Atlantic** and **Garvey & Garfield**.
- **Atlantic Square / Times Square Corridor (5 counts):** Marked as a high-priority area for economic renovation. This includes a specific request to completely

overhaul the blighted, "burned-out restaurant" property sitting at **Atlantic & El Portal**.

- **Saturn Park District (4 counts):** Strongly recommended for sports and entertainment destination programming, such as an ice skating/hockey rink, a Top Golf style facility, or miniature golf courses. Additionally, residents want to optimize its light industrial zones by aligning with the upcoming 2027 State/Federal Zero-Emission Vehicle (ZEV) truck route to capture freight commerce from the Port of Long Beach, or by building an E-Bike assembly plant.
- **Monterey Pass Road (2 counts):** Flagged for industrial corridor modernization or late-night community street activations.
- **Tax Revenue Policy (1 count):** Workshop notes explicitly concluded that Monterey Park must rapidly "up their game on tax revenue" to adequately fund public services. To successfully draw in top-tier investors, participants noted the city must establish ideal, flexible business conditions that allow them to pivot dynamically to meet changing consumer and economic needs.

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4553	6/3/2026 15:56	"Community, food, proximity to work downtown"	"More trees (our sidewalks bake in the sun, our streets show too much concrete, not enough green). More housing to lower costs. More parks. More walkable destinations."	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Housing opportunities"	The 126 new ave townhomes are lovely. Celedon looks amazing.	"Saturn park. Garvey Ave (within reason to maintain longstanding businesses), ELAC area "	"Housing, multi-residential, mid-rise condos, townhomes, convert some empty lots to parks."	174.221.149.57	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4556	6/4/2026 10:50	Central to SGV and the food scene is unmatched!	Lack of public level 2 EV charging facilities.	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities,Job opportunities"	Condo buildings	"EV charging in frequently accessed areas. With the increase in EV adoption, especially with the increasingly unaffordable gas prices, having affordable EV charging remains a blocker as not every single housing area has access to an EV charger. "	Reusable energy infrastructure like solar covered parking or walk ability along Garvey/Atlantic	162.229.194.113	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4558	6/4/2026 13:28	"Love me neighborhood the style of my home. I like being close proximity to most places in LA\n\nPeople want to live in this city but houses remain vacant and unused\n\nLots of abandoned commercial property for years Atlantic and Atlantic square especially. New businesses open but can't seem to remain op"	Not everyone takes care of their property. We have been having issues on our street with vacant homes being broken into with squatters and drug users. Don't love that for our families in the neighborhood.	New businesses (commercial/retail spaces)	Very concerned	"Housing opportunities,Run-down properties and eyesores "	Raising canes took a 30 year abandoned property and now seems to be flourishing. Seems like only big chains can last or make it on our city b it better than empty buildings	Atlantic square and the huge amount of vacant properties is a concern. The old Carrows has been empty for decades and nothing	"Large areas like that could use a park, city has been asking for a dog park, water splash zone for kids, a large walking track to promote health. Something that is more enclosed to ensure safety for dogs, kids and people\n\n"	71.146.111.144	http://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4561	6/7/2026 10:56	"I love how clean, quiet, and green it is. I've lived here for 30+ years and for the most part feel it is the same place. Family-oriented, ethnic communities, amazing and affordable dining options. Asian markets and family owned businesses."	Better use of mix use property that serves the community and not just the ones who can afford luxury apartments for singles who are well off. Monterey Park was a landing place for immigrant families and it should always be welcoming for those who can't afford to live in expensive hi rise condos.	"Mixed-use development (housing and commercial uses combined).Affordable housing (income-based housing)"	Very concerned	"Housing opportunities,Run-down properties and eyesores .Job opportunities"	Not that I'm aware. All the development on Atlantic toward the 10 fwy has been luxury hi-rise or hotels. Storefronts are vacant because rent is too expensive.	A lot of vacancies in corporate center drive that can be great for mix use and hostel type long term housing. It should also have community support that help individuals become contributing members of the city.	Affordable housing and community oriented services that help people become contributing members of society.	97.93.129.229	https://www.monterey-park.ca.gov/

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4566	6/9/2026 21:56	"I love living in MPK because of the small town suburban feel. It is strategically located between 2 major freeways. Various modes of public transportation are readily available, so are LA's cultural, entertainment & sporting events.."	"MPK needs some basic retail businesses such as auto-mobile supplies like Auto Zone, O'Reilly, discount clothing like Marshalls, Ross, TJ Maxx, shoes like Sketchers. The absence of retail shops necessitates residents to shop outside MPK."	"New businesses (commercial/retail spaces).- Multi-family housing (apartments/condominiums)"	Very concerned	"Run-down properties and eyesores. Job opportunities"	"None. I would like to see a quality independent living combined with assisted living senior facility in MPK. For reference, check out facilities like those developed by Cogir Senior Living located all over the U.S. The closest one with similar concept is in Torrance.(S Bay). "	"Hoping Atlantic Square will be fully occupied like many years ago. The empty store front stretch on Atlantic before NBC are worrisome. MPK needs to diversity its businesses to more than just eateries, bakeries and healthcare. "	"An IKEA in MPK.will be nice as Burbank, West Covina & Culver City are a bit far for residents in the SGV.. 1800 Saturn St or other similar parcels might be big enough for one. With more housing going up in MPK & Montebello, there will be demand. "	172.56.232.254	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4569	6/12/2026 2:23	It has a good size Chinese community to interact and also has the restaurants and grocery chains I can get food. It looks like an intelligent run city	"We should develop but also care for conservation of wildlife, provide affordable housing but let us enjoy our homes in peace"	"Single family housing (homes).Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Run-down properties and eyesores "	I think Market Place has been active and pulls in lots of traffic and business and crime. Home Depot is the most convenient for me when I do home improvements.	Some town homes seem old and residents are not willing to maintain them (no paint or repaint. Some condo projects were badly engineered and those should be torn down and rebuilt correctly e.g. 400 S. Garfield	I think we can have housing and shops but we should also have spay and neuter events to help residents control cat population	138.229.223.101	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4589	6/18/2026 18:20	Proximity to a lot	Traffic on riggins and Garfield exiting to Montebello horrible	New businesses (commercial/retail spaces)	Concerned	"Run-down properties and eyesores. Job opportunities"	"No, it's terrible. Atlantic square is a joke. The parking design from 50 years ago. It's not sustainable."	The south end of the city that neighbors with East LA Montebello needs to be revitalized Garfield Ave	Get small businesses booming	172.127.1.226	https://www.monte-reypark.ca.gov/FormCenter/Community-Development-Online-Forms-Vacant-to-Vibrant-Help-Shape-Monterey-Park-138

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4598	6/23/2026 14:47	"people, food, parks"	Walkability and bikeability.	"Mixed-use development (housing and commercial uses combined).Affordable housing (income-based housing)"	Concerned	"Access to amenities.Housing opportunities"	no	saturn park	"community land trusts, organizations that develop for the residents quality of life and not for profit. if the reason for bringing in a development is for tax revenue, it's probably a bad investment for our quality of life. Data center is the prime example."	99.46.81.244	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4600	6/24/2026 13:01	I love the community and the diversity of people and how food brings everyone together.	"More local job opportunities for young people who want to stay and settle in Monterey Park and start families. More walkable areas and third places for all age groups. Maybe mahjong or bingo hall, both are popular among elderly and also young people recently. Especially\ nmahjong."	"New businesses (commercial/ retail spaces).- Mixed-use development (housing and commercial uses combined).Single family housing (homes).Affordable housing (income-based housing)"	Very concerned	"Run-down properties and eyesores.Job opportunities"	The mahjong collective and bookstore create lots of events that people enjoy. More of those. The festivals for lunar new year and cherry blossom etc create lots of community. More cafes and small businesses please.	"Saturn park area that is vacant, also the commercial/ office buildings, plazas that do not receive lots of traffic. There is a lot of bigger\nproperties near Panda Express/Chipotle and Atlantic Square has high turnover it seems."	"More community centers and events that partner with local business to show demand for more development. New mahjong hall would be nice or Trader Joe's/HMart, maybe commercial center like food hall or small music venue would also bring in more business. Atlantic Square stage rarely gets use. "	47.229.200.177	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=substack&utm_medium=email

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4601	6/24/2026 13:01	I love that I know and my neighbors and see the same people out when I am walking my dog or doing yard work.	"Affordable housing needs to be addressed. ADU's are not a solution, they contribute to a problem with reduced street parking and the people who rent those ADU usually are not from the area and I notice it increases crime where they are. We need more markets like Spouts, Trader Joe's in our city."	"New businesses (commercial/retail spaces),- Mixed-use development (housing and commercial uses combined),Single family housing (homes),Affordable housing (income-based housing)"	Very concerned	Run-down properties and eyesores	Costco has added convenience but it is also causing massive traffic.	"City parks need to be invested in and updated. They need dog parks, trails "	"New grocery stores, restaurant"	104.28.111.144	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4602	6/24/2026 13:02	"Safe, quiet, clean environment"	more parks and more trees	New businesses (commercial/retail spaces)	Concerned	Run-down properties and eyesores	na	na	more friendly regulations on restaurants built	75.142.220.123	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4603	6/24/2026 13:03	"I love the ""small town"" feel. We have a great community with many excellent services, great foods, and many beautiful streets."	There are too many vacant lots/buildings and too many similar businesses (e.g. boba). Monterey Park should have more businesses that appeal to a wider range of people to draw more people to the city. There are also a lot of run-down houses/apartments and overgrown lots.	"New businesses (commercial/retail spaces),Single family housing (homes)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"New, non-chain businesses. An example is Yihui Coffee. These types of businesses put MPK on the map and draw people to the community. "	"Garvey Ave: There is so much opportunity for this to be a vibrant street, but it feels run-down. Businesses often shutter or switch hands quickly. Also the vacant lot on the corner of Garvey and Garfield, and other vacant lots along Garfield. Huge eye sores and attract crime."	A Trader Joe's or Sprouts in that space would be hugely welcome and would make Monterey Park a more desirable place to live. This could also be part of a mixed-use development.	97.90.16.82	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email
4604	6/24/2026 13:07	I love how quiet it is.	Upgrade the Macy—pool it's old. Clean up our side of the 60 freeway it looks like trash. Remove flock cameras (what the heck). Fix the roads. Better landscaping.	"New businesses (commercial/retail spaces).- Multi-family housing (apartments/condominiums)"	Not concerned	"Housing opportunities,Run-down properties and eyesores .Job opportunities"	"Maybe the updated parks, but I'm not seeing the type of development needed. It's like we are stuck in the 80's over here."	Yes—REMOVE FLOCK CAMERAS!	"First of all thank you for helping us ban these god forsaken data centers. We couldn't have done that without you! <3 but in regards to investment—I'm ok with anything that doesn't hurt people or the environment. Housing, businesses, anything that can generate money without hurting anyone/ anything."	162.224.238.240	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email
4605	6/24/2026 13:07	"Sense of Safety, Convenience and ease of accessibility, Cleanliness and Order"	"Too many apartments and cars now, limit building of multi home properties"	Single family housing (homes)	Very concerned	"Housing opportunities,Run-down properties and eyesores "	"YES, Atlantic Times Square restaurants and stores, although would prefer more resident/private owned establishments"	"YES, Atlantic Square, Corner of Atlantic and Garvey Plaza, Lincoln Plaza Hotel"	"Single home housing, fitness building, children enrichment education, indoor mall with fitness studio"	12.153.72.2	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email

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4606	6/24/2026 13:20	I love how peaceful it is and how it is currently getting revitalized by younger folks moving in. I love how respectful each generation is of each other and that there is a feeling of progress happening with respect to the older generations.	I think the stores and restaurants can become more diverse to reflect the diversity that lives here. Too many boarded up or unfinished buildings/stores & for lease signs and owners of buildings need to be forced to maintain upkeep to their properties. Cleanliness in public areas is also concerning.	"Single family housing (homes).Affordable housing (income-based housing)"	Very concerned	"Run-down properties and eyesores .Job opportunities"	"Parks, Vincent Price Museum, Bruggemeyer Library"	"The entire strip of Garvey from abajo to atlantic including atlantic place shopping center & the bus stop in front, ""downtown Monterey Park"" , around the lincoln plaza hotel"	"Green areas, community areas, affordable housing, in terms of retail - something the city can use and will spend money at like a trader joes or whole foods, or a market place similar to blossom hall in SC"	47.232.231.11	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4607	6/24/2026 13:21	"The restaurants are a huge plus and also brings in people from other areas. Please NO gentrification. For example, we don't need Starbucks here, there's plenty of tea and coffee places that are special to Monterey Park and why people from other cities come here."	More walkability and public transportation to get from one area to another.	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Not sure	"Housing opportunities,Job opportunities"	"I would like to see more housing development. Multi-family, mixed use, senior housing, affordable housing. This will also raise enrollment in schools."	"Garvey Ave., Mid Atlantic Blvd. Saturn Park"	"Definitely NOT BESS (Battery Energy Storage System).\nInvest in more housing and promoting walkability along with public transportation. "	66.215.221.28	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4608	6/24/2026 13:21	I love the cleanliness and the pride that most residents take in the city. We love that it's close to the city but not riddled with crime and homelessness like other areas.	"Do something with all of the vacant commercial properties. They really bring the community down, are an eyesore, and prevent businesses from wanting to establishing here because it gives the impression that businesses are not successful here. "	"New businesses (commercial/retail spaces),Single family housing (homes)"	Very concerned	Run-down properties and eyesores	The two new businesses in Atlantic Square. They give hope that MP can thrive.	"Atlantic Square, intersection of Garvey/Atlantic. "	Doing something about vacant business properties. Is it possible to place a limit on how long a lot/property can be vacant until it's deemed a blight to the community?	99.46.80.254	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stackoverflow&utm_medium=email
4609	6/24/2026 13:38	Monterey Park is a diverse place with people who have brought over centuries old culture and combined it with living here. It is what makes Monterey Park. It greeted me with open arms when i moved here. The food and the people are the best in the LA area.	Cost of living and Parking Spaces	"Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Job opportunities"	"Restaurants, Mom and pop shops, bookstores. "	Not really but that doesn't mean there aren't areas that need improvement.	"Transit, Cultural Tourism, and Walkable Tourism areas "	47.232.146.213	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stackoverflow&utm_medium=email

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4610	6/24/2026 13:39	"Complex immigrant networks, being in community with other POC, shopping at minority-owned small businesses, easy and free parking"	"More trees/ greenery on the sidewalks, easier access to public transit"	"Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Not concerned	"Access to amenities, Housing opportunities"	"I appreciated the development of Atlantic Times Square. It added a cool place to hang out, and had a lot of interesting shops and restaurants. However, the housing there is not affordable. "	More investment in public transit and other public infrastructure	"I'm not sure, but I don't think we should be looking to big corporations--one of the biggest charms of Monterey Park is its small businesses and not big-box chains"	97.90.38.62	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stackoverflow&utm_medium=email
4611	6/24/2026 14:11	"MPK has a variety of foods choices, quiet neighborhoods. "	More safety measure in place to ensure residents are safe and more innovative playgrounds for children and families to enjoy. There should be more green spaces and environmental friendly for our future. We should have a more family friendly atmosphere to attract young families to MPK.	"New businesses (commercial/retail spaces), Single family housing (homes).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities, Run-down properties and eyesores "	I would like to see more family friendly development	"Yes, MPK have a lot of run down buildings that made our city look old and does not attract others to come to our city such as Garvey Ave and some area in Atlantic square. From 10 fwy to Garvey on Atlantic square is doing very well. It would be great if we can make it more lively to attract others. "	I would like to see more housing and businesses that can attract young family. We should also build more family friendly businesses/facilities in MPK.	45.29.213.96	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stackoverflow&utm_medium=email

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4612	6/24/2026 14:12	"The vibrant Asian community, awesome food, the people really come together and support each other."	"Set a goal for 30% native tree canopy coverage. The shade from these trees will reduce the energy required to cool homes and businesses. The city will become more walkable and safe for everyone, especially during SoCal's heat waves. Native trees like California Live Oak are fire resistant."	Affordable housing (income-based housing)	Very concerned	"Access to amenities, Housing opportunities, Job opportunities"	Native plant gardens in yards or parks. Please work with Indigenous communities and native plant foundations to beautify the city while restoring our ecosystem.	"As new developments appear, avoid using invasive or non-native ornamental plants. Require all city property and commercial landscaping spaces to plant native flora. The city has a duty to foster a healthy ecosystem for all beings, including plants and animals."	Plant California native and remove invasive grasses to reduce fire risk and landslides. Native plants are naturally fire resistant and have low to no water requirement once established. The time to prepare for and mitigate a tragedy like the fires in Altadena & Palisades is now.	138.229.132.129	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stack&utm_medium=email
4613	6/24/2026 14:13	Mostly a peaceful town. I like having neighbors that watch for each others.	More care to the trees on public properties. Like the trees around Vegabond are dry. If the city can take a look at cutting down or watering the trees. Also more updated or new housing being build.	Mixed-use development (housing and commercial uses combined)	Concerned	"Run-down properties and eyesores, Job opportunities"	"The movie theater, Costco."	More updated or new stores to replace the closed down shops during COVID. Clean up the dried trees and weeds around vegabond.	Newer houses. More restaurants and shops. Or a new indoor play area that families can host birthday parties for kids.	173.40.64.98	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stack&utm_medium=email

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4614	6/24/2026 14:14	We are close to many things and we have a very diverse population. We have a safe community that's clean and supports each other	"We need more businesses to come here like Target, Trader Joe's, Wholefoods. Most of these are in the neighboring cities of Alhambra and Pasadena. We need more businesses like there within our own borders. "	"New businesses (commercial/retail spaces),Single family housing (homes)"	Concerned	"Run-down properties and eyesores ,Job opportunities"	good to see strip malls have new paint jobs	"Central mpk - along Garvey Ave. There are many older businesses that are rundown. Out towards Fremont area, those businesses could use a refresh and of course, along Potrero Grande/Saturn Ave - that area should have those businesses listed above"	more businesses. maybe some local businesses that will help more people want to live here.	162.119.17.61	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4615	6/24/2026 14:17	"The relative safe neighborhoods, decent schools, great food, and overall good kind people."	"We need more trees and shade. Year after year life in MPK has gotten more and more hot, climate wise, and staying indoors blasting AC is not the answer. I'd love to see a ton more trees planted, especially given the pollution from the Lineage fire that we're experiencing, we need to be proactive. "	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined)"	Very concerned	"Run-down properties and eyesores ,Job opportunities"	"Atlantic Times Square isn't great, but it does provide a place to gather and stroll and business to be had. I'd prefer if there were more green spaces and trees. Look at Portland for inspo in urban development. "	Atlantic Square definitely could use an over-haul. Garvey ave could also be redesigned for a more pedestrian friendly experience.	"For the space? Mixed use, community arts spaces, think broader and bigger into the future of what will serve our residents and what kind of city we want to be. The new Obama Library is a great example of awesome urban development and thoughtful build. Things that will attract people to visit & stay."	99.7.105.172	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email

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4616	6/24/2026 14:18	The community. Been a part of it for over 40 years. Learning more about it every day and loving it.	"Community based events like Meet the mayor, dodger games, etc are appreciated. Maybe more support for growth of small businesses."	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined).Single family housing (homes)"	Concerned	"Access to amenities.Job opportunities"	new restaurants at corner of Garvey/Garfield.	The area the data center was going to be. Shopping center with Big 5 is. Shopping center with Diamond bakery is.	Mix use facility. Happy to have a shopping center with living space above (like AMC\Atlantic times square)	99.90.214.228	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stackoverflow&utm_medium=email
4617	6/24/2026 14:50	"Panasian grocery and restaurant options, proximity to east La, sg, pasadena, bustling foot traffic in key areas"	"Bike lanes, traffic control and pedestrian safety, beautification (tree cover, curb strips, sidewalk cleaning)"	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined).Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Run-down properties and eyesores "	Kind of enjoy the Atlantic strip with how many businesses there are along it.	"There are so many strips along Garvey that need improvement. The lot on Garfield and Garvey is an eyesore. So many businesses that are closed down or vacant. Don't know if it's MP, but that huge area along N Garvey going towards Walnut Grove has a lot of vacancy or nothing developed"	I would prefer just improving the infrastructure. Roads feel dangerous in neighborhood areas bc of poor road signage. Barnes Park is nice but it would be even better to have smaller parks peppered in the vacant areas.	169.232.73.207	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stackoverflow&utm_medium=email

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4618	6/24/2026 15:28	"I love that I do feel like I live in a community. My neighbors are looking out for me, they're offering to walk my grandma's dog for her, they're helping our older neighbors bring in their trash cans. There is a lot of good will in Monterey Park. "	I think public transportation services should still be widely available.	"Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities, Job opportunities"	Something similar to Atlantic Times Square seems like a good mix of residential and business properties. One of the main deterrents however is that the complex seems	I think there should be continued investment in public transportation services throughout the city.	"The community should look to affordable housing and greenspaces, especially because Monterey Park is a suburban area with multi-generational families. This also aligns with what many people stated during council meetings regarding the ban. "	12.238.222.226	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=stack&utm_medium=email
4620	6/24/2026 15:42	"The services are close by such as the library, parks, banks post office, etc. A variety of groceries stores, variety of restaurant, both dine in and fast food.\n\n\n"	"Our shut in seniors who do not have access to transportation, to get to the store, the senior center for social interaction. Finding a safe space for our homeless and we do have them whether it's shelter, food , clothing, a place to shower"	"Mixed-use development (housing and commercial uses combined), Affordable housing (income-based housing)"	Concerned	"Housing opportunities, Run-down properties and eyesores "	"Small businesses that offer classes ie, cooking, baking, knitting crocheting, sewing and offering the supplies yarn, pickle ball racket, tennis rackets, etc. A shared garden/ farm for people to grow their own vegetables, even classes to show people how to grow their own vegetables \n\n\n\n"	Our swimming pools besides Barnes Park pool will need renovation.	"A sports center/ complex, with a large park with walking path drought tolerant plants, classes for gardening, birding, large dog park with obedience classes,"	66.215.222.129	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4622	6/24/2026 15:50	"I love the diversity of our community and where we are located in relation to the SGV and the city of Los Angeles. Also we are close to the Metro E Line, if we choose to take advantage of that."	Look into 1) expanding the MPK Transit coverage area to include the last two stops of the Metro E Line (Atlantic and East LA Civic Center) or 2) partner with Metro and Metro Micro to include include Monterey Park. Increase multi-modality and shared streets.	"Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities.Housing opportunities"	"Not in our town (yet) but Main Street in Alhambra has done a great job of establishing a sense of place. Downtown S. Pasadena, Magnolia Blvd in Burbank have as well. All curated/encouraged small businesses that are authentic and reflective of their residents. "	Garvey Ave and Atlantic Blvd could benefit from some overhaul. Corporate Center Drive needs to be reexamined for a post-Covid world.	"Invest in city amenities such as parks, libraries, tool lending libraries, makerspaces, and schools to increase home-owner value and higher average rent. City should invest in creating a sense of place and a unique destination. Continue farmers markets & consider starting a night market."	66.215.222.129	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4623	6/24/2026 16:01	Diversity. Safe community. Close to downtown LA. Beautiful and tranquil. No homelessness!	"Restaurants close to residential areas should invest in beatification and cleanliness surrounding their businesses. \nTraffic lights should be reevaluated depending on traffic conditions and should use sensors to allow the flow of traffic more efficiently. more business to Atlantic Square and other v"	New businesses (commercial/retail spaces)	Concerned	Access to amenities	ie. Starbucks where B of A was located.	"Atlantic Square \nGarvey and Atlantic Blvd corners "	"Whole Foods, Trader Joe's, SAMS, Tesla charging stations, more diverse restaurant options including healthier choices, clothing stores "	108.192.190.95	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4624	6/24/2026 16:01	"Diversity, parks, and small town feel even though we are urban. The choices of eating and drinking have improved over the years. My neighborhood is quiet and convenient to everything. Rec and parks have lots of great community events and programming. I'm actually happy with more third spaces."	There are a lot of empty storefronts and aging businesses and infrastructure downtown on Garvey. Empty lots could be temporary areas of beauty like planted with wildflowers. Pockets of homeless folks and trash buildups in certain locations.	"Mixed-use development (housing and commercial uses combined).Affordable housing (income-based housing)"	Concerned	"Access to amenities,Run-down properties and eyesores "	"Adding Einstein bagels, smoking tiger, yihui coffee and other higher end businesses have been great. The north Atlantic corridor seems like there's a synergy that benefits everyone in the area. "	"Downtown on Garvey, extending to Rosemead. The Atlantic/Garvey intersection. "	Mixed use...more green space and parks/trails	99.53.231.96	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-138
4625	6/24/2026 16:31	Location is highly accessible to many areas of Los Angeles.	"Better control on homeless, do a better job keeping sidewalks and landscaping nice and clean. Have property owners properly maintain their building and landscaping. Limit parking on streets in residential areas. Reduce eye sore."	"New businesses (commercial/retail spaces),Single family housing (homes)"	Not concerned	Run-down properties and eyesores	Mainly cleanliness and attractive environments. We need to eliminate eye sores and bring up property value. We are so behind compared to other cities in our area.	Need to clean up all the shopping areas and it's sidewalks along the major areas of Atlantic. Also along the Garvey area. Make it aesthetic.	"Make it more aesthetic, safe and businesses and consumers will come.".104.182.58.200	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	

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4626	6/24/2026 17:39	"Natural topography, diversity of residents."	"Bring back trees in public spaces and assist home owners with planting trees. I've been here since 1974 and seen the loss of natural shade, air filters, and beauty."	"Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Concerned	Housing opportunities	Commercial buildings with painted murals	Potrero Grande between Markland and Arroyo Drive.	Affordable housing	47.34.203.31	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?ref=writing.strisker.com
4627	6/24/2026 17:40	"MPK is not a place of temporary residents, but of people who have set down roots and desire community. Our parks are filled with life's stages, from sports practices, birthday parties, to pickleball and elderly dance groups. We have strong food culture and schools -- these are good signs."	"There are swaths of MPK decaying due to absentee or uninterested private ownership and lack of vision. I imagine all residents of MPK have either descended from or came directly from international communities where town spaces were green, layered, and a place of gathering -- we need to compel this."	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined)"	Very concerned	Run-down properties and eyesores	"The ""Little Skewer"" restaurant/tavern is a good example of a unflashy, ""lived in"" and enclosed space familiar to so many residents (Asian and Latino both). Do we have our small scale ""Claremont Packing House"" ""Anaheim Packing District"" or even ""San Gabriel Mission area"" version?"	"Garvey from Atlantic to Garfield is the main town stretch, and it's filled with decaying businesses. All of our spaces (retail, residential, parks) are devoid of layered greenery, you would never think our communities were filled with descendants of Southern China, Taiwan, Vietnam, and Mexico."	"Pockets of non-fast food eateries/pubs, indoor (or outdoor) market halls with shade and seating, children's discovery play areas, bookstores, cafes, dessert shops, Asian makeup stores, plant shops. Walkable spaces where folks could foreseeably spend 2-3 hours in every weekend."	136.226.64.253	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-136

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4628	6/24/2026 18:00	"Small community, safe, city activities and festivals for community engagement."	Revitalizing downtown along Garvey. Seems like a lot of MP constituents head toward downtown Alhambra for it's modern buildings and businesses.	"New businesses (commercial/retail spaces),Affordable housing (income-based housing)"	Not sure	"Run-down properties and eyesores ,Job opportunities"	Atlantic Time Square prior to the pandemic when it was lively and bustling. Nowadays, it is still worth visiting but it lacks attraction.	The empty lot at the corner of Garvey and Garfield. The empty lot on Garvey, past New Ave.	"Trader Joe's, Porto's"	96.39.227.156	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email
4629	6/24/2026 20:00	"Community feel, diversity, great food, ideal location "	"There are many empty storefronts, I'd like more funding for the library, we need more trees (native varieties) for shade"	"New businesses (commercial/retail spaces),Affordable housing (income-based housing)"	Very concerned	"Access to amenities,Housing opportunities"	Most of the brand new developments are aesthetically displeasing. It's important for the development of the city to fit the character and culture of the city	"Mid Atlantic (specifically, getting small businesses into this area as it's walkable; not big box stores), the corner of Atlantic and Garvey (all four corners)"	"The city has taken a passive stance in attracting new business and tolerates landlords who are okay with their spaces staying unleased. I'd like to see the city take an active approach to marketing/ approaching new businesses and welcoming small businesses, and penalize inflexible landlords "	138.229.218.211	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4630	6/24/2026 20:13	"Chinese food. However, too many restaurants."	"We need an entertainment district. An indoor playhouse, bowling alley, weekly art and craft event, monthly open swap meet. Indoor hall rental for parties. New market, Trader Joe. More city sponsored night events. Allow restaurants to have tables on sidewalks without additional fees. "	New businesses (commercial/retail spaces)	Concerned	"Access to amenities,Run-down properties and eyesores "	Too many restaurants.	Entrance and exit lanes into and out of Market Plave are terrible. Long lines of cars going in and coming out. Need to improve .	An entertainment district. No more restaurants.	173.40.64.24	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4631	6/24/2026 21:48	The cultural diversity and amenities	More housing and businesses	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined).Single family housing (homes).Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities.Housing opportunities,Run-down properties and eyesores ,Job opportunities"	N/A - None that come to mind.	In the shaded areas of the presentation last night.	More open spaces for residents! Parks!	172.115.12.192	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4632	6/24/2026 23:25,Relatively low crime and the library	"More large trees for clean air, more family friendly businesses, protected bike lanes on major streets like Atlantic or Garfield, smoother sidewalks for strollers"	New businesses (commercial/retail spaces)	Concerned	Run-down properties and eyesores	"City mural, Garvey Ranch Playground, New restaurants"	Atlantic square is a ghost town. Atlantic Blvd has many unhoused individuals lounging around near the bus stops.	"Upstairs housing: downstairs food hall, farmers market, and community stage"		172.127.1.82	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email
4634	6/25/2026 12:03	Diverse community	Housing options for seniors	Mixed-use development (housing and commercial uses combined)	Concerned	Housing opportunities	Townhomes	Where proposed data center was to be located	Senior living	146.75.146.78	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=stack&utm_medium=email

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4638	6/25/2026 15:20	"I love the diversity. Would like more inclusivity but I think younger generations on working more towards this goal. I feel safe. Neighbors look out for each other. We have access to free-ways. We have access to higher education that attracts music, art and other cultural activities. I love the parks"	More inclusivity. More selection or variety of businesses and restaurants. More senior activities. One senior center and I can never access activities because too many people and no parking. Aging population so more services and activities. Entice better quality stores both markets and restaurants.	Mixed-use development (housing and commercial uses combined)	Very concerned	"Access to amenities, Run-down properties and eyesores "	Unfortunately none in a long time. Pasadena has a lot more to offer a diverse community.	Portrero Grande business center. Atlantic square and around college. Atlantic between Tighin and Garvey. Garvey between San Gabriel and Atlantic	Small business to support young families with childcare and activities and for the larger aging population offering physical and mental stimulation classes for seniors. Healthier markets and restaurant options. Places where your aging pollination can assist or participate in city activities and serv	172.226.148.57	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4639	6/25/2026 16:09	"I have lived in the 626 area my whole life and can't really imagine leaving it! I love the abundance of small eateries, community events (especially CNY) and that I am so close to many neighborhoods. The park is always bustling and the library and police and community center just a stones throw away"	"I think there a lot of dead spaces within MPK that I would live to see a harder push for revitalizing mix use areas, or designating it for more affordable housing- and having spaces surrounding that reflect the needs of the area."	"New businesses (commercial/ retail spaces).- Mixed-use development (housing and commercial uses combined). Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities, Housing opportunities"	"I always happen to find myself in Atlantic Times Square, there are still many empty stores, but seeing more life in it recently, has made me optimistic. "	"The many lots that follow along down S Atlantic Blvd have very much seen better days- some are still fairly busy and some are empty - a specific example is The Mandarin noodle house on Garvey that closed was a staple in the area, and now sits empty, even though I've heard attempts to reopen again."	A central hub area (like Atlantic Times Square) making it walkable down that whole road and nice as an almost 'down town area' like old town Pasadena- but with a focus and representation of the people that make up beautiful MPK! And having affordable housing around these 'walkable' areas.	71.92.199.34	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4642	6/26/2026 7:53	"The community, the proximity and central location to the SGV, LA, beaches, OC. "	We need to make our streets safer. We need to clean up or fine residents/people who litter or leave their trash/furniture etc out on the streets. There is a charm when it comes to a central location however quiet and peaceful town just minutes away from LA.	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined).Single family housing (homes)"	Not sure	"Access to amenities,Housing opportunities,Run-down properties and eyesores ,Job opportunities"	"First, it saddens me that the Deerfield Plaza will be under demolition. There is so much charm and culture in that plaza, that I hope that culture remains when the new plaza comes in. The most valuable and community oriented is probably the Atlantic Time Square plaza. "	"I am afraid to say this because I worry that it will result in the older or low-income community being ousted, but Downtown Monterey Park could definitely use some TLC. BUT I firmly disagree in allowing prices to rise and the community, especially older adult community from being unable to acces/buy"	"Housing, multi-use buildings (commercial, retail and residential) "	24.205.177.92	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4643	6/26/2026 9:40	"I have loved my longtime neighbors, who have looked after each other over all these years"	"Make it more walkable/ bikeable, environmentally healthy, green; add multi-generational housing/ ADU programs that supports Asian and Latino family structures"	"New businesses (commercial/retail spaces),Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"find out what residents drive out of the city to get (eg Costco/costco gas/Home Depot complex saves us trips to Alhambra; love mom/pop businesses like Taihei; how about forward thinking housing/co-housing (see Village Homes concept in Davis, CA)"	Main thoroughfares (e.g. Garvey/Garfield; Garvey/Atlantic; former Atlantic Square); areas near LA county facilities on west side (Add a Trader Joes shopping complex in northwest part of city to also draw in Alhambra and SG shoppers)	"look at ways to work with major employers (LA County, Cal State LA, ELAC); "	174.245.45.149	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4645	6/26/2026 11:06	"I love the openness of the city government, but I also like how there are centralized plazas."	"I think we need more affordable level 2 EV chargers. With the increase in EV vehicles and the instability of oil, I think this might be a beneficial investment for those who can't charge at home or don't have access (ie: condos, renters, etc)."	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities, Run-down properties and eyesores "	"Redevelopment of the ""Fatman Ding"" plaza"	Atlantic Blvd and Garvey Ave corners	EV Charges!	162.229.194.113	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-138?brid=V-WidncwHAKLq4YlyCc-HI0CZjK25
4647	6/28/2026 1:58	It is friendly to my race and has a lot of restaurants to eat.	"We should not be always building so much as to displace wild life and disturb single family residence with tons of condos and apartments making street impossible.."	Single family housing (homes)	Very concerned	"Housing opportunities, Run-down properties and eyesores "	I think have Home Depot has been a great convenience to us homeowners as we do not need to get to Alhambra.	The Saturn park area certainly needs to be utilized but hopefully not at the expense of causing a lot of traffic and interruption to the single family homes near by.	I think it can build more affordable housing and have better service offices like give San Gabriel Animal Hospital a better location and building because Dr. K is really helping people and their pets to get affordable treatment. We should support this kind of real service business.	138.229.223.101	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4655	6/29/2026 19:06	"Small, affordable, transportation (ex. MPK Transit) is accessible and easy to use"	"There's a plot of land across the apartment my family lives in and hasn't seen a unit, let alone workers doing lawn work. It might be the same for those who have empty plots of land with no house. I would like to see new housing units or sort of buildings to ensure that plot land doesn't go to waste"	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined).Single family housing (homes).Affordable housing (income-based housing).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"The new canopies at Garvey Ranch, and the new mural paintings (would love more of those)."	"The Mar Center definitely need some renovations to make it more welcoming to citizens and tourists- bring more customer traffic as well. The bathrooms at the Atlantic Times Square do need major renovations. Some more green on our streets, and the empty spaces at Atlantic Square (ex. Boston Market)"	"Create a new park where residents can exercise, walk, have picnics, and events hosted by the city. There are also the projects like Celadon- would like some updates and a presentation on how it will be developed. And there's abandoned building that was supposed to be for 7 Leaves Café on Atlantic."	66.214.134.36	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4658	6/30/2026 12:41	"The proximity LA, freeway access, good food, parks and of course the unique immigrant and culture rich community."	"City council can be better on advocating for MPK and the SGV community. The nation saw a 88% rebuke on Data Centers within MPK, and it did not go unnoticed where each of the MPK city council member and planning staff stood throughout the process."	Mixed-use development (housing and commercial uses combined)	Very concerned	"Access to amenities,Housing opportunities,Run-down properties and eyesores ,Job opportunities"	Not so much.	No secret HMC MUST monetize their parcels as they are beholden to their shareholders as the city council is beholden to their constituents.	"Mixed use, Saturn Park. Talk to the residents for the vibrant ideas."	23.114.215.56	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4661	6/30/2026 14:43. That MPK is a quiet neighborhood nook with mom and pop shops located outside of the hustle and bustle of downtown but close enough to get into any other by streets or freeway on either side of our beautiful city.	Offering incentives to keep locally-owned businesses and residents operating within our city. Free transportation providers to frequent all areas of our city would help to alleviate cars on the road. A 55+ gated community could be surrounded by businesses walking distance to serve their needs.	"Mixed-use development (housing and commercial uses combined). Single family housing (homes)"	Very concerned	"Access to amenities. Housing opportunities"	"I like the new area by the 60 freeway with Costco and in n out, etc. But I think providing houses for young families and seniors provides a necessary balance to ensure all businesses have a demographic to target and provide services. "	Saturn Park	I believe building 55+ gated community with shops and services adjacent to it to serve the residents along with beautiful safe walking trails and grassy area for children and picnics or host city events would make the area vibrant on special occasions and relaxing on normal days. Single storied	75.142.216.29	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	
4664	7/2/2026 7:23	"Convenient location to most of what Los Angeles county has to offer, culturally diverse, educational opportunities, food variety, relatively clean and safe"	"More public nature access, more tree canopy for managing climate variance, incentives for lawn replacement with native plants, central meeting/ gathering spaces for families and social events that are free and inviting, public lending library of tools and equipment for residents"	"Mixed-use development (housing and commercial uses combined). Affordable housing (income-based housing)"	Not concerned	Access to amenities	"Development of recreational areas, pool renovations/ reopening, safe walking areas "	"If empty lots are an issue for residents, incentivize public garden use or encouragement of native plants for environmental health and aesthetic, common use spaces in retail areas for meeting and building community"	"Local business development that encourages sustainability, community engagement, joy, access to nature and beauty that attracts people outside and to the city, healthy, active, accessible, walkable neighborhoods."	104.9.81.215	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-138?utm_source=ig&utm_medium=social&utm_content=link_in_bio&fbclid=PAZzh0bgN-hZWOCMEAc3JOYw-ZhcHBaWQPNTY3M-DY3MzQzMzLyN-D3AAACnD0zMSZsbH-FRUCWIAgxC7iqRuvGzfmIvooBq3M4Ax-gXL-NlvpCpB9Nyw_aem_Fd4ieQmga-PloxL-07JN6Vw

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4667	7/2/2026 18:55	Community vibe	Make MPK less car dependent and update zoning map to allow for more housing in more parts of the City.	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Concerned	"Housing opportunities, Run-down properties and eyesores "	"419 Chandler Ave, Pacific Plaza Condos. I'd also like to see more mixed use development. The only one I can think of is Atlantic Times Square, which is a more ambitious and expensive form of mixed use development. "	Garvey corridor. I'm not aware of any mixed use commercial/residential buildings along Garvey.	I'm not sure how to answer this question. I support investment in the City with reasonable consideration for costs and benefits to City residents and resources.	66.215.35.73	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-138
4668	7/2/2026 19:13	Community	Get tenants into empty commercial buildings	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities, Housing opportunities"	Atlanta Times Square	Atlantic and Garvey intersection	Mixed use development with housing.	172.56.127.80	http://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4669	7/2/2026 20:45	"Safety, tranquil nature of the city that has an abundance of food options and green space. Addressing traffic bottlenecks and ability to avoid congestion. "	"Not over developing and making it feel cookie cutter like other cities. Taking care of roads that need repaving, providing services that meets the community needs, and protecting the existing way of life. "	Mixed-use development (housing and commercial uses combined)	Concerned	"Housing opportunities, Run-down properties and eyesores "	Have not seen any of note.	"There have been businesses that have gone through catastrophic events such as a fire and those have taken way too long to reopen, i.e. Monterey Park Cleaners that has been closed/unoccupied for 5+ years. "	"Businesses that are invested in the community and are good neighbors. Development of businesses that provide jobs, engagement with the community and revenue. "	155.186.66.229	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-138

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4670	7/2/2026 22:35	The community	New pavement in the allies. Have clean allies free of trash. Make sure we have more patrols at night so that there is no vandalism or stolen cars specially on Riggins St between Atlantic and Garfield	"New businesses (commercial/retail spaces),- Mixed-use development (housing and commercial uses combined)"	Very concerned	"Access to amenities, Job opportunities"	New restaurants example the new starbucks at atlantic blvd	Atlantic square need new businesses like a planet fitness	Businesses	47.41.200.225	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138?fbclid=IwAR2FibQlxMQBzcn-RjBmFwcf9pZABxM-JQwMjQlNzQyODc0MTQAAwAnFOp5Iz-PiuxL5S3FESX9mHDS-dHylLALwsJUVRYcFLmGzk77VwgxkVlw_aem_1Y002wtctC30KRg-so07xAw
4671	7/3/2026 9:04	People tend to mind their business & the city actually responds to the people.	"Hiding vacant lots better such as the empty spaces along Garfield, either with greenery or mural art."	Mixed-use development (housing and commercial uses combined)	Concerned	"Run-down properties and eyesores, Job opportunities"	Not per se. Times Square maybe.	"Garfield, but it seems like there's already been improvement."	"Become a model city for the future, building mixed-use green spaces with mixed-income housing and either shopping/dining or producing useful resources like vertical/urban farming or renewable energy in vacant spaces, rather than easy money draining resources."	162.120.202.54	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4674	7/5/2026 22:46	"I love that the city continues to uphold a diverse array of Asian American businesses, especially with the recent concentration of them on Atlantic Blvd which improves the walkability of the city."	"Spreading out the gains and improving intra city transit. As someone who lives close to the Atlantic Times Square, I feel more friction when it comes to visiting businesses on the other side of the city."	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities.Housing opportunities"	New types of businesses like Manga Lounge that provide a space for people to hang out outside of a restaurant. A board game store/lounge would be amazing right by all the desert shops!	"The corner of Atlantic and Garvey, which still remains undeveloped :("	"Mixed use housing in the heart of Monterey Park or along Atlantic, along with lifestyle businesses for people to hang out (such as a board game store). I'd like to see more reasons for people to come into Monterey Park and also provide a good resident base to sustain these new businesses!"	104.28.85.108	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4675	7/5/2026 23:05	"Public parks we walk around garvey ranch and la loma most often, great local restaurants, best coffee and tea shops, manga lounge near ELAC. Quiet neighborhoods, clean streets, roads are being repaved and have very few issues."	"Maintaining the buildings that already exist. Many buildings and parking lots need a power wash or a refresh. Creating some small business incentives to open for shorter terms. More reasons for people to gather. Scout house for regular meetings and events for Scouting, gardening clubs, more shade."	"New businesses (commercial/retail spaces),Single family housing (homes)"	Concerned	"Run-down properties and eyesores.Job opportunities"	"I love the manga cafe. Yihui Coffee, Costco"	"Atlantic Times Square parking lot needs a wash, Atlantic Place needs refurbishment (dirty and smelly)."	"Saturn park should have senior housing that includes independent living, assisted living, and skilled nursing. Traffic should be relatively low, Monterey Parks aging group can stay in the city and keep all of their regular shops and services, housing stock should open up for new families."	71.93.111.25	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4677	7/6/2026 12:23	"Love that it's a safe community for kids and pets. The parks and recreational sports are well organized and supportive. We enjoy neighborhood events, activities, restaurants and stores."	"Healthier, cleaner foods and products businesses or grocery stores."	New businesses (commercial/retail spaces)	Concerned	Housing opportunities	Yes canes and Dutch bros	Definitely Atlantic square and Atlantic Times Square	"Housing, education and retail "	23.114.214.182	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4678	7/6/2026 16:28	"Location is very centralized. One of the best locations in LA County - convenient located and residents can access beaches, mountains, airports, and other cities easily."	Boarding houses need to go. The trash cans are overflowing with litters and odd characters loiter on the streets when they are close to boarding houses. Quality businesses and residents will not want to move here unless we clean up and revitalize. Likes attract the likes.	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined),Single family housing (homes)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"North Atlantic Blvd. is better but compared to surrounding cities (Alhambra and San Gabriel specifically), there is still a lot to catch up on. Also, please consider adding a food hall that can also house art galleries, mini concerts, and various community events."	"The whole Garvey Avenue is an eyesore. Dirty, unsafe, worn-out, and useless. An abundance of ""employment agencies,"""service centers,"" parcel/shipping stores, and massage parlors that are useless to many residents. Please also consider planting LOTS of trees throughout the city to lift up values. "	"Adding a townhall. Modernize the whole city with a focus to combine green living/urban living to attract a more sophisticated base of businesses and residents. Consider form-based zoning instead of strictly land-use zoning. Take part in ""Tree City"" movement."	63.200.234.130	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4681	7/6/2026 20:46.Love that we are our own city with our own services.	More American/National businesses. I love and support small businesses but we need recognizable brands/stores	New businesses (commercial/retail spaces)	Very concerned	Run-down properties and eyesores	Monterey Park Market Place	Garvey Ave; Atlantic Square	Renewable energy		96.39.227.180	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/Vacant-to-Vibrant-Help-Shape-Monterey-Park-1387b-clid=PAZXh0bgNhZW-OCMTAc3J0VwZhcHBfaWQPM10M-DIONtCOMig3N-DE0AAcGnlP8pY8Z-KqVOCISZQfG4qOayio-fBILyqkX675Mnb0UD-fm4FXnWK92J_d0_aem_wap-GSL_b6BG-Dr5ExGLRFA

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4684	7/6/2026 22:24	"It's a safe neighborhood with good schools and easy access to downtown, Montebello, and other parts of SCV"	More diverse businesses. We find ourselves driving out of MPK to do a lot of things. Also it seems like neighbors don't care about their homes and it brings the aesthetic of the neighborhood down	"New businesses (commercial/retail spaces).- Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities, Run-down properties and eyesores "	Renovation and activation of Barnes park. Plaza with smoking tiger and katsu and brew. Would love a proper downtown with businesses we can walk to and make a day of it	"Atlantic Square, Garvey (downtown MPK), Barnes park pool"	"Breweries, food hall, gyms, retail - clothing, homewares, family friendly outdoor space mixed with retail (Americana as an example) "	66.214.130.195	https://www.monterey-park.ca.gov/FormCenter/Community-Development-On-line-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4685	7/7/2026 0:26, The community	More business and entertainment places for families. We need a sprouts or Trader Joe's close by. Also fast food like chick fil a or in n out.	New businesses (commercial/retail spaces)	Concerned	Access to amenities	No	Atlantic square	Revitalize commercial corridors	104.173.171.93	https://www.monterey-park.ca.gov/FormCenter/Community-Development-On-line-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138	
4692	7/8/2026 1:18, riding public transit like Spirit Bus for example as well as exploring hiking trails	Add more spirit bus services into new areas for better ways to get there whether it is within Monterey Park or not like adding service into Saturn Park and the Monterey Pass Rd area	"Mixed-use development (housing and commercial uses combined).- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities, Housing opportunities"	"Atlantic Square has a lot of vacant suites that no one had ever leased before since Boston Market, Rite Aid, Baskin Robbins, and Pieology Pizzaeria have been closed down there "	"I think Monterey Pass Rd area, Saturn Park, and Corporate Center areas need to have more businesses or possibly housing in those areas as well as retail too"	more public transit service like expanding the spirit bus routes to new places including serving Monterey Pass Rd and Saturn Park for example	66.215.220.119	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	

community IDEA WORKSHOPS

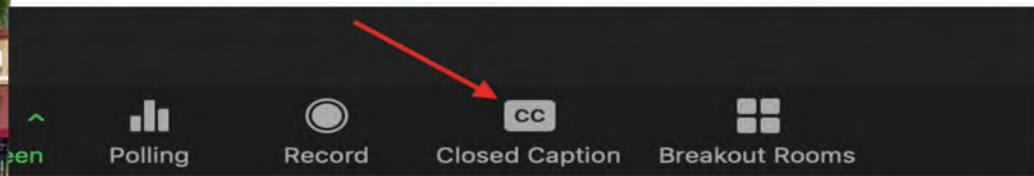
VACANT-TO-VIBRANT

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Zoom Meeting Logistics

- **Meeting will be recorded**
- Select your preferred language under Closed Captions.
 - Seleccione su idioma preferido en la función de subtítulos en la barra de herramientas inferior.
 - 從底部工具列的字幕功能中選擇您偏好的語言。



- Have questions? Submit all questions via the Q&A feature.



City and Support Team

Inez Alvarez

City Manager

Diana Garcia

Assistant City Manager

Tim Hou

Director of
Community Development

Eliana Munoz

Senior Planner

Ryder Todd Smith

Tripepi Smith President

Dana Sovinec

Tripepi Smith Senior Business Analyst

Mia Valenzuela

Tripepi Smith Business Analyst

Kevin Tan

Assistant Planner



City of Monterey Park

3

Meeting Agenda

- What Problem Are We Solving?
- What Is the Purpose of This Vacant-to-Vibrant Effort?
- How Did We Get Here?
- Background and History
- Opportunities for the Future
- Q&A



City of Monterey Park

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What Problem Are We Solving?

- There are vacant properties throughout the city that need to be spurred into action
- We need economic development
- Housing affordability remains a challenge and we need housing supply



What Is the Purpose of This Vacant-to-Vibrant Effort?

- To engage with residents on the issues and opportunities facing housing and development in Monterey Park
- Understand factors affecting development
- Ideate on the opportunities
- Understand resident priorities

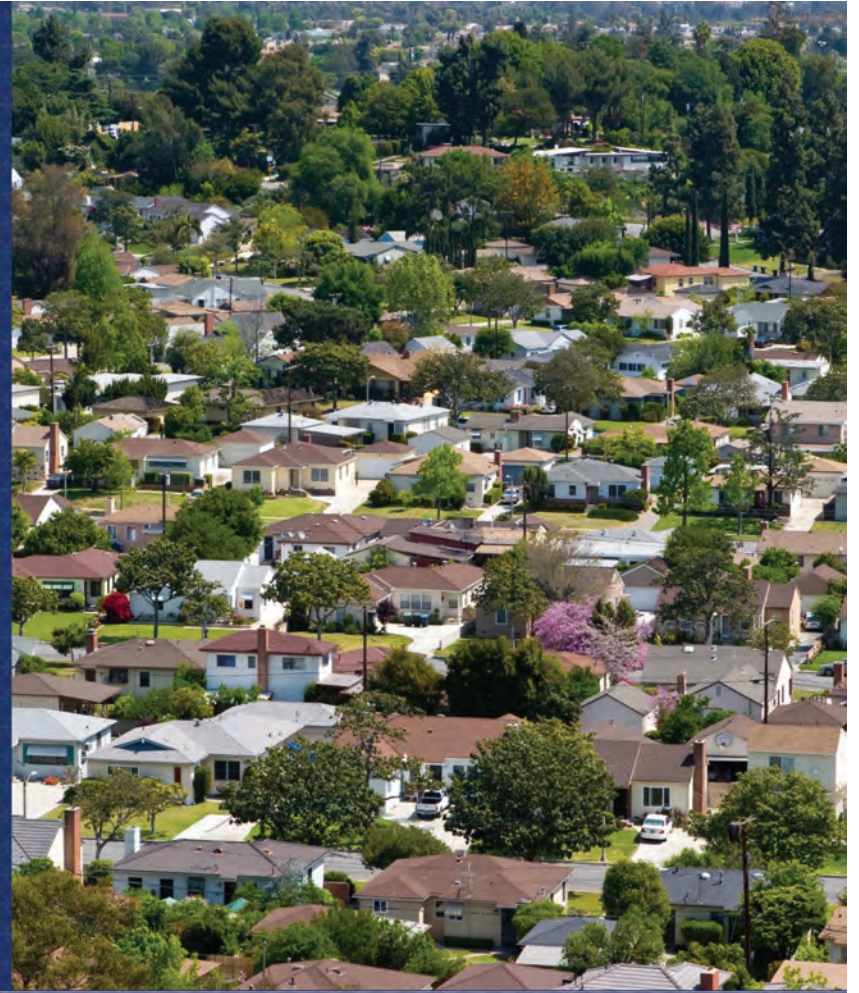


How Did We Get Here?

- Recent zoning/data centers conversations
- Vacancy issues
- Blight
- Zoning issues



Background and History



City of Monterey Park

8

How Land Use and Zoning Work

- **General Plan (Community Vision)**
- **Land Use Element**
- **Zoning Ordinance and Development Standards**
 - The General Plan establishes the vision, while zoning regulations and the zoning map implement that vision on individual properties.
- **Measure JJ**

Monterey Park voters are ultimately the decision makers for these determinations.



Impacts on the City



The environment facing cities today is changing rapidly.

To remain competitive and responsive, cities must be flexible and proactive in evaluating whether existing land use regulations continue to meet community needs.



Here's What We Have Heard So Far:

- Provide economic opportunities that enhance community character
- Expand local services
- Create local jobs, reducing commute times
- Address housing affordability to support local intergenerational longevity and community values
- Position the City to respond to changing market conditions and State requirements



Need to Address Concerns and Preserve Local Control

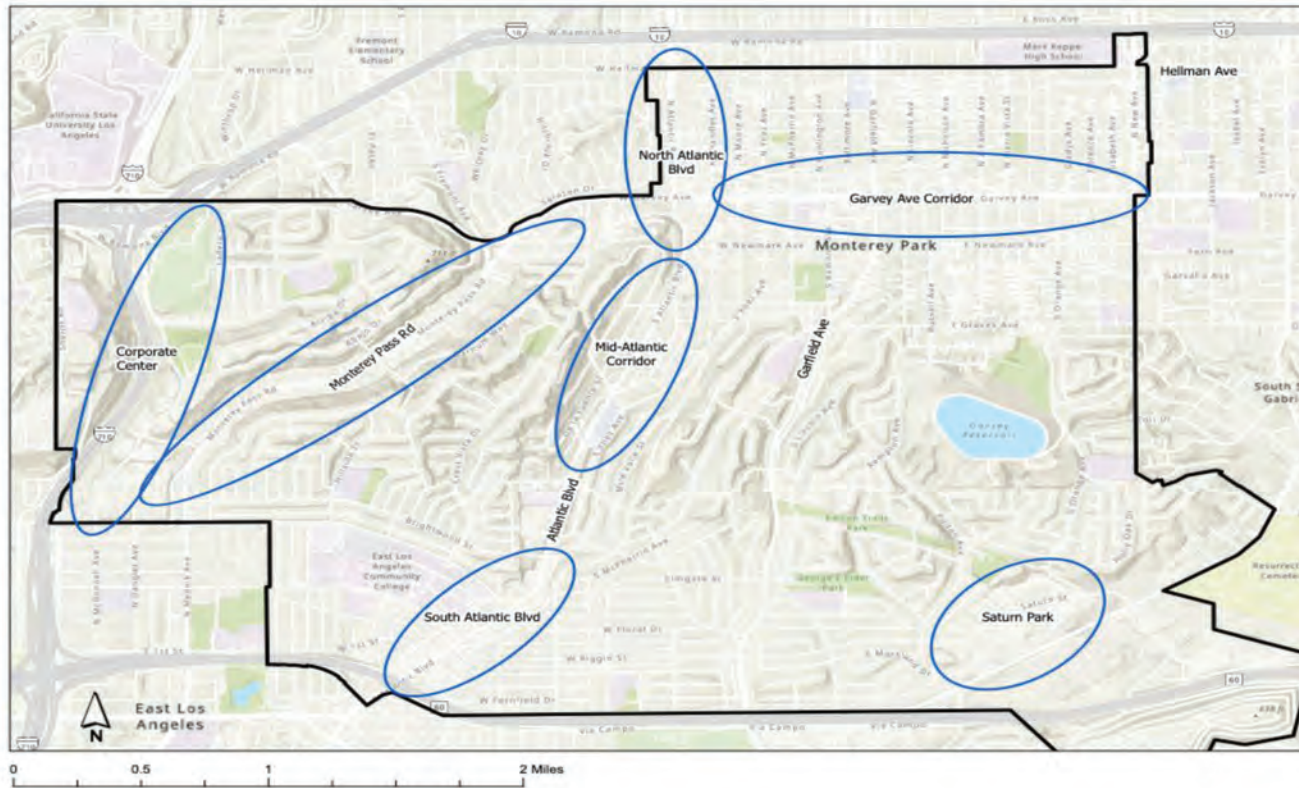
Key considerations include:

- Ensuring development occurs in locations appropriate for additional growth.
- Preserving established residential neighborhoods and community character.
- Maintaining adequate infrastructure and public services.
- Addressing population/housing growth impacts, such as traffic or parking.
- Providing opportunities for meaningful community engagement and feedback.
- Taking proactive local action rather than having development outcomes dictated solely by State mandates.



Opportunities for the Future

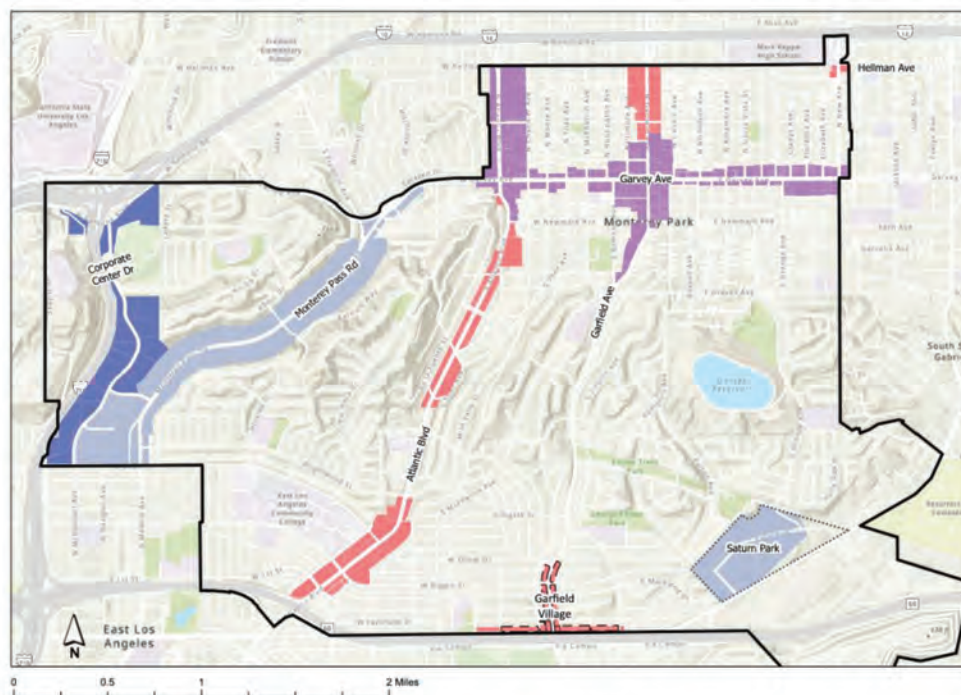
Notable Vacancy Areas



City of Monterey Park

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Opportunities for the Future: Potential Investment Areas



Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)



City of Monterey Park

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Opportunities for the Future: Examples of What Future Development Could Look Like



City of Monterey Park

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Q&A

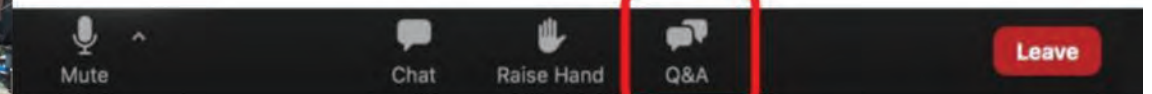
Submit questions via the Q&A feature.

Q&A

Welcome

Feel free to ask the host and panelists questions

Hello! I am a test question. How are you?



City of Monterey Park

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THANK you

For more information, visit **MontereyPark.CA.gov/VacantToVibrant** and help shape Monterey Park's next chapter via our **feedback form**.
Contact us at **626-307-1458** or **VacantToVibrant@MontereyPark.gov**.

Attend In-Person Community Idea Workshops

Workshop #1

Tuesday, June 23, 6–8 p.m.
George Elder Park Community Room.
1950 Wilcox Ave., Monterey Park, CA 91755

Workshop #2

Wednesday, June 24, 6–8 p.m.
Langley Center Friendship Room.
400 W Emerson Ave., Monterey Park, CA 91754



City of Monterey Park

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community IDEA WORKSHOPS

VACANT-TO-VIBRANT

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<https://attend.wordly.ai/join/ERPR-7201>

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City of Monterey Park

2

City Council

Elizabeth Yang

Mayor, District 2

Henry Lo

Mayor Pro Tem, District 4

Thomas Wong

Council Member, District 1

Jose Sanchez

Council Member, District 3

Vinh T. Ngo

Council Member, District 5



City of Monterey Park

3

City and Support Team – June 23

Inez Alvarez

City Manager

Diana Garcia

Assistant City Manager

Martha Garcia

Director of Finance

Robert Aguirre

Director of Recreation

Laura Borjon

Finance Manager

Shawn Igoe

Director of Public Works

Tim Hou

Director of Community Development

Jason Hing

Fire Chief

Jerry Guevara

Planning Manager

Scott Wiese

Police Chief

Ryder Todd Smith

Tripepi Smith President

Dana Sovinec

Tripepi Smith Senior Business Analyst



City of Monterey Park

4

Meeting Agenda

- What Problem Are We Solving?
- What Is the Purpose of This Vacant-to-Vibrant Effort?
- Background and History
- Opportunities for the Future
- Q&A
- Table Breakouts



City of Monterey Park

5

What Problem Are We Solving?

- There are vacant privately-owned properties throughout the city that need to be spurred into action.
- We need economic development.
- Housing affordability remains a challenge and we need housing supply.

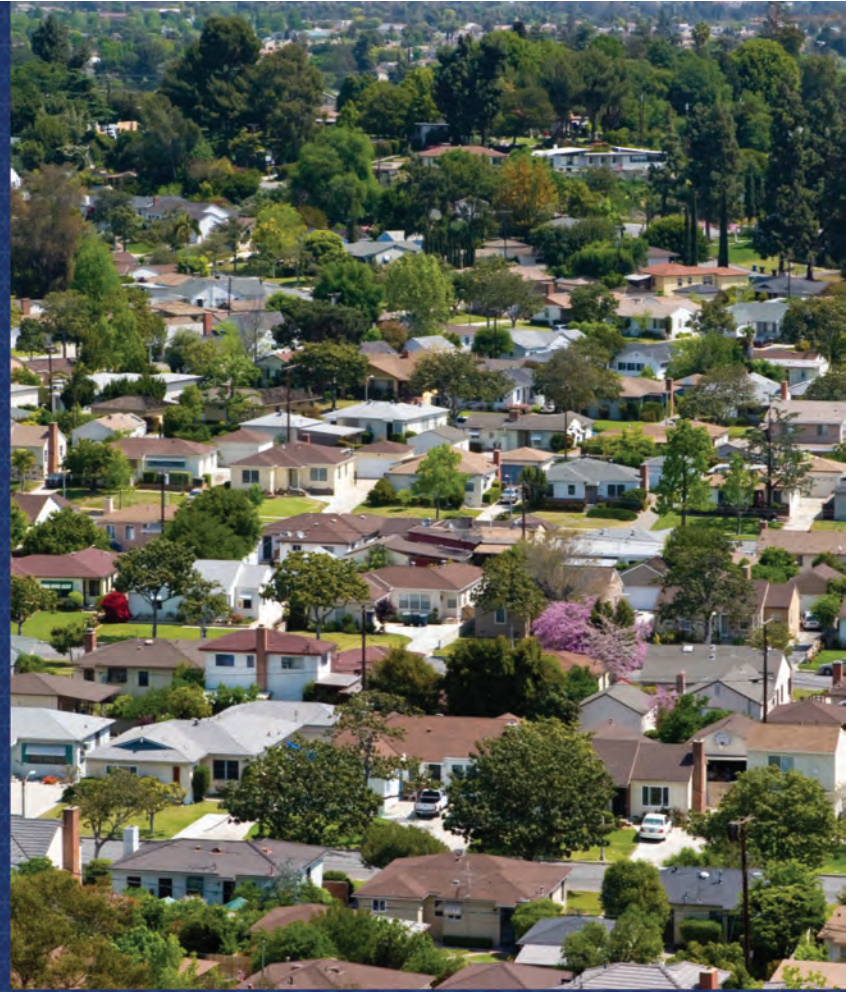


What Is the Purpose of This Vacant-to-Vibrant Effort?

- To engage with residents on the issues and opportunities facing housing and economic development in Monterey Park
- Understand factors affecting development
- Explain role of the City
- Hear resident priorities
- Ideate on the opportunities



Background and History



City of Monterey Park

8

Important Facts About Land Use

- The City does not build housing or commercial development.
- All commercial and innovation/technology areas being discussed in this conversation are privately owned.
- The City's primary tool for economic development is zoning/design standards.



How Land Use and Zoning Work

Monterey Park voters are ultimately the decision makers for these determinations.

- **General Plan (Community Vision)**
- **Land Use Element**
- **Measure JJ**



Understanding Zoning In Depth

- **Zoning Ordinance and Development Standards**
 - The General Plan establishes the vision, while zoning regulations and the zoning map implement that vision on individual properties.
- **Zoning Maps**
 - Apply zoning designations parcel by parcel throughout the city.
 - Determine what uses are allowed on a specific property and under what conditions.
 - Serve as the day-to-day regulatory tool used when initially reviewing development proposals.
- **How are developers attracted/dissuaded from establishing projects in the city?**



Impacts on the City



The environment facing cities today is changing rapidly.

To remain competitive and responsive, cities must be flexible and proactive in evaluating whether existing land use regulations continue to meet community needs.



Here's What We Have Heard So Far:

- No data centers
- Address housing affordability to support local intergenerational longevity and community values
- Address or prevent homelessness
- Protect the existing neighborhoods
- Provide economic opportunities that enhance community character
- Expand local services
- Create local jobs, reducing commute times
- Position the City to respond to changing market conditions and State requirements



Need to Address Concerns and Preserve Local Control

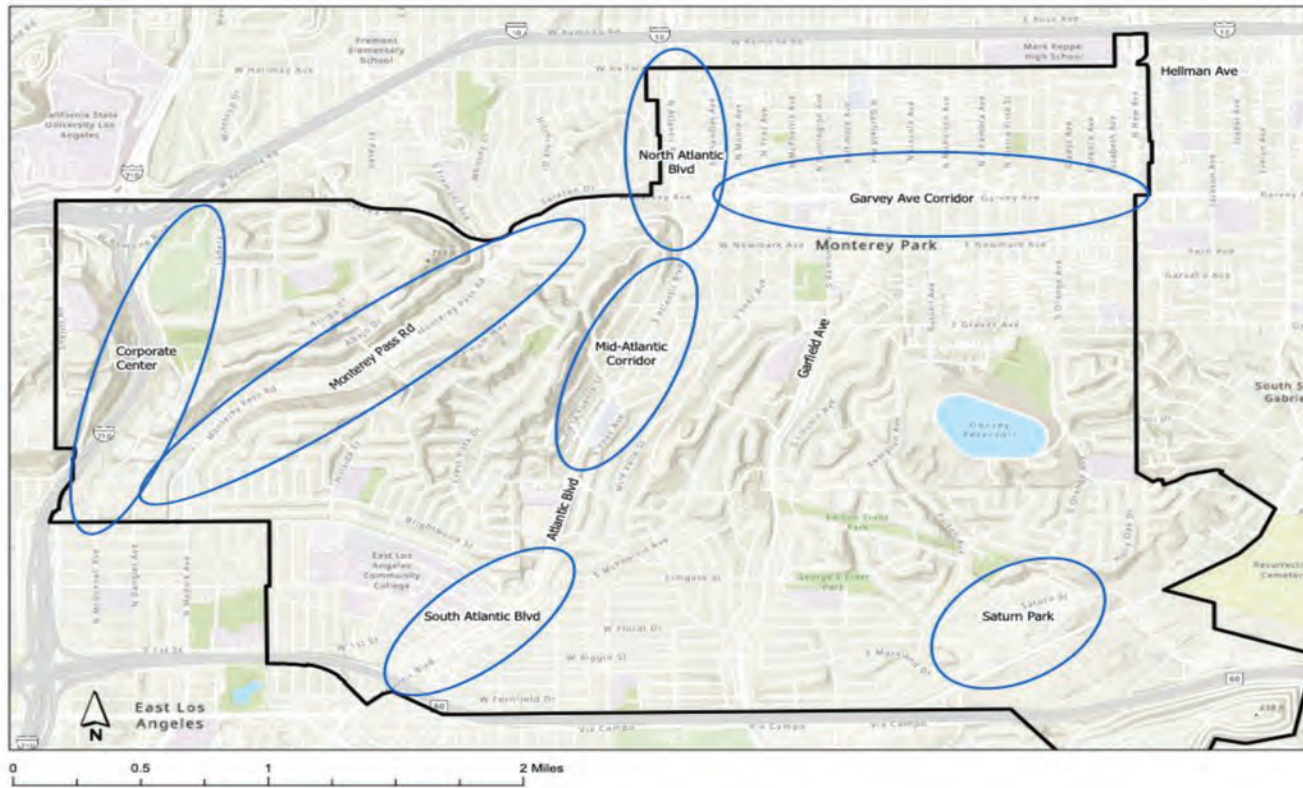
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Opportunities for the Future

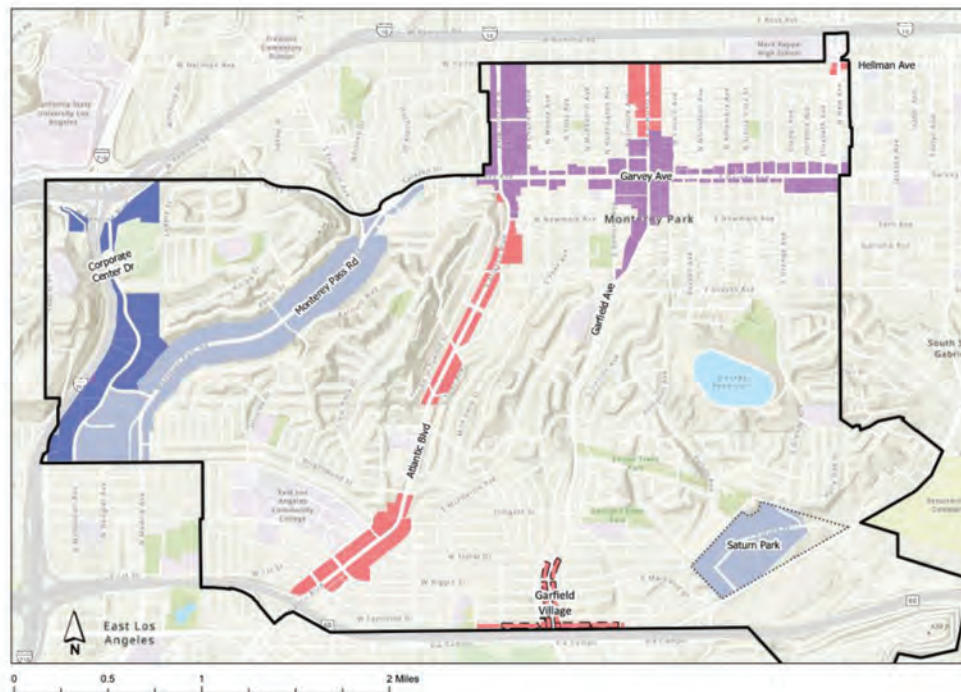
Notable Vacancy Areas



City of Monterey Park

15

Opportunities for the Future: Potential Investment Areas



Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
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Opportunities for the Future: Examples of What Future Development Could Look Like



City of Monterey Park

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Q&A

Opportunity to clarify information from the presentation.

This is not the time for feedback. That happens during breakout sessions which we will get to next.



City of Monterey Park

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Table Breakouts

We will break into groups. You will designate a scribe to take notes.

All ideas and responses get written down.

Respect diverse opinions and have civil discourse.

After 40 minutes a table spokesperson will report out responses from their table.



Next Steps



City of Monterey Park

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THANK YOU

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Contact us at **626-307-1458** or VacantToVibrant@MontereyPark.gov.



City of Monterey Park

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community IDEA WORKSHOPS

VACANT-TO-VIBRANT

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Vinh T. Ngo

Council Member, District 5



City of Monterey Park

3

City and Support Team – June 24

Inez Alvarez

City Manager

Diana Garcia

Assistant City Manager

Martha Garcia

Director of Finance

Robert Aguirre

Director of Recreation

Laura Borjon

Finance Manager

Shawn Igoe

Director of Public Works

Tim Hou

Director of Community Development

Jason Hing

Fire Chief

Jerry Guevara

Planning Manager

Xochitl Tipan

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Tripepi Smith President

Christine Tomikawa

HR Director

Dana Sovinec

Tripepi Smith Senior Business Analyst



City of Monterey Park

4

Meeting Agenda

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City of Monterey Park

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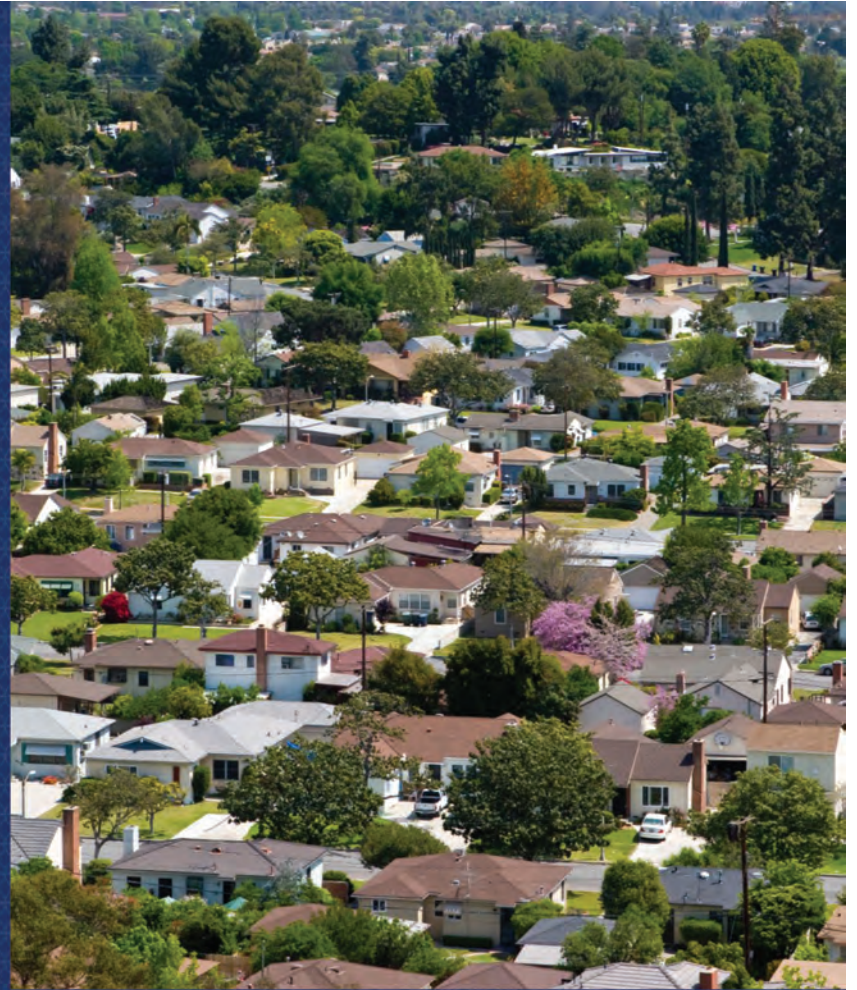


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Background and History



City of Monterey Park

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 - **Zoning Ordinance and Development Standards**
 - **Zoning Maps**
- **Measure JJ**



Developer/Investor Viewpoints

- **Certainty is a Priority**
 - Do I have a clear pathway to development?
- **Collaboration with the City**
 - Is the City reasonably flexible to help me enable the vision?
- **Financing will Back the Project**
 - Will banks or investors back my vision and do my financial projections pencil out?
- **Market/Demographics**
 - Will the shopping population or consumers make it to my venue?
- **Timing/Speed to Market**
 - How quickly can my project get done and start making money?



Impacts on the City



The environment facing cities today is changing rapidly.

To remain competitive and responsive, cities must be flexible and proactive in evaluating whether existing land use regulations continue to meet community needs.



Here's What We Have Heard So Far:

- No data centers
- Address housing affordability to support local intergenerational longevity and community values
- Address or prevent homelessness
- Protect the existing neighborhoods
- Provide economic opportunities that enhance community character
- Expand local services
- Create local jobs, reducing commute times
- Position the City to respond to changing market conditions and State requirements



Need to Address Concerns and Preserve Local Control

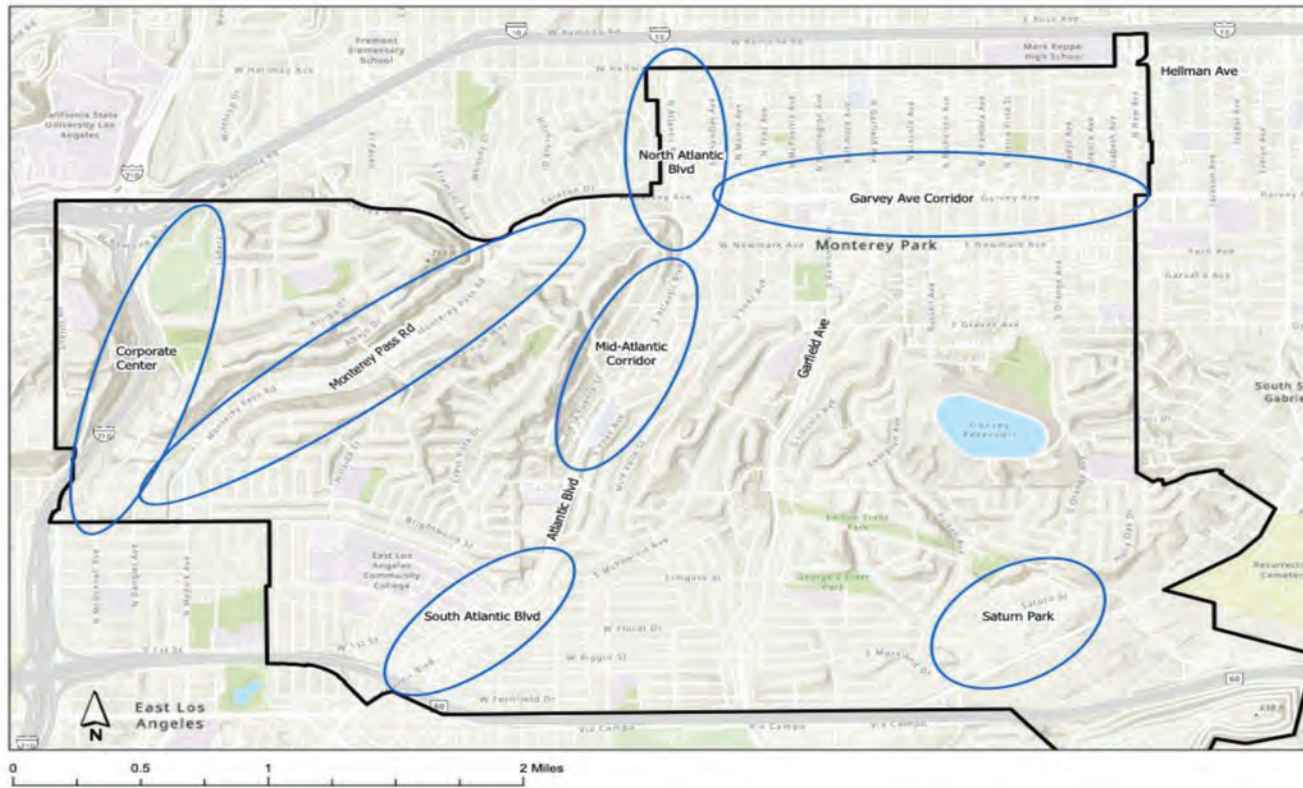
Key considerations include:

- Ensuring development occurs in locations appropriate for additional growth.
- Preserving established residential neighborhoods and community character.
- Maintaining adequate infrastructure and public services.
- Addressing population/housing growth impacts, such as traffic or parking.
- Providing opportunities for meaningful community engagement and feedback.
- Taking proactive local action rather than having development outcomes dictated solely by State mandates.



Opportunities for the Future

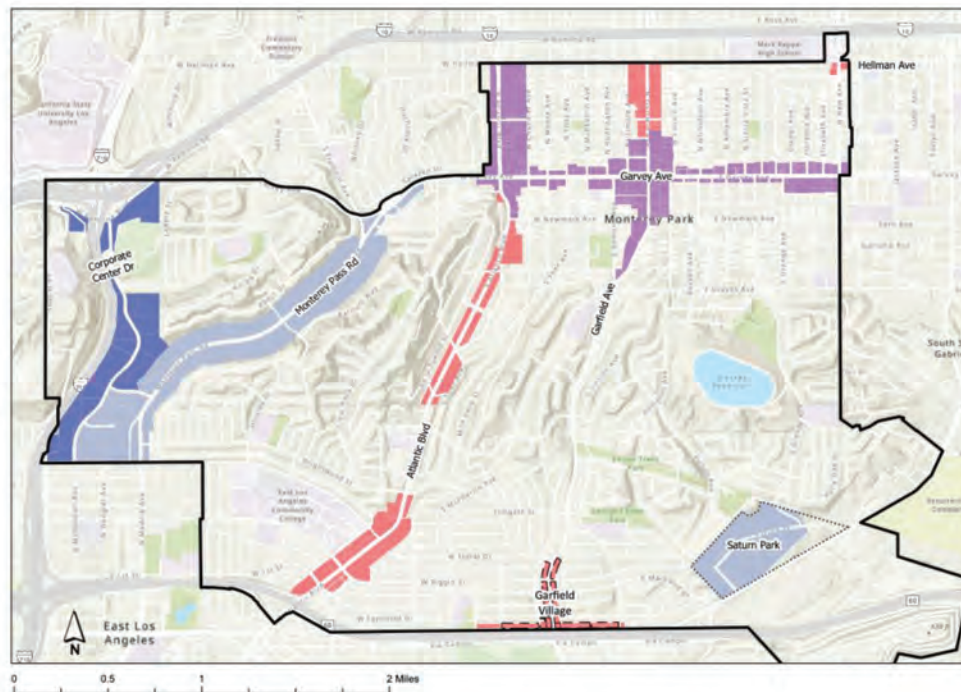
Notable Vacancy Areas



City of Monterey Park

15

Opportunities for the Future: Potential Investment Areas



Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)



Opportunities for the Future: Examples of What Future Development Could Look Like





Q&A

Opportunity to clarify information from the presentation.

This is not the time for feedback. That happens during breakout sessions which we will get to next.



City of Monterey Park

18



Table Breakouts

We will break into groups. You will designate a scribe to take notes.

All ideas and responses get written down.

Respect diverse opinions and have civil discourse.

After 40 minutes a table spokesperson will report out responses from their table.



Next Steps



City of Monterey Park

20

THANK YOU

For more information, visit **MontereyPark.CA.gov/VacantToVibrant**

Contact us at **626-307-1458** or VacantToVibrant@MontereyPark.gov.



City of Monterey Park

21

Walk to Saturn Park
& get a cup of coffee

1. Quiet
Smaller town feel
We can currently afford to live here.
2. Not enough shade.
- Neither in walkable areas or the city in general!
3. Mixed use developments
Housing in general
More residential around ELAC, Monterey Pass Rd, Saturn Park
4. All above
5. Ver x
6. Housing/Dense/Affordable - Mixed use
7. Saturn, Monterey Pass & Corp Dr.
ELAC



TABLETOP
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ERASE &
PAD



3M

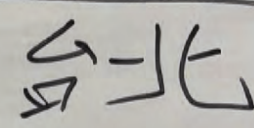
1. Restaurants
 - Community
 - Grocery Stores
 - Wildlife (La Brea Park)
 - Walkability ↑ parts in general
2. Public transit / more walkability
 - nonprofit / third spaces (indoor)
 - ANOTHER grocery store (super king!!!)
 - Housing (drawing in younger families / raise school enrollment)
 - expanding education
3. Affordable housing umbrella
 - mixed use
 - ** small business
4. Housing opportunities
 - Job opportunities / Access to amenities
5. Innovative / corporate / office
 - empty storefronts
 - NOT CONCERNED
 - CONCERNED

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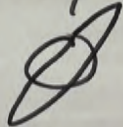
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6. AESTHETICALLY PLEASING
BLOSSOM MARKET HALL &
THAT ENTIRE STRIP
^{THE} AMERICANA BUT NOT GAUCHE

SONG SHAN CULTURAL PARK is 
HONOLULU / MONTROSE
Blvd

7. MID-ATLANTIC

↳ SMALL BUSINESSES / CAFÉS / WINE BAR

SATURN PARK 

DOWNTOWN

GREEN (GARFIELD) PLAZA
(REPLACE PARKING LOT w/ PARK)

GARFIELD & GARVEY



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#1.

1- LOCATION.

2- SAFETY

3- SCHOOLS

4- FOOD

5- SMALL TOWN FEELING

6- DIVERSITY.

7- CITY SERVICES POLICE
STREET SWEEPING

#2.

- WALKABILITY.

- BIKABILITY.

- CONNECTIVITY (BUSES)

- LESS CRIME, MORE POLICE PRESENCE.

#3

- MORE LOCAL RETAIL (NO BIG BOX).

- MORE SINGLE FAMILY HOUSING.

- SENIOR HOUSING

- MORE MIXED USE.

- COMMUNITY LAND TRUSTS.

#4.

- BUSINESS OPP.

- ACCESS TO AMENITIES.

#5.

- VERY CONCERNED
↳ BETTER MARKETING & INCENTIVES FOR BUSINESSES

#6.

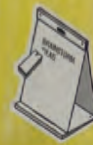
- MIXED USE & GREEN SPACE.

#7.

SATURN PARK.



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PAD

POST-IT®
EASEL
PAD



3M

1) What do you love about living in Monterey Park?

- diversity
- Centrally located
- In prior years diversity of shops
- Small town feel
- Friendly neighbors.

2) What do you think can be improved about the experience of living in MTK?

- ~~Get on~~ Address Homelessness w/results
- Senior Housing
- More Businesses / Diversity
- ~~Promoted~~ ~~to~~ ~~trial~~ Reduce Language Barriers
- Swimming Pool Needs to be rebuilt!
- Hide / Cover ~~Abandoned~~ Buildings /
ei. Murals
- Encourage Intergeneration InterAction
- ~~Revise~~ the Building / main Corridors
~~revitalize~~ to ~~attract~~ attract more @o/People/Bus
- Program to Assist Senior's / Home Maintenance

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2) continue....

e) Blight → Require Performance Bond to Developers

f) EV Charging Stations
* Tesla says City difficult

g) Bus Shelters for Seniors & Disabled
* Stop going to Metro, city can apply to FTA 5339

h) EV Buses to operate "circular" in MP
* Get from ~~Clean~~ CA Climate Investment Grant

- 6) RIGHT → ^{Bring to D6/0/0/0/2} ^{600/116} ^{60/0/0/0/0}
- 5) COLLECTING...
- 3) Environmentally Safe
Right for the "Neighborhood"
- a) Mix-Use When Appropriate
 - b) Public Hearing → No Surprises
 - c) Affordable Housing
 - * Seniors, Disabled, SRO
 - if it fits
 - d) Multi-family needs to be
cognitive of surrounding
neighbors → Build to fit
Not to piss

4) Run down properties & eyesores

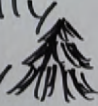
Public Safety, it attracts squatters & you didn't have this option

5) Very concerned (crime, homeless, degrade property value, trash, discourages visitors) & Public Health Issues

6) Food Halls (Blossom Market) → San Gabriel

Rosemead Blvd. between Lower Azusa → Las Tunas?

*They did a great job with bike lane, street parking & center divider

Valley Blvd. east of the San Gabriel Hilton → Major developments & they put center dividers. Additionally the developer put tree canopy 

7) Garvey & Atlantic
Garvey & Garfield

↳ This is one area
that may be good
for mix-use, the need
for housing + shopping +
public transit

Atlantic & El Portal
Burned out restaurant

7) continued...

Saturn Park

~~Hokey~~ Ice Skating Rink

Golf → Top Golf type

Miniature ~~Golf~~ Golf &

Light Industrial →

take advantage of the

State/Federal ZEV-

Emmission Truck Route

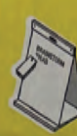
coming in 2027 with

freight from Port of

Long Beach & E-Bike
Assembly Plant



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PAD

POST-IT[®]
EASEL
PAD



3M

1.
 - Community of folks who've put down roots
 - Ability to travel with relative ease to different businesses
2.
 - Community emphasis, greener spaces with ^{maintained} ~~land~~ infrastructure
 - Walkability, Dog Park ☺
 - Absentee ownership/blight
3. New businesses
 - Incentives for new college grads, business?
 - Easier transport, bike lanes
4. Run down properties, eyesores, access to amenities
5. Very concerned
6. Walkable spaces / ^{ie when Carvey is} shut down for hours every year... do it every weekend?
 - Costco ^{complex} w/ ^{mostly} all single family home owners
 - Market halls (Anaheim parking)
 - Veterans bookstore in Pasadena
7. #1 Carvey - Atlantic to Nicholson
#2 Monterey Pk Rd
#3 Mid Atlantic

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~~HOCKEY~~ ICS Starting Bill
2019 Park

CONTINUED...

MP needs to up their
game on tax revenue to
provide Public Services.
Key to attracting investor
is to make condition ideal
& be able to pivot to meet
their needs.

3) Development in MPK... What is Important to you?

- New Business
- Mix Use Development / #
- Eliminate the Vacancies

4) Vacant Building concerns - MPK

- Run down Properties
- Housing Opportunities

5) How concerned are we?

- Very Concern

6) - Developments

- Take a look at Alhambra/Dawney Revitalization

- Historic homes

7) Can you think of more?

7) Can you think of Areas

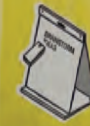
— Atlantic Square

— Garvey

— Lower Rent to Attract
Move Business & Companies
Corporate Center.



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3M

- 1) SAFE, GREEN SPACE/PARKS, GYMS
FOOD, QUIET (NEED MORE)
- 2) PUBLIC TRANSPORT, MORE HIKING/TRAILS
TRADER JOES (AFFORDABLE GROCERY/
SK8 PARK HEALTHY GROCERY) ↓
MORE 3RD SPACE (MARKET SPACE) WALKING PATH
- 3) ALL OF IT (NEW BUSINESSES
& AFFORDABLE HOUSING SOLUTIONS)
+ MIXED USE
- 4) - ACCESS TO AMENITIES, THINGS TO DO
- HOUSING
- 5) CONCERNED
- 6) - FOOD MARKETS (BLVD MKRT & BLOSSOM
MARKET)
- SPROUTS IN ALHAMBRA
- MORE COMMUNITY CENTERS/CLUBS
- DOG PARK/SILVERLAKE RESERVOIR
- TRADER JOES! + WHOLE FOODS!
OR SPROUTS
- 7) ATLANTIC MALL
MONTEREY PASS



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PAD PAD



3M

- 1) • Cultural diversity • Strong community events
• Good dining options • Well maintained parks
• Convenient transportation options
- 2) • Need better transportation connections
• More pedestrian friendly areas (Correy commercial area)
• More gathering anchors in commercial areas
• More greenspace & community gardens
- 3) • Systems that encourage harmonious development & prevent predatory development
• Outlaw short term rentals
• More multifamily housing & senior living
- 4) Access to Amenities, Housing, Jobs
- 5) Concerned → what's the data?
- 6) BLVD market, Blossom Market Mercado la Paloma
Rodeo 72 ⇒ authentic, not corporate

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- Night time transportation connections
- Community transportation options
- Local dining options

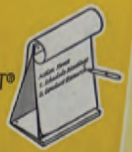
7) Night time activations on Monterey Park Pass Rd
or corporate center ~~or~~ or Saturn Park
Night Market!



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1. • Parks

- Density is not too heavy
- Safety
- Small town atmosphere
- Multicultural aspects such as food.

2. • More 3rd spaces and outdoor dining

- Better maintenance of streets and existing buildings / parking lots.
- Repaving broken streets
- Wider notification of large projects
0.5 mile + radius from projects.

3. • Attracting young families
• More senior housing

4. • Job opportunities
• Housing opportunities
• Accepting new businesses that are not compatible with MPK.

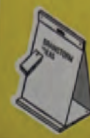
5. • Concerned
* Because we are concerned that the City will accept businesses that are not compatible with MPK or ~~not~~ acceptable to residents.

6. • Main Street Alhambra
• Food halls found in surrounding cities.
↳ Rodeo 72 Whittier
• Montrose

7. Atlantic Times Square
Garvey Blvd. - MPK Main St.



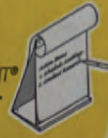
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3M

1) Parks

Fast response from First Responders

Restaurants/Place to eat

Good Schools → Blue Ribbon

2) Infrastructure

a) Upgrade to electric circuits

b) Back-up battery system

Spectrum, AT&T, Verizon

c) Streetlight repair → Safety

d) Green Canopy → Permaculture
Agroforestry

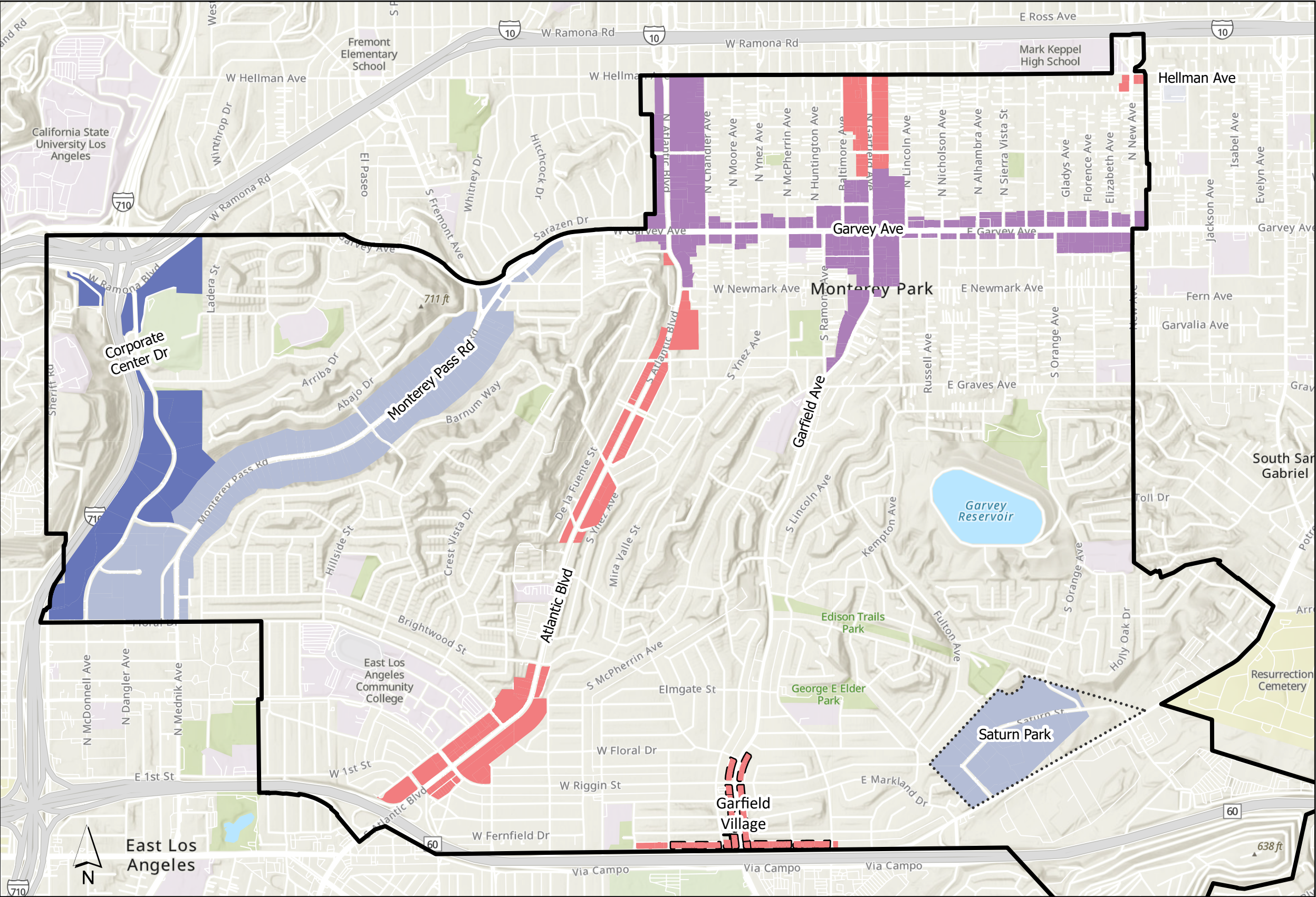
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ATTACHMENT 2

City of Monterey Park Area Maps



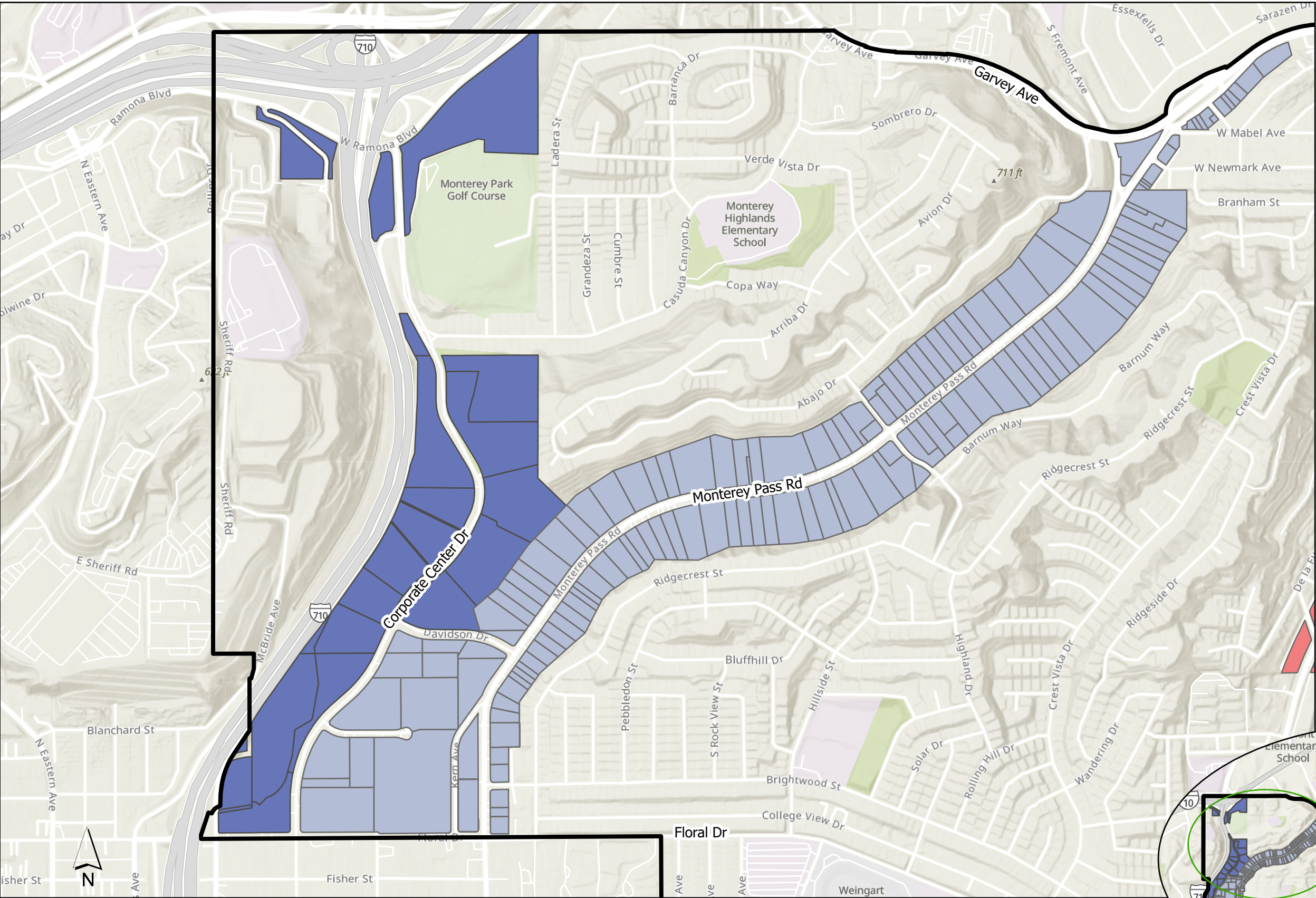
City of Monterey Park, CA

Vacant to Vibrant

Areas of Investment Opportunities

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)



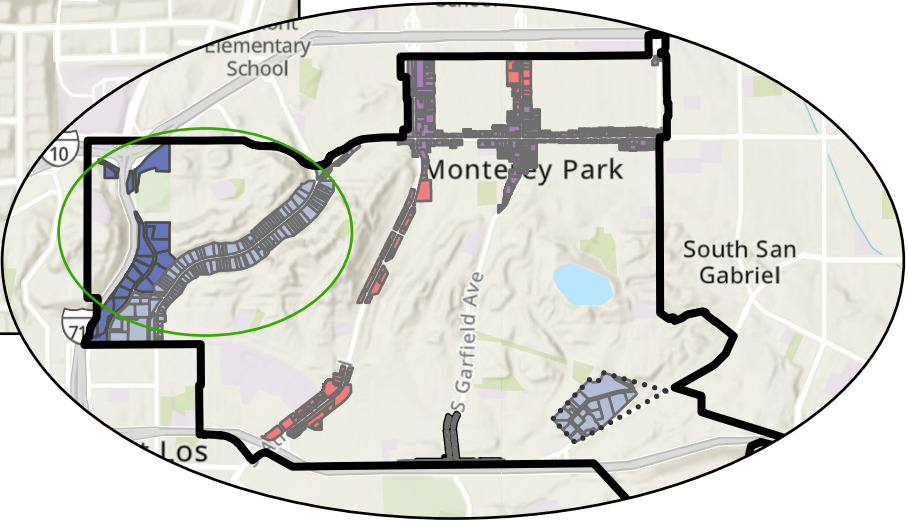
City of Monterey Park, CA

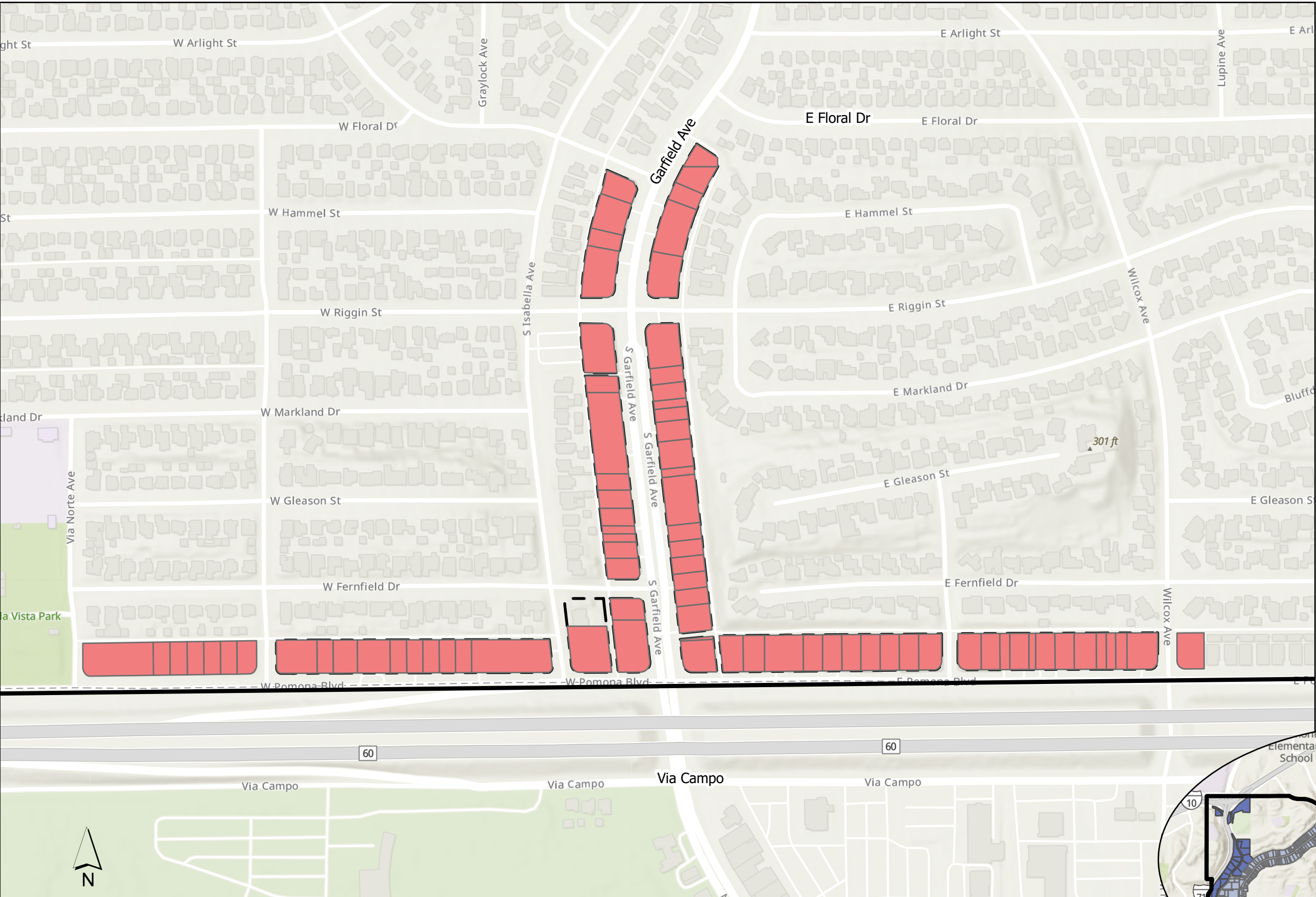
Vacant to Vibrant

Area of Investment
Opportunity:
Corporate Center

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)





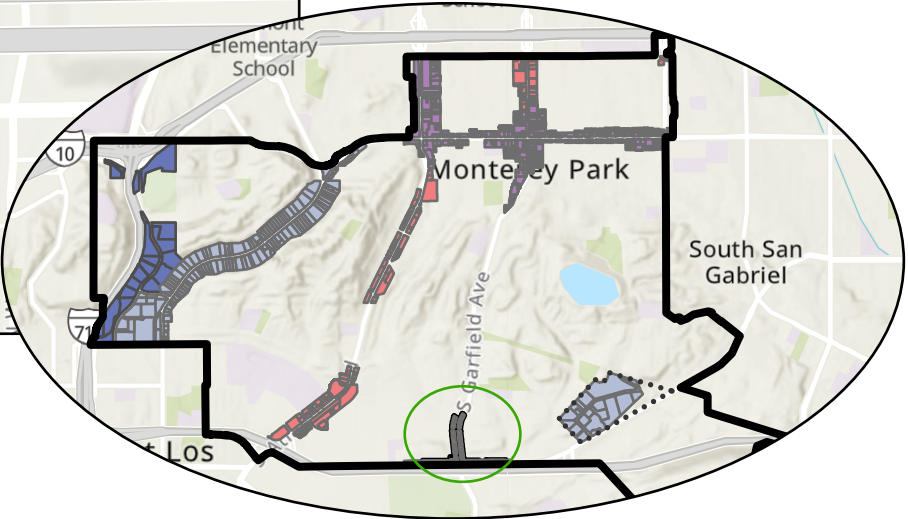
City of Monterey Park, CA

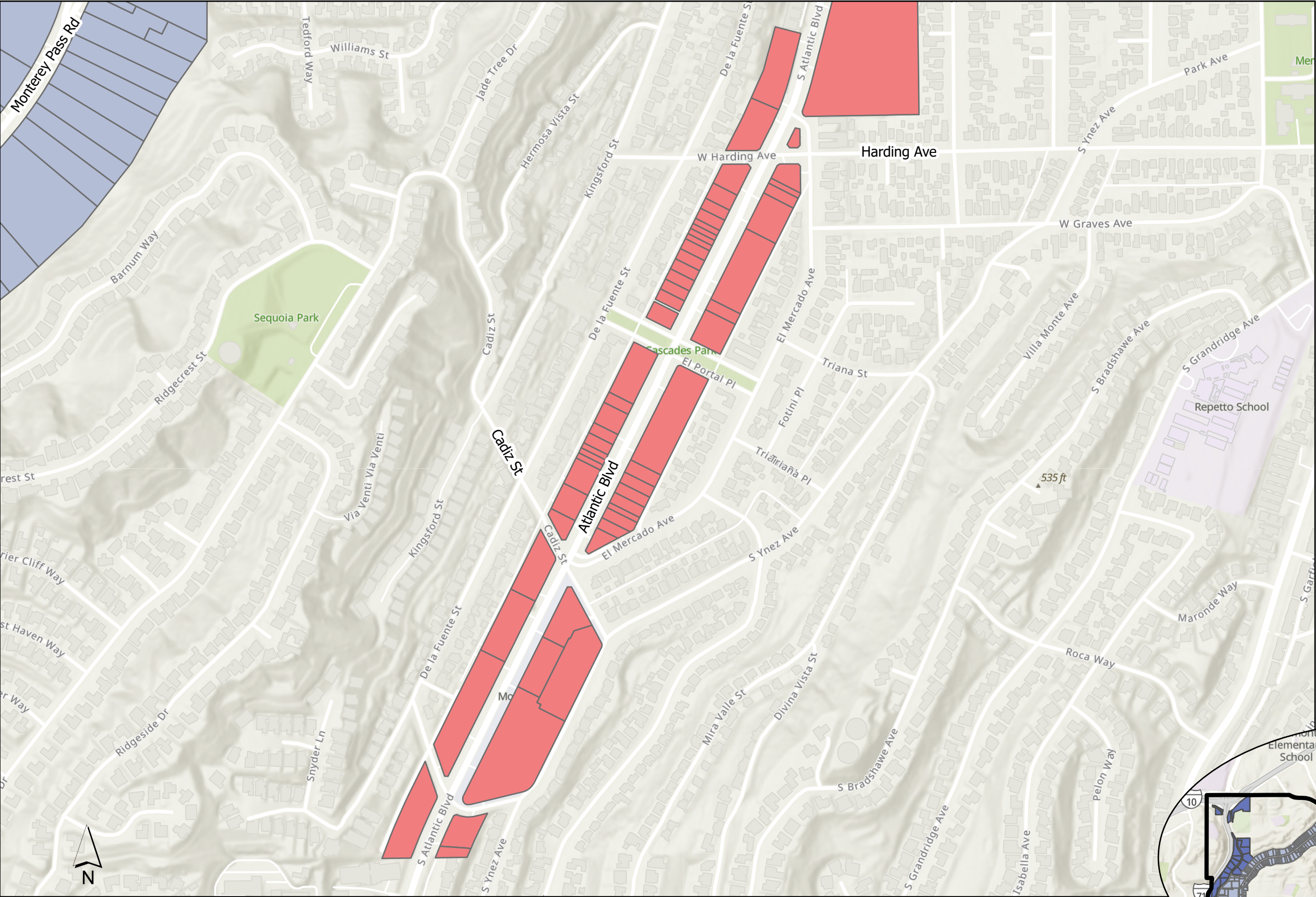
Vacant to Vibrant

Area of Investment
Opportunity:
Garfield Village

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)
- Garfield Village Specific Plan





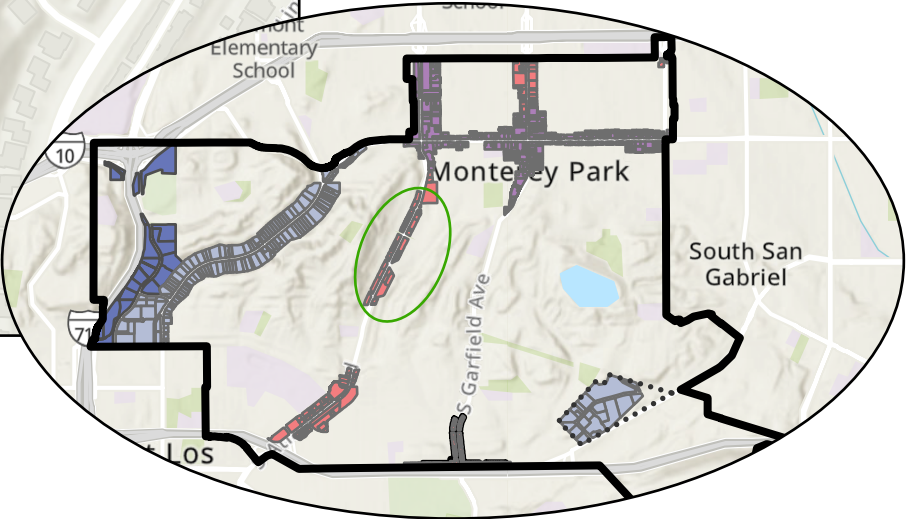
City of Monterey Park, CA

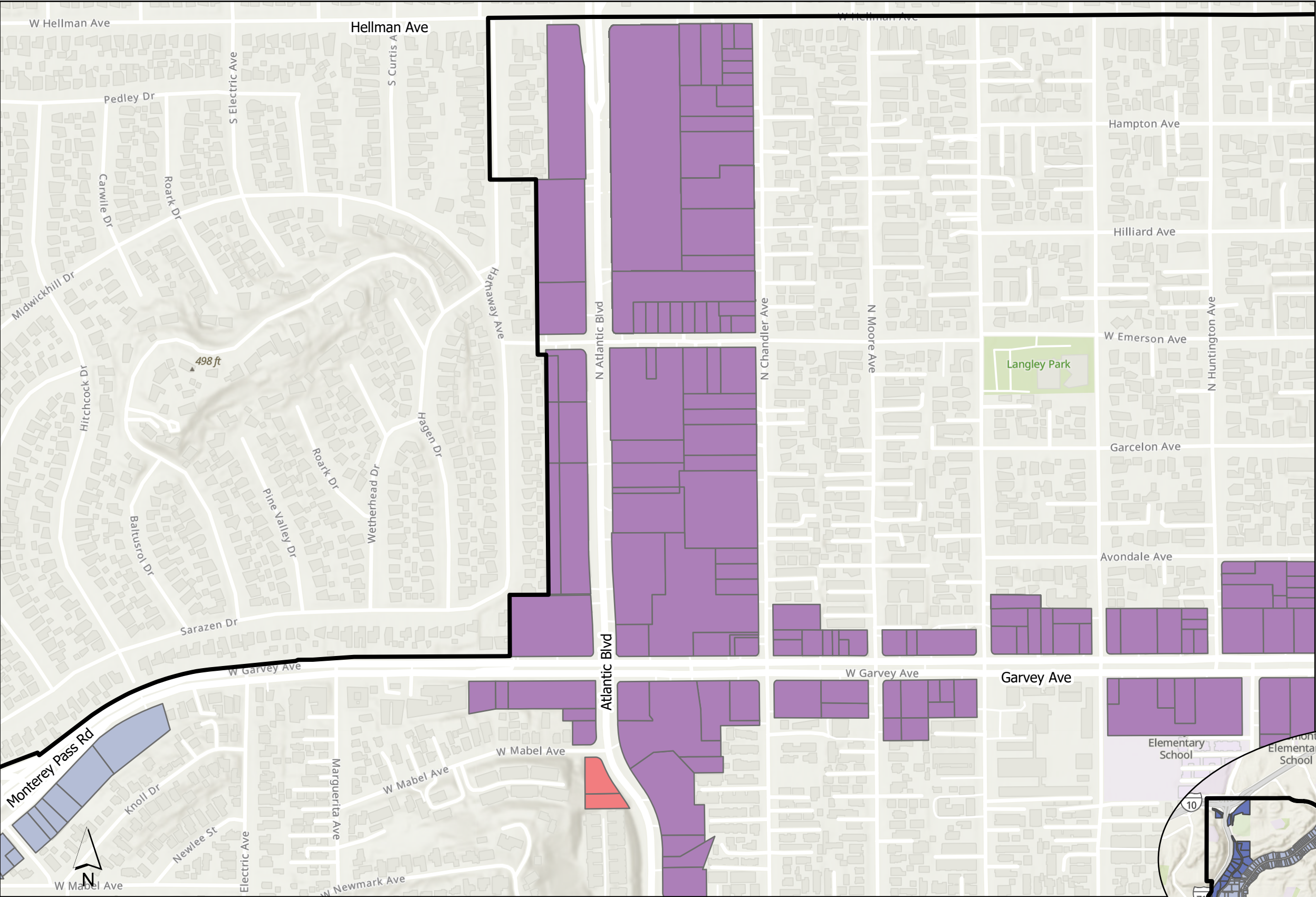
Vacant to Vibrant

Area of Investment
Opportunity:
Mid-Atlantic Blvd

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)





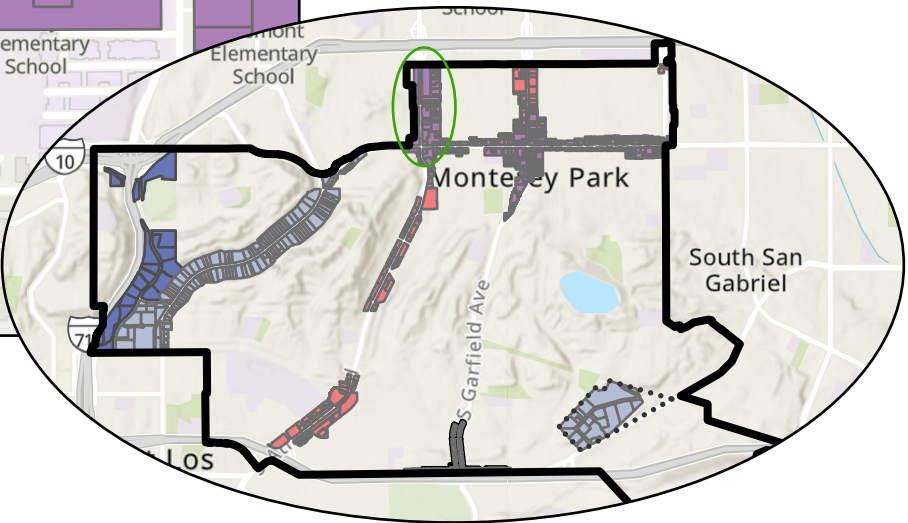
City of Monterey Park, CA

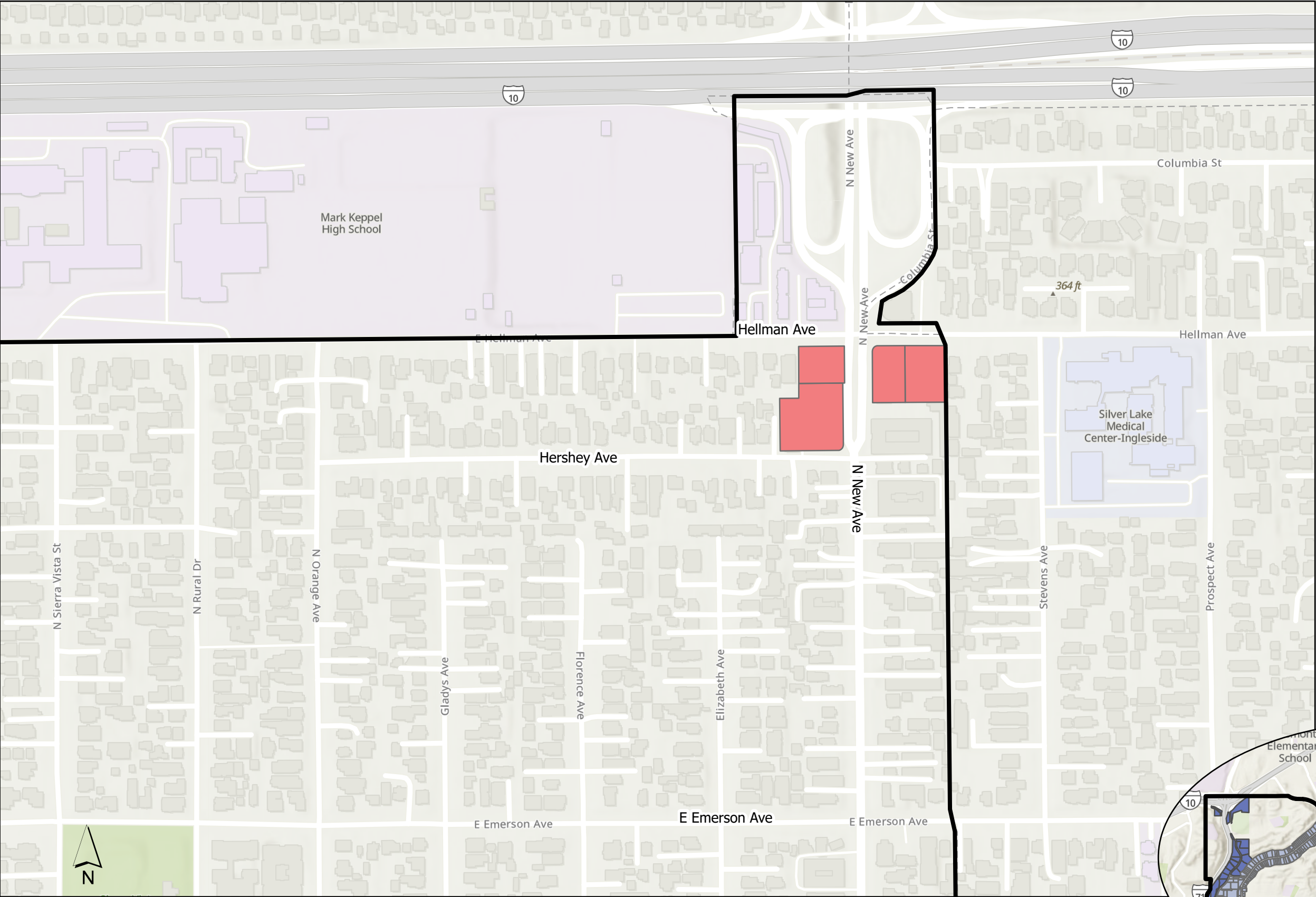
Vacant to Vibrant

Area of Investment
Opportunity:
North Atlantic Blvd

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)





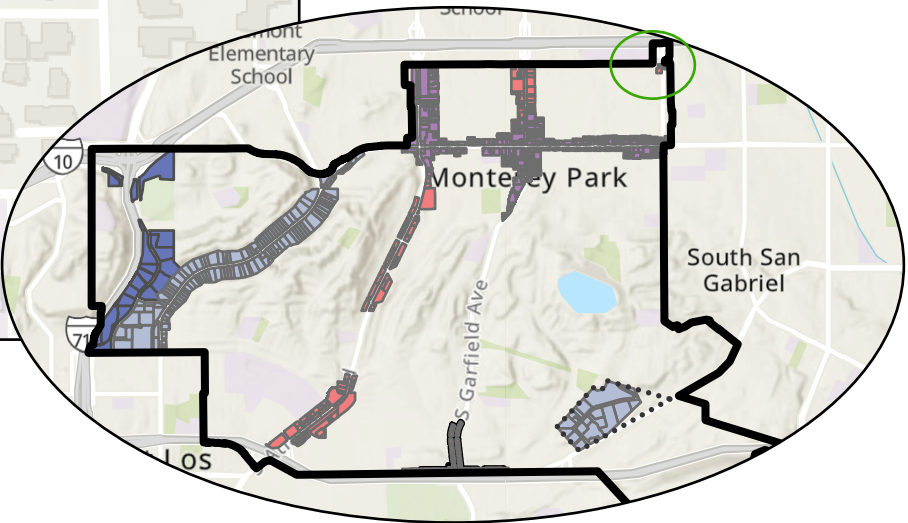
City of Monterey Park, CA

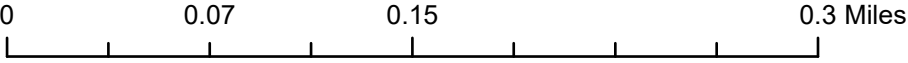
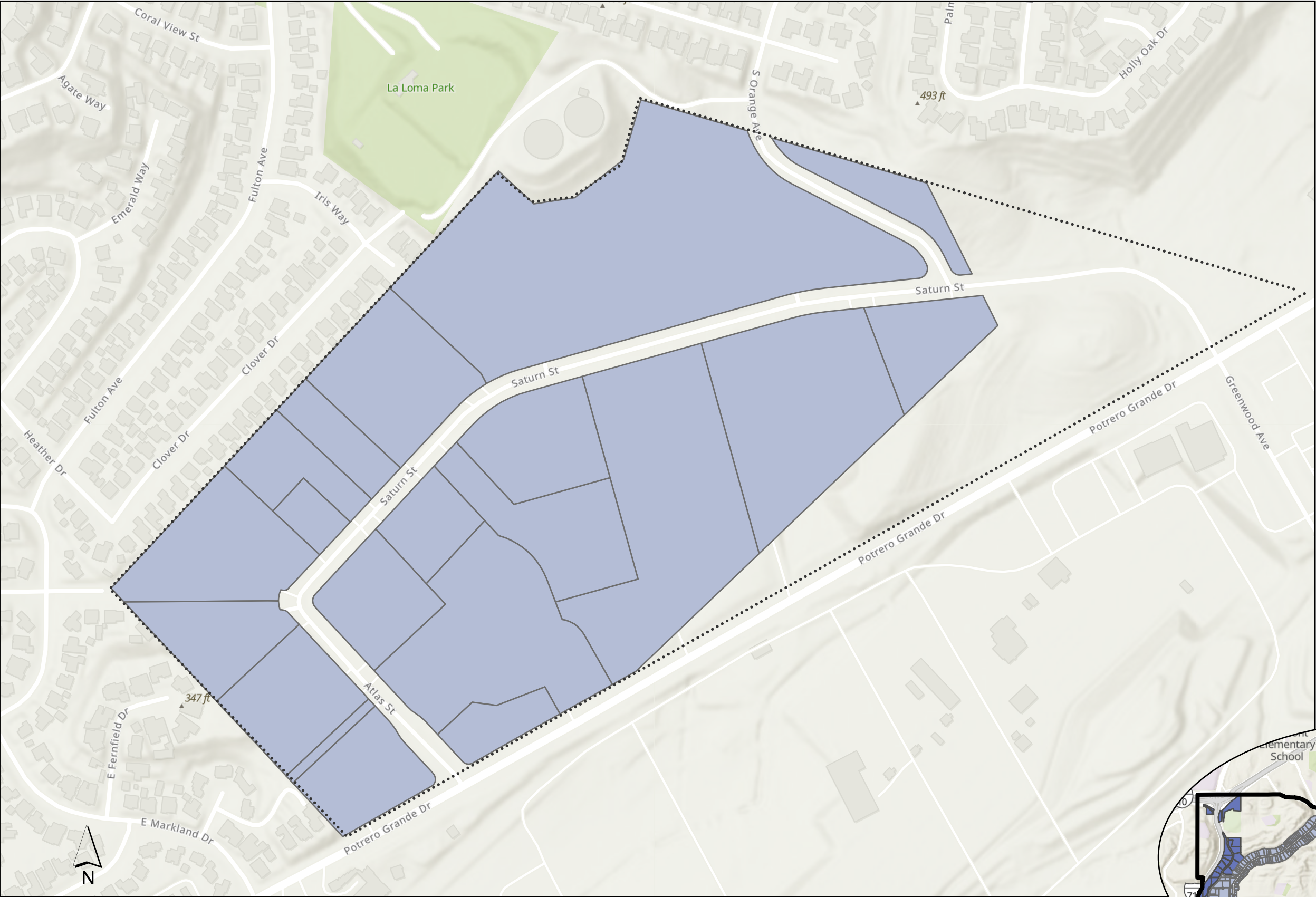
Vacant to Vibrant

Area of Investment
Opportunity:
North New Ave

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)





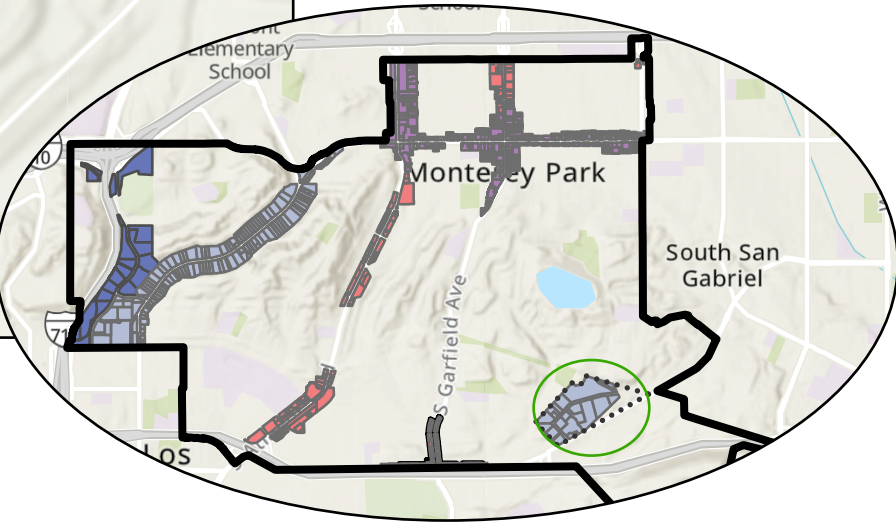
City of Monterey Park, CA

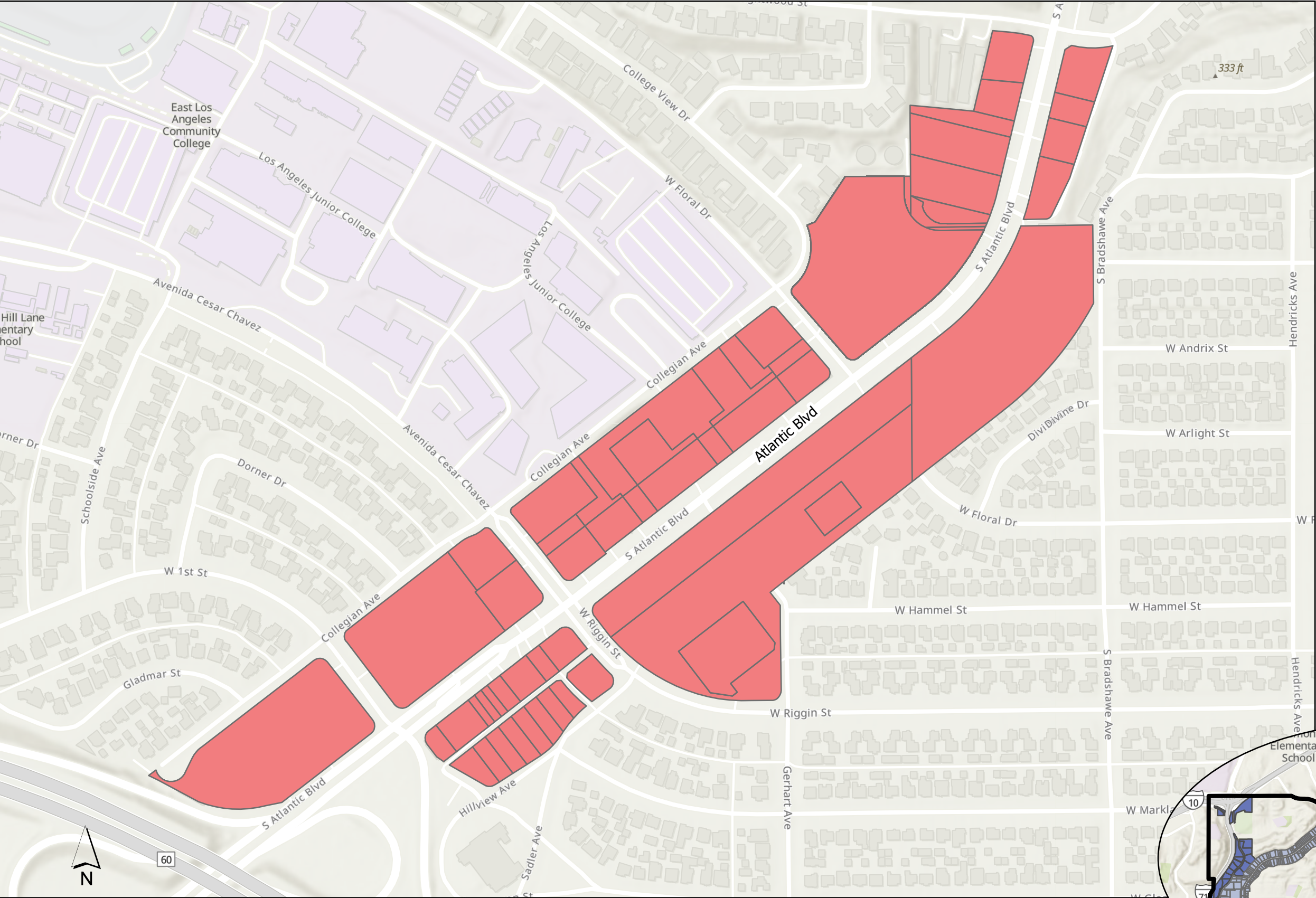
Vacant to Vibrant

Area of Investment
Opportunity: Saturn Park

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)
- Saturn Park Zone





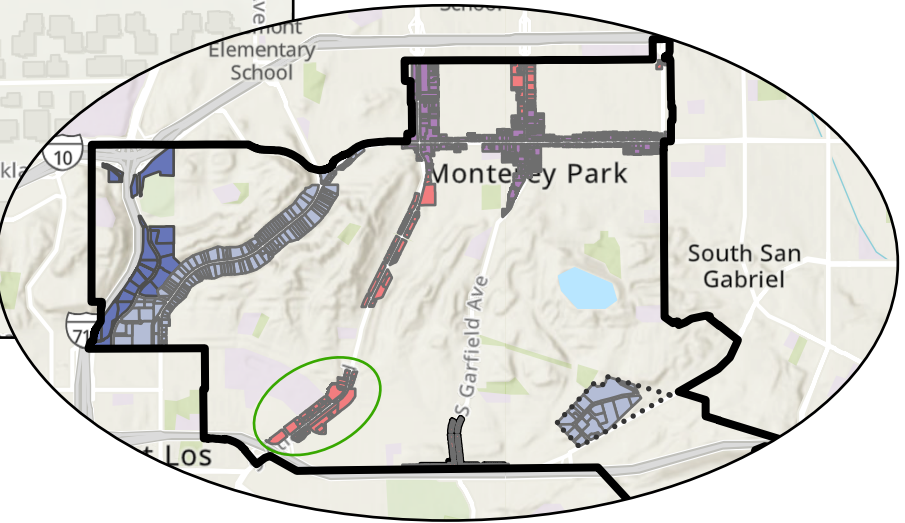
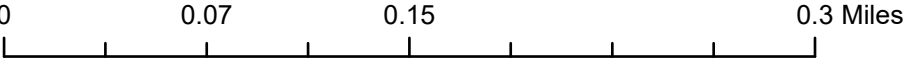
City of Monterey Park, CA

Vacant to Vibrant

Area of Investment
Opportunity:
South Atlantic Blvd

Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)



ATTACHMENT 3
City Council Staff Report – July 1, 2020



City Council Staff Report

DATE: July 1, 2020

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Mark McAvoy, Public Works Director/City Engineer/City Planner
SUBJECT: Consideration and direction regarding placing a proposition on the November 3, 2020 ballot to adopt the Land Use Element to the Monterey Park General Plan

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting the following resolutions:
 - a. A resolution calling for a special election on November 3, 2020 for consideration of a ballot proposition;
 - b. A resolution requesting that Los Angeles County consolidate the special election with the general presidential election scheduled for the same date;
 - c. Adopting a resolution adding a proposition entitled the "Revised Monterey Park 2040 Land Use Element Proposition" to the previously called November 3, 2020 ballot;
 - d. Adopting a resolution requesting that the City Attorney prepare an impartial analysis for the Revised Monterey Park 2040 Land Use Element Proposition; and
 - e. Adopting a resolution authorizing ballot arguments regarding the Revised Monterey Park 2040 Land Use Element Proposition.
2. If desirable, direct that the City Manager draft a resolution for City Council consideration on a future meeting agenda supporting the Revised Monterey Park 2040 Land Use Element Proposition;
3. If desirable, designate one or more Councilmembers to draft an argument in favor of the Monterey Park 2040 Land Use Element Proposition; and

4. Take such additional, related, action that may be desirable.

BACKGROUND:

On June 17, 2020, the City Council amended the Land Use Element (the "LUE") to conform with a version of the LUE originally vetted by the General Plan Advisory Committee ("GPAC") and recommended by the Planning Commission in 2019. As discussed during that meeting, the LUE is subject to voter ratification.

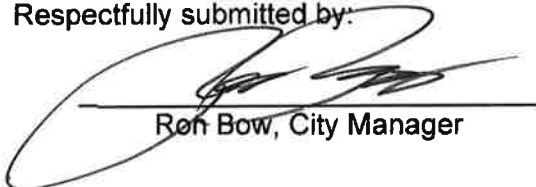
During that meeting, the City Council directed that staff return with the documents needed to place the LUE onto the November 3, 2020 presidential ballot. Those resolutions are attached.

Also included for the City Council's consideration is a resolution requesting that the City Attorney prepare an impartial analysis regarding the ballot proposition. An impartial analysis is not legally required for ballot propositions; the City Council may opt for one to be prepared.

Two last items for consideration are (a) whether staff should prepare a resolution for City Council consideration supporting the ballot proposition; and (b) if the City Council wishes to appoint Councilmembers to draft a ballot argument in favor of the proposition.

The deadline for placing propositions on the November 3, 2020 ballot is August 7, 2020.

Respectfully submitted by:



Ron Bow, City Manager

Prepared by:



Mark McAvoy
Public Works Director/City
Engineer/City Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

- Draft resolutions.

ATTACHMENT 1

Draft Resolutions

RESOLUTION NO.

A RESOLUTION CALLING A SPECIAL ELECTION ON NOVEMBER 3, 2020 PURSUANT TO ELECTIONS CODE § 9222

The City Council of the city of Monterey Park resolves as follows:

SECTION 1: Pursuant to Elections Code § 9222, the City Council calls for a Special Election to be held in the City of Monterey Park on Tuesday, November 3, 2020, for the purpose of considering a proposition placed on the ballot by the City Council.

SECTION 2: Pursuant to Elections Code § 320, the City Clerk is the Elections Official and is authorized to take all legal actions to administer the election.

SECTION 3: The City Council authorizes the City Clerk to administer said election and the City will pay all reasonable and actual election expenses upon presentation of a properly submitted invoice.

SECTION 4: The polls for the election will open at seven o'clock a.m. on the day of the election and continuously remain open from that time until eight o'clock p.m. of the same day when the polls will close pursuant to Election Code § 10242, except as provided in Elections Code § 14401.

SECTION 5: Notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 6: In all particulars not specifically recited in this Resolution, the election will be held and conducted as provided by law for holding municipal elections.

SECTION 7: If the Los Angeles County Board of Supervisors permits the Special Election to be consolidated with the Statewide Primary Election on November 3, 2020, then, notwithstanding anything to the contrary in Sections 5, 6, or 7, above, within the City the precincts, polling places, and election officers of the two elections will be the same the Registrar-Recorder/County Clerk of the County of Los Angeles will canvass the returns of the Special Election and the election will be held in all respects as if there were only one election.

SECTION 8: The City Clerk is directed to certify the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 9: This Resolution will become effective immediately upon adoption.

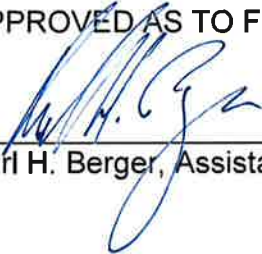
PASSED, APPROVED AND ADOPTED this 1st day of July, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

Resolution No.
Page 3 of 3

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

I, Vincent D. Chang, 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 16th day of October, 2019, by the following vote:

Ayes	Council Members:
Noes:	Council Members:
Abstain:	Council Members:
Absent:	Council Members:

Dated this 16th day of October, 2019.

Vincent D. Chang, City Clerk
City of Monterey Park, California

CITY OF MONTEREY PARK

RESOLUTION NO.

**A RESOLUTION ADDING A PROPOSITION TO THE BALLOT FOR THE
PREVIOUSLY CALLED NOVEMBER 3, 2020, SPECIAL ELECTION
PURSUANT TO ELECTIONS CODE § 9222**

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. By Resolution No. 12124, adopted December 5, 2019, the City Council certified a Final Environmental Impact Report (“FEIR”) for the LUE (filed as State Clearing House No. 2001-01-1074) and approved a new LUE (the “2019 LUE”) subject to voter approval;
- C. On March 3, 2020, voters rejected the 2019 LUE (designated as Measure II on the ballot);
- D. By Resolution No. 12172 adopted June 17, 2020, the City Council amended the 2019 LUE so that it conformed with the LUE originally vetted by the General Plan Advisory Committee (“GPAC”) and proposed by the Planning Commission (the “2020 LUE”); and
- E. The FEIR certified by Resolution No. 12124 is incorporated into this Resolution by reference. Because this Resolution was adopted after certification of the FEIR, and because the FEIR completely analyzed the 2020 LUE, the City Council complied with CEQA in accordance with all applicable law including, without limitation, *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165.

SECTION 2. Pursuant to Elections Code § 9222, the City Council places a proposition on the ballot for the Special Election scheduled for Tuesday, November 3, 2020, as previously established and implemented by City Council Resolution Nos. ____ and ____ adopted on July 1, 2020.

SECTION 3. A copy of the proposition to be considered by the voters is attached as Exhibit “A,” and incorporated by reference.

SECTION 4. Pursuant to Elections Code §§ 9222, 9603, 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:

Revised Monterey Park 2040 Land Use Element Proposition Shall the Revised Monterey Park 2040 Land Use Element Proposition be adopted?	YES
	NO

SECTION 5. The City Clerk must 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 6. The Mayor, or presiding officer, is hereby authorized to affix a signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or designee, is directed to attest thereto.

SECTION 7. This Resolution will become effective immediately upon adoption.

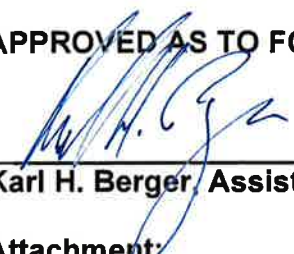
**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK ON THIS 1st DAY OF JULY, 2020.**

Hans Liang, Mayor

ATTEST:

Vincent Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

Attachment:

Exhibit A – Full Text of the Ballot Measure

EXHIBIT A

BALLOT PROPOSITION TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Monterey Park do ordain as follows:

SECTION 1: Title. This proposition is entitled the “Revised Monterey Park 2040 Land Use Element Proposition.”

SECTION 2: Adoption of Land Use Element of the General Plan. The Land Use Element of the Monterey Park General Plan approved by the City Council on June 17, 2020 (the “2020 LUE”) is adopted by this reference as if fully set forth. Because the 2020 LUE is voluminous (more than 100 pages), the full text of the measure may be accessed on the City’s website at the following web site address: www.montereypark.ca.gov/MPKLUE.

SECTION 3: Implementation of this Proposition.

A. *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 Proposition including, without limitation, adopting all zoning regulations needed to effectuate this Proposition by ordinance. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition or the Monterey Park Municipal Code, all land use regulations adopted by the City Council that are consistent with this Proposition are retroactively ratified and validated by the People.

B. *State Imposed Land Use Legislation.* Pursuant to Elections Code § 9217, the People authorize and direct the City Council to undertake appropriate actions needed to implement state legislation affecting land use regulations by ordinance. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition or the Monterey Park Municipal Code, all land use regulations needed to be adopted or amended in response to State legislation including, without limitation, the land use element and zoning regulations, may be adopted upon the City Council’s own authority.

C. *Reconciliation with Competing Proposition.* 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 People 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 4: 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 People 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 5: 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 6: 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 7: Enforceability. Repeal of any provision of the previous LUE, MPMC, or other ordinance implemented by this Proposition 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 8: 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 2020 LUE, MPMC, or other ordinance implemented by this Proposition will be rendered void and cause such previous LUE, MPMC provision, or other the ordinance to remain in full force and effect for all purposes.

SECTION 9: 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 its implementation.

SECTION 10: *Effective Date.* This Proposition will be submitted to a general election on November 3, 2020 for voter approval. If a majority of voters 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 1st day of July, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING REQUIREMENTS FOR BALLOT ARGUMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR THE GENERAL ELECTION ON NOVEMBER 3, 2020.

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, 2020 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 person or persons submitting it, 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.
- 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 measures must be received in the City Clerk's office not later than 14 days after the City Council calls for an election. Rebuttal arguments must be received not later than 10 days after the Arguments submittal deadline.

SECTION 4: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 5: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 1st day of July, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

CITY OF MONTEREY PARK

RESOLUTION NO.

A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO CONSOLIDATE THE CITY OF MONTEREY PARK'S SPECIAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2020, WITH THE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO ELECTIONS CODE SECTION 10403

THE CITY COUNCIL RESOLVES, DECLARES, DETERMINES, AND ORDERS AS FOLLOWS:

SECTION 1. Pursuant to the requirements of Elections Code § 10002, the Board of Supervisors of the County of Los Angeles is requested to consent and agree to conduct specified election services for the consolidation of the City of Monterey Park's Special Election with a Statwide Election that will be held on Tuesday, November 3, 2020, for the purpose of considering a ballot proposition.

SECTION 2. The City Council requests the Board of Supervisors to direct the Registrar-Recorder/County Clerk to administer, manage, and oversee all facets of the City of Monterey Park's November 3, 2020, Special Election and further direct the Registrar-Recorder/County Clerk to perform all necessary function, services, and tasks related to the complete and successful conduct of the election; the provision of all election materials and equipment; the hiring, training, and supervision of poll workers and other election personnel; the printing and distribution of ballot materials; the translation of ballot materials; the collection of submitted ballots; the tallying of votes; canvassing and certification of election results. The County election department is authorized to canvass the returns of the Special Election. The election will be held in all respects as if there were only one election and only one form of ballot will be used. The election will be held and conducted in accordance with the provisions of law regulating the Statewide Election.

SECTION 3. The City of Monterey Park recognizes that all necessary expenses incurred by the County in performing these services will be paid by the City of Monterey Park.

SECTION 4. The County's services will not include the final declaration of the results by the City Council pursuant to Elections Code §§ 10262 through 10265.

SECTION 5. The City Clerk is hereby directed to file a certified copy of this Resolution with the Board of Supervisors and the County election department of the County of Los Angeles.

SECTION 6. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation

occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 7. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 8. To the extent that any other resolution pertaining to the request to the Board of Supervisors of the County of Los Angeles to direct the Registrar-Recorder/County Clerk to administer, manage, and oversee the City of Monterey Park's Special Election to be held on Tuesday, November 3, 2020, and request for consolidation with any statewide election to be held on November 3, 2020, is incorporated into this Resolution, it is superseded in its entirety. In all other particulars not specifically provided in this Resolution, the Election will be held and conducted as provided by law.

SECTION 9. 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 11. This Resolution will become effective immediately upon adoption.

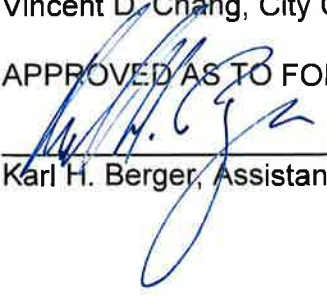
PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 1st DAY OF JULY, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

CITY OF MONTEREY PARK

RESOLUTION NO. xx

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION CAPTIONED THE "REVISED MONTEREY PARK 2040 LAND USE ELEMENT PROPOSITION."

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to Elections Code § 9280, the City Clerk is directed to transmit a copy of the ballot proposition entitled the "Revised Monterey Park 2040 Land Use Element Proposition" 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 Nos. xx). If you desire a copy of the legislation affected by this measure, please call the City Clerk's office at (xxx) xxx, 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 52 U.S.C.A. § 10503, the City Clerk will:

- A. Translate the City Attorney's analysis in accordance with regulations set forth by the Los Angeles County Registrar Recorder's office; and
- B. Make copies of the translations of the City Attorney's analysis publicly available.

SECTION 7. 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 8. The Mayor, or presiding officer, is 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 9. 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 2020.**

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney