



**SUMMARY ACTIONS
NOT OFFICIAL MINUTES**

**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, August 5, 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 make public comment or speak on any item other than a public hearing item must be submitted before the Public Comment period begins. Requests to speak on a public hearing item must be submitted before the applicable public hearing begins. No additional speaker requests will 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 at 6:40 p.m.
2. **Flag Salute**
The Monterey Park Fire Explorers
3. **Roll Call**
Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
4. **Telecommunications Announcement, if requested**
5. **Agenda Revisions and Additions**
Addition of Staff Communication from Police Department to be heard after Item No. 6.
6. **Presentation**
 - 6.A. **Recognition of Fire Department Explorers**
Staff Communication from Police Department
7. **Public Comments**
8. **Staff Communications – This Item was heard after Item No. 10E**
 - 8.A. **Bruggemeyer Library**
 - 8.B. **Recreation & Community Services Department**
9. **Old Business**
 - 9.A. **Consideration and possible action to place a proposition on the November 3, 2026 ballot amending the Land Use and Urban Design Element to create HOME overlays in the City's commercial and industrial areas, as identified on a land use policy map, and to direct preparation of the implementing HOME Overlay Zoning regulations**

It is recommended that the City Council consider:

1. Adopting Resolution No. ____ Adding a Proposition to the Ballot Creating HOME (Housing Overlay – Mixed Environments) Overlays in the City's Commercial and Industrial Areas for the November 3 General Municipal Election Pursuant to Elections Code § 9222 (Attachment 1);
2. Separately, adopting Resolution No. ____ adopting Land Use Policy Maps for the HOME Land Use Designation (Attachment 2);
3. Adopting Resolutions No. ____ (Attachment 3) and No. ____ (Attachment 4) requesting an impartial analysis, and establishing procedures for ballot arguments, respectively;
4. Determining whether the City Council should submit an argument in favor of the ballot proposition;
5. Directing staff to return with the implementing HOME Overlay Zoning regulations for the City Council's consideration and adoption in the event the HOME Proposition is approved by the voters; and
6. Taking such additional, related, action that may be desirable.

Agenda Item No. 9.A., continued

CEQA (California Environmental Quality Act):

The City Council is required to conduct environmental review of matters it places onto the ballot pursuant to Elections Code § 9222. Placing this matter onto the November 3, 2026 ballot is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.) for the reasons stated in Section 4 of the draft Proposition. Amending the LUE by voter proposition is a legislative act that establishes policy for future development; it does not approve any particular project and does not commit the City to any development that could result in a physical change to the environment. If the voters approve the HOME Proposition, the City Council's subsequent adoption of the implementing HOME Overlay Zoning regulations, and its discretionary approval of any project activating a HOME overlay on a particular parcel, will each be reviewed under CEQA at that time.

Motion By: Wong					
Seconded By:					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo					
Wong					
Sanchez					
Lo					
Yang					

Motion to approve recommendations as amended to add additional locations

Council Member Wong withdrew his motion

Motion By: Wong					
Seconded By: Yang					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

Approved recommendations Designated Mayor Lo to write the Argument in favor

Resolution No. 2026-R63 Adding Proposition Resolution No. 2026-R64 Land Use Policy Maps

Resolution No. 2026-R65 Impartial Analysis Resolution No. 2026-R66 Ballot Argument

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.

Motion By: Wong					
Seconded By: Sanchez					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				10H
Sanchez	X				
Lo	X				
Yang	X				

Approved/Adopted on Consent Calendar Item Nos. 10A-10I. Item No. 10E was previously heard. Council Member Wong declared a potential conflict of interest on Item No. 10H

10.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the regular meetings of May 6, 2026, May 20, 2026 and June 3, 2026, and the special meetings of May 27, 2026, June 2, 2026 and June 3, 2026 and;
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.B. Monthly Investment Report

It is recommended that the City Council consider:

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

Received and filed on Consent Calendar

10.C. Ratification of Letters Due to Los Palos Fire Incident

It is recommended that the City Council consider:

1. Ratifying the City's letters sent to Lineage, Inc. and Elected Officials, regarding an urgent request for immediate fire remediation and abatement, on behalf of City Council; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.D. 2026/2027 CTFGP Grant Award

It is recommended that the City Council consider:

1. Accepting and appropriating grant funds and authorizing the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Department of California Highway Patrol ("CHP") in the amount of \$381,449.96 for the Cannabis Tax Fund Grant Program ("CTFGP");
2. Adopting a Resolution authorizing the City Manager, or designee, to receive and appropriate grant funds in Fiscal Year 2026-27, and execute an agreement, in a form approved by the City Attorney, with the CHP in the amount of \$381,449.96 for the CTFGP; and
3. Taking such additional, related, action that may be desirable.

Approved/Adopted on Consent Calendar, Resolution No.2026-R67

10.E. Accepting a monetary donation from the Friends of the Seniors Langley Senior Citizens Center for \$29,510 on behalf of the City of Monterey Park

It is recommended that the City Council consider:

1. Accepting a monetary donation from Friends of the Seniors Langley Senior Citizens Center for \$29,510 on behalf of the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Motion By: Ngo					
Seconded By: Sanchez					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				

This Item was heard after Public Comments

Approved recommendation

10.F. Authorize The Purchase of a 2027 CNG Freightliner 114SD Sewer Vector Truck and 2027 Caterpillar 420 Backhoe Loader

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4) (cooperative purchasing), and authorizing the City Manager to purchase a 2027 CNG Freightliner 114SD sewer vector truck from Haaker Equipment Company for \$595,043 and a Caterpillar 420 backhoe loader from Quinn Company for \$177,853;
2. Approving an appropriation of \$640,043 to the FY2026-27 budget from the Sanitary Sewer Maintenance Fund (411) for the purchase of 2027 CNG Freightliner 114SD sewer vector truck from Haaker Equipment Company; and
3. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.G. Library Elevator Modernization – Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Maverick Elevator Service CA LLC, in the amount of \$175,173.00 for the Library Elevator Modernization, Specification No. 2026-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed \$17,517 (10%) over the total contract amount; and
3. Taking such additional, related action that may be desirable.

Approved on Consent Calendar

Item No. 10G

CEQA (California Environmental Quality Act):

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

10.H. Amendment to Agreement No. 2520-A, with SA Associates concerning the Garvey Sewer Improvements Project Construction Inspection Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an Amendment to Agreement No. 2520-A a form approved by the City Attorney, with SA Associates, to provide additional construction inspection services for an additional amount of \$60,000, increasing the total contract amount to an amount not to exceed \$140,000;
2. Taking such additional, related action that may be desirable.

Approved on Consent Calendar

CEQA (California Environmental Quality Act):

The proposed action approves an amendment to an existing professional services agreement for additional construction inspection services for the Garvey Sewer Improvements Project. The amendment does not modify the scope of the underlying project or authorize additional physical improvements. The underlying project is categorically exempt from CEQA under the Class 1 exemption for Existing Facilities. (Cal. Code Regs., tit. 14, § 15301.) Because the amendment is limited to additional professional services for the exempt project and does not change the scope or environmental effects of the approved work, no additional CEQA review is required.

10.I. National Back-to-School Month Resolution (As Requested by Mayor Pro Tem Sanchez)

It is recommended that the City Council consider:

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

Approved/Adopted on Consent Calendar Resolution No.2026-R68

11. Public Hearing

11.A. A public hearing to consider an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01) and a resolution approving Tentative Map No. 26-05 (County Map No. 82800) for a mixed-use development consisting of 169 residential units and approximately 16,300 square feet of commercial/retail space located at 114 E. Garvey Avenue

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;

Item No.11A

4. After considering the evidence received during the public hearing: introducing and waiving the first reading of an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01); and adopting a resolution approving Tentative Map (TM) No. 26-05 (County Map No. 82800); and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The request includes the construction of a seven-story, mixed-use development consisting of 169 rental residential units and approximately 16,300 square feet of commercial/retail tenant space (the "Project"). Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has reviewed the Project and determined that the Project is exempt from CEQA under Public Resources Code § 21080.66 and that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 3) as required under Public Resources Code §§ 21008, 21152 for the Project. Accordingly, no environmental impact report, negative declaration, or mitigated negative declaration is required for the Project.

Public Resources Code § 21080.66, enacted by Assembly Bill ("AB") 130, exempts qualifying housing development projects from CEQA if they satisfy specified criteria. Because the Project qualifies for this statutory exemption, technical studies otherwise associated with CEQA review, such as air quality and noise analyses, were not required. A traffic study was nevertheless prepared for the Project and is discussed later in this report.

To qualify for the streamlining exemption under Public Resources Code § 21080.66, a project must satisfy statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 4), and staff determined that the Project satisfies those eligibility requirements, including project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted tribal consultation in accordance with the statute and incorporated tribal cultural resource conditions into the Project's Conditions of Approval at the request of one of the consulted tribes (Conditions of Approval 28-33).

Finally, AB 130 requires a Phase I Environmental Site Assessment ("ESA"). The Applicant submitted a Phase I ESA for the Project (Attachment 5) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

Motion By: Ngo					
Seconded By: Wong					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang					X

Council Member Yang declared a potential conflict of interest.
Public hearing held

Approved recommendation

Ordinance – 1st reading
Resolution No. 2026-R69

- 12. New Business**
- 13. City Communications (City Council) / Future Agenda Items**
- 14. Closed Session (if Required; City Attorney to Announce)**
- 15. Adjournment – 10:40 p.m.**