



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 19, 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 6:38 p.m.

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

Deputy City Clerk announced a typographical error in the numbering of staff reports.

6. Presentation

6.A. Monterey Park Sports Club "Heat" 14U Softball - District Champion, State Finalists and Nationals Champion

6.B. Monterey Park PONY Baseball - Shetland All-Star PONY World Series Participants

7. Public Comments

8. Staff Communications

9. Old Business

9.A. January 21, 2023 Memorial Project Update

It is recommended that the City Council consider:

1. Receiving and filing this update regarding the January 21, 2023 Memorial Project; and
2. Taking such additional, related, action that may be desirable.

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

Received and filed

9.B. Award of Professional Services Agreement to HGW Architecture for the preparation of Plans, Specifications, and Estimates for the Barnes Park Aquatic Center, CIP No. 95067

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Professional Services Agreement with HGW Architecture for the preparation of Plans, Specifications & Engineer's estimates (PS&E) for the Barnes Park Aquatic Center Project (Project), in an amount not to exceed \$1,656,892;

2. Authorizing the Public Works Director to approve change orders not to exceed \$83,108 (5%) over the total contract amount for a total agreement amount not to exceed \$1,740,000;
3. Authorizing the appropriation of \$312,400 to the Fiscal Year 2026-27 Budget from the General Fund; and
4. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed action—award of a professional services agreement for architectural and engineering design of the Aquatic Center—is exempt from CEQA (Pub. Resources Code, § 21065 *et seq.*) and the guidelines promulgated thereunder (“CEQA Guidelines” (Cal. Code Regs., tit. 14, § 15000 *et seq.*) pursuant to CEQA Guidelines §15061(b)(3). Awarding a design contract is an administrative action and is the award of a professional services agreement for architectural and engineering design of the Barnes Park Aquatic Center. The proposed action is not subject to CEQA because it does not approve the project, authorize construction, or commit the City to a definite course of action regarding the project. (CEQA Guidelines, §§ 15352, 15004.).

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

Approved recommendations

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: Ngo					
Council Members	Aye	No	Abstain	Absent	Recusal
Ngo	X				
Wong	X				
Sanchez	X				
Lo	X				
Yang	X				10C

Approved/Adopted on Consent Calendar Item Nos. 10A-10E, except Item No. 10B which was pulled. Council Member Yang reported a potential conflict of interest for Item No. 10C

10.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the regular meeting of June 17, 2026 and the special meetings of June 9, 2026, June 23, 2026 5:45 p.m., June 23, 2026 6:00 p.m., June 24, 2026, and June 30, 2026; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar as amended

10.B. Award of Contract to First Transit, Inc. for Fixed-Route, Microtransit, and Dial-a-Ride Transportation Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with First Transit, Inc., in a form approved by the City Attorney, for fixed-route, microtransit, and dial-a-ride transportation services for an initial four-year term in the not-to-exceed amount of \$12,534,987, with options to extend the agreement for up to two additional one-year terms at the City's sole discretion; and
2. Taking such additional, related, action that may be desirable.

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

Reject all bids, directed staff to bring back options for Council's consideration, and authorized extension of current contract on a month to month basis

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

Vote cast in error, revote

Approved

10.C. Second Reading of Ordinance Approving Amendment to Development Agreement No. 2261-AA for the Celadon Mixed-Use Development Project at 114 E. Garvey Avenue

It is recommended that the City Council consider:

1. Waiving second reading and adopting an uncodified ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01) by and between the City of Monterey Park and Rykadan 005, LLC, for a proposed seven-story mixed-development consisting of 169 residential units and approximately 16,300 square feet of commercial/retail space generally located at 114 E. Garvey Avenue; and
2. Taking such additional, related, action that may be desirable.

Approved/Adopted on Consent Calendar, Ordinance No. 2281

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code sections 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. sections 15000, et seq., the "CEQA Guidelines"), the ordinance's second reading is exempt from CEQA under Public Resources Code Section 21080.66 and by the Notice of Exemption adopted by the City Council on August 5, 2026, for the Celadon Mixed-Use Development Project and filed on August 6, 2026, with the Los Angeles County Recorder's Office.

10.D. Voter Education for City Ballot Measures – November 2026 General Municipal Election

It is recommended that the City Council consider:

1. Directing staff to take all necessary and appropriate actions to conduct impartial public education regarding the City ballot measures appearing on the November 2026 General Municipal Election ballot; and
2. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

10.E. City Council Support for State Nomination of Three Monterey Park Census Tracts for Opportunity Zone Designation

It is recommended that the City Council consider:

1. Authorizing the Mayor to sign the Letter of Support on behalf of the City Council to endorse the State of California's recommendation to designate three Monterey Park census tracts under the Federal Opportunity Zone 2.0 Program (Attachment 1);
2. Directing staff to submit the signed letter to the State during the public comment period, which ends on August 28, 2026; and
3. Taking such additional, related, action that may be desirable.

Approved on Consent Calendar

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 consist of expressing support for the State's recommendation of three census tracts for possible federal Opportunity Zone designation and do not approve any specific development project or physical change to the environment. Accordingly, the related actions do not constitute a "project" that requires environmental review.

11. Public Hearing

11.A. Rescinding and Terminating Development Agreement No. 21-01 and Repealing Goodviews Specific Plan for the Property located at 1688 West 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;
4. After considering the evidence received during the public hearing, introducing and waiving first reading for: (1) an ordinance repealing Ordinance No. 2210 and restoring the zoning designation of the property located at 1688 West Garvey Avenue from the 1688 West Garvey Avenue Specific Plan to High-Density Residential (R-3); and (2) an uncoded ordinance repealing Ordinance No. 2211 and rescinding and terminating Development Agreement No. 21-01 (Agreement No. 2252-AA) between the City of Monterey Park and Center Int'l Investments, Inc.; and

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

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code sections 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. sections 15000, et seq., the "CEQA Guidelines"), the proposed actions are exempt from CEQA under CEQA Guidelines Section 15061(b)(3). It can be determined with certainty that the proposed actions would have no significant effect on the environment, as they involve the repeal of the 1688 West Garvey Avenue Specific Plan (Goodviews Specific Plan), restoration of the property's prior High-Density Residential (R-3) zoning designation, and rescission and termination of Development Agreement No. 21-01 and do not propose or approve any new development. If the proposed actions are approved, the City will file a Notice of Exemption as required under Public Resources Code sections 21008 and 21152.

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

Public Hearing held

Ordinances – 1st reading

- 12. New Business**
- 13. City Communications (City Council) / Future Agenda Items**
- 14. Closed Session (if Required; City Attorney to Announce)**
- 15. Adjournment – 10:01 p.m.**