



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, September 16, 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

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

Mark Keppel High School Dream Center

6.A. Mark Keppel High School Dream Center

7. Public Comments

8. Staff Communications

8.A. Police Department

9. Old Business

9.A. San Gabriel Valley Forward Bus Rapid Transit Project Update and Preferred Project Scope

It is recommended that the City Council consider:

1. Receiving and filing the San Gabriel Valley (SGV) Forward Bus Rapid Transit (BRT) Project update;
2. Approving, for purposes of further project planning and environmental review, the City's preferred SGV Forward "Jump-Start" project scope, including, without limitation, consideration of peak-hour side-running bus lanes (7AM-9AM and 4PM-7PM), transit signal priority, and bus shelter/amenity upgrades;
3. Authorizing the City Manager to take such actions and execute such agreements with Los Angeles County Metropolitan Transportation Authority and/or San Gabriel Valley Council of Governments as may be necessary to implement and administer the Council's approved project scope through project planning and environmental review, in a form approved by the City Attorney; and
4. Taking such additional, related, actions that may be desirable.

CEQA (California Environmental Quality Act):

The recommended actions are not subject 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") because they are limited to receiving and filing the project update, identifying a preferred project scope for further planning and environmental review, and authorizing related administrative actions. The recommended actions will not result in a direct or reasonably foreseeable indirect physical change in the environment. (CEQA Guidelines § 15060(c)(2).) Environmental review of the proposed project will be completed before project implementation.

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. Approve Artwork Submitted by Artists Jeffrey Hsieh, Andrew Davis, and Timothy Yan for a Mural in Barnes Park Celebrating All Parks in Monterey Park

It is recommended that the City Council consider:

1. Approving the artwork submitted by artists Jeffrey Hsieh, Andrew Davis, and Timothy Yan for a mural in Barnes Park celebrating all the parks in Monterey Park;
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 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"). Under CEQA Guidelines § 15061(b)(3), CEQA does not apply where it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The proposed action consists of approving artwork to be painted on an existing City facility and has no possibility of causing a significant effect on the environment. Accordingly, the proposed action is exempt from CEQA.

10.B. Bureau of Justice Assistance FY25 Edward Byrne Memorial Justice Assistance Grant Program

It is recommended that the City Council consider:

1. Ratifying the Finance Director's August 17, 2026 acceptance of \$11,394 in grant funds from the Department of Justice ("DOJ") Office of Justice Programs/Bureau of Justice Assistance ("BJA") for the BJA FY25 Edward Byrne Memorial Justice Assistance Grant ("JAG") Program;
2. Appropriating \$11,394 in grant revenue and related expenditures in Fiscal Year 2026-27; and
3. Taking such additional, related action that may be desirable.

10.C. Los Palos Incident Local Emergency Termination

It is recommended that the City Council consider:

1. Adopting a resolution terminating the Los Palos Incident local emergency; and
2. Taking such additional, related, action that may be desirable.

10.D. Resolution supporting Measure HOM, a ballot proposition creating HOME (Housing Overlay – Mixed Environments) Overlays in the City's Commercial and Industrial Areas, for the November 3, 2026 General Municipal Election

It is recommended that the City Council consider:

1. Adopting a Resolution supporting Measure HOM, a ballot proposition creating HOME Overlays in the City's Commercial and Industrial Areas for the November 3, 2026 General Municipal Election; and

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

CEQA (California Environmental Quality Act):

These actions are not subject to review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because the Council would adopt a resolution supporting a ballot measure at the November 3, 2026 general municipal election. Such actions do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment. If the voters approve Measure HOM, 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. Accordingly, the proposed resolution and related actions do not constitute a "project" under CEQA.

10.E. Receive and file Program Year 2025-26 Consolidated Annual Performance and Evaluation Report (CAPER) for submission to the US Department of Housing and Urban Development (HUD)

It is recommended that the City Council consider:

1. Receiving and filing the draft Fiscal Year (FY) 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant ("CDBG") and HOME Investment Partnerships ("HOME") Programs, which is currently available for public review and comment;
2. Directing staff to consider all comments received during the public review and comment period and include a summary of those comments in the final CAPER;
3. Directing staff to finalize and transmit the CAPER, including a summary of the comments received, to the U.S. Department of Housing and Urban Development ("HUD");
4. Authorizing the City Manager, or her designee, to take all actions necessary or desirable to complete and submit the final CAPER to HUD; and
5. Taking such additional, related, action that may be desirable.

11. Public Hearing

12. New Business

12.A. Consideration and possible introduction and first reading of an Ordinance adding Monterey Park Municipal Code § 3.100.130 to delegate authority for subcontractor substitutions on public works contracts

It is recommended that the City Council consider:

1. Reading by title only, waiving further reading, and introducing an Ordinance adding § 3.100.130 to the Monterey Park Municipal Code to delegate authority for subcontractor substitutions on public works contracts; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Ordinance is exempt from additional review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because, under CEQA Guidelines §§ 15061(b)(3) and 15378(b)(5), it establishes internal governmental procedures for administering public works contracts and has no potential to cause a significant effect on the environment.

- 13. City Communications (City Council) / Future Agenda Items**
- 14. Closed Session (if Required; City Attorney to Announce)**
- 15. Adjournment**