

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
NOVEMBER 1, 2023**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, November 1, 2023, at 5:30 p.m.

CALL TO ORDER:

Mayor Sanchez called the meeting to order at 5:37 p.m.

ROLL CALL:

Deputy City Clerk Cindy Trang called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Yvonne Yiu

Council Members Absent: None

ALSO PRESENT: Interim City Manager Inez Alvarez, City Attorney Karl Berger, Interim Assistant City Manager Diana Garcia, Director of Human Resources and Risk Management Christine Tomikawa

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

PUBLIC COMMUNICATIONS:

- Byron de Arakal, representing Terramar Retail Centers, LLC. appealed to the City Council not to move forward with legal action and instead try to work together for a solution to the issue involving the Atlantic Square property. City Clerk's office received and filed one written communication from Byron de Arakal.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

[1.] OPEN SESSION

1-A. LETTER OF INTEREST ON BEHALF OF AT&T WIRELESS, (NEW CINGULAR WIRELESS, PCS, LLC.) PROPERTY ADDRESS: WATER TANK FACILITY (APN: 5254-002-900) AT&T SITE REFERENCE NO. CXL04089

Coastal Business Group, Inc. on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC) identified a City owned water tank facility as a potential candidate for a wireless facility. Should the site be a viable option, the City could receive rent from a lease agreement with AT&T. Staff is recommending approval of the Letter of Interest.

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 ("CEQA Guidelines") as a Class 1 categorical exemption (Existing Facilities). The Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality, or water quality.

Recommendation: It is recommended that the City Council consider: (1) Authorizing the Interim City Manager to execute a Letter of Interest on behalf of AT&T Wireless, (New Cingular Wireless, PCS, LLC.) Property Address: Water Tank Facility (APN: 5254-002-900) AT&T Site Reference No. CXL04089; and (2) Taking such additional, related, action that may be desirable.

Action Taken: By consensus, the City Council carried over this item to the November 1, 2023, 6:30 p.m. regular meeting.

[2.] CLOSED SESSION

The City Council adjourned to Closed Session at 5:43 p.m.

2-A. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION (Gov't. Code § 54956.9(d)(4)). Number of potential cases: two. Potential defendants and properties listed below (not required by applicable law; voluntarily disclosed)

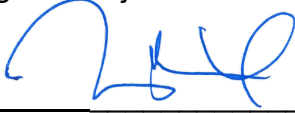
1. Atlantic Square, LLC, Terramar Retail Centers, LLC, and Does 1-25. 2000-2290 South Atlantic Boulevard.
2. Raymond & Cindy Chan Trust, et al., and Does 1-25. 795 West Garvey.

Agenda Item No. 2A-2 was heard first.

Discussion: Council Member Ngo declared a potential conflict of interest as his employer, Bank of America, has business relations with the developer and did not participate in discussion for Agenda Item No. 2A-1.

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with all Council Members present. The meeting was adjourned at 6:15 p.m.



Maychelle Yee
City Clerk

Approved on December 20, 2023, at the Regular City Council Meeting