

**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 CITY COUNCIL MEETING**  
**MONTEREY PARK CITY HALL COUNCIL CHAMBERS**  
**320 W. NEWMARK AVENUE, MONTEREY PARK, CA 91754**

**Wednesday**  
**June 21, 2023**  
**6:30 p.m.**

**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.

**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 and the City's website at <http://www.montereypark.ca.gov/AgendaCenter/City-Council-17>.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>.

**PUBLIC PARTICIPATION**

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting via email to [mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov).

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

**CALL TO ORDER** Mayor at 6:37 p.m.  
**FLAG SALUTE** The Monterey Park Police Explorers  
**ROLL CALL** Present: Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu  
Absent: Henry Lo

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**CITY ATTORNEY BERGER ANNOUNCED THAT THE CITY COUNCIL WILL ADJOURN TO THE 6/21/2023 5:00 PM SPECIAL MEETING FOR CLOSED SESSION AT THE CONCLUSION OF THIS REGULAR MEETING**

**PUBLIC COMMUNICATIONS:**

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

**STAFF COMMUNICATIONS:**

- Fire department
- Police department
- Public Work
- Recreation and Community Services

**[1.] PRESENTATION**

**1-A. LOS ANGELES AREA REGIONAL TRAINING GROUP - VIDEO: FIRST RESPONDER PERSPECTIVES OF THE JANUARY 21, 2023 MASS SHOOTING**

**[2.] OLD BUSINESS – None.**

**[3.] CONSENT CALENDAR ITEM NOS. 3A-3L**

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.

| <b>MOTION BY: WONG</b>  |            |           |                |               |                |
|-------------------------|------------|-----------|----------------|---------------|----------------|
| <b>SECONDED BY: YIU</b> |            |           |                |               |                |
| <b>COUNCIL MEMBERS</b>  | <b>Aye</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recusal</b> |
| LO                      | X          |           |                |               |                |
| YIU                     | X          |           |                |               |                |
| NGO                     | X          |           |                |               | 3H             |
| WONG                    | X          |           |                |               | 3K             |
| SANCHEZ                 | X          |           |                |               |                |

**APPROVED/ADOPTED ON CONSENT CALENDAR ITEM NOS. 3A-3L, EXCEPT FOR ITEM NO. 3E WHICH WAS PULLED. COUNCIL MEMBER NGO ANNOUNCED A POTENTIAL CONFLICT OF INTEREST ON ITEM NO. 3H AND MAYOR PROTEM ANNOUNCED A POTENTIAL CONFLICT OF INTEREST ON ITEM NO. 3K**

**3-A. MONTHLY INVESTMENT REPORT – MAY 2023**

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**

**3-B. RECOMMENDATIONS FOR ADOPTION OF FISCAL YEAR 2023-24 ANNUAL BUDGET**

It is recommended that the City Council consider:

- (1) Adopting by Resolution the City's and Successor Agency's Fiscal Year 2023-2024 Annual Budget as presented on May 24, 2023;
- (2) Adopting a Resolution approving the Citywide Combined Salary Schedule; and
- (3) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR**

**RESOLUTION NO. 2023-R48 / SA-185 – BUDGET, RESOLUTION NO. 2023-R49 – SALARY**

**3-C. CONTINUE TO EXTEND THE EXISTENCE OF AN EMPLOYMENT EMERGENCY FOR THE CITY OF MONTEREY PARK**

It is recommended that the City Council consider:

- (1) Receiving and filing this report;
- (2) Continuing to extend the existence of an employment emergency for the City of Monterey Park and authorizing the City Manager to take all practical actions needed to implement the efficient recruitment and retention of persons for employment; and
- (3) Taking such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-D. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS' ASSOCIATION FOR THE TERM OF JULY 1, 2023 TO JUNE 30, 2025**

It is recommended that the City Council consider:

- (1) Adopting a Resolution approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Professional Chief Officers' Association ("MPPCOA"). The MPPCOA represents the battalion chiefs in the Monterey Park Fire Department;
- (2) Continuing to extend the existence of an employment emergency for the City of Monterey Park and authorizing the City Manager to take all practical actions needed to implement the efficient recruitment and retention of persons for employment; and
- (3) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR, RESOLUTION NO. 2023-R50**

**3-E. AUTHORIZING MAYOR TO SIGN LETTERS ON BEHALF OF THE CITY SUPPORTING GOVERNOR NEWSOM'S PROPOSAL FOR A 28TH AMENDMENT TO THE UNITED STATES CONSTITUTION AND THE LANGUAGE ACCESS TO GUN VIOLENCE PREVENTION STRATEGIES ACT OF 2023; AND RECEIVING AND FILING THE FIREARM LEGISLATIVE UPDATE REPORT**

It is recommended that the City Council consider:

- (1) Authorizing Mayor to sign a letter on behalf of the City supporting Governor Newsom's proposal for a 28<sup>th</sup> Amendment to the United States Constitution to help address America's Gun Violence Crisis;
- (2) Authorizing Mayor to sign a letter on behalf of the City supporting the Language Access to Gun Violence Prevention Strategies Act of 2023;
- (3) Receiving and filing the firearm legislative update report; and
- (4) Taking such additional, related, action that may be desirable.

**CONTINUED NEXT PAGE**

**CONTINUED PREVIOUS PAGE ITEM NO. 3E**

| MOTION BY: WONG  |     |    |         |        |         |
|------------------|-----|----|---------|--------|---------|
| SECONDED BY: YIU |     |    |         |        |         |
| COUNCIL MEMBERS  | Aye | No | Abstain | Absent | Recusal |
| LO               | X   |    |         |        |         |
| YIU              | X   |    |         |        |         |
| NGO              | X   |    |         |        |         |
| WONG             | X   |    |         |        |         |
| SANCHEZ          | X   |    |         |        |         |

**APPROVED RECOMMENDATIONS AS AMENDED TO MAKE THE LETTERS A 5 SIGNATURE LETTER**

**3-F. WAIVE FURTHER READING AND ADOPT ZONING CODE AMENDMENT NO. 23-01 (ZCA-23-01), AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE, CHAPTER 21.18, ENTITLED “AFFORDABLE HOUSING INCENTIVES – DENSITY BONUS” TO IMPLEMENT THE MONTEREY PARK HOUSING ELEMENT**

It is recommended that the City Council consider:

- (1) Waiving the second reading and adopting the proposed ordinance; and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR, ORDINANCE NO. 2230**

**3-G. WAIVE FURTHER READING AND ADOPT ORDINANCES: 1) ZONE CHANGE (ZA-23-01) TO RE-ZONE PROPERTIES FROM THE REGIONAL SPECIALTY CENTER (R-S) ZONE WITH THE PLANNED DEVELOPMENT OVERLAY (P-D) ZONE TO THE MARKET PLACE SPECIFIC PLAN (MPSP) ZONE; AND 2) DEVELOPMENT AGREEMENT (DA-23-01) TO AMEND IN ITS ENTIRETY A DEVELOPMENT AGREEMENT BETWEEN MONTEREY PARK RETAIL PARTNERS, LLC AND THE CITY OF MONTEREY PARK FOR PROPERTIES COLLECTIVELY OPERATING AS THE MONTEREY PARK MARKET PLACE, LOCATED AT 2000-5500 MARKET PLACE DRIVE, ALSO IDENTIFIED BY ASSESSOR’S PARCEL NUMBERS 5275-003-024, 025, 027, 029, 030, 031, 037, AND 038**

It is recommended that the City Council consider:

- (1) Waiving the second reading and adopting the proposed ordinances; and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR  
ORDINANCE NO. 2231 – ZONE CHANGE, ORDINANCE NO. 2232 – DA**

**3-H. AUTHORIZE THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT WITH CHINATOWN SERVICE CENTER TO UTILIZE THE SIERRA VISTA COMMUNITY CENTER AS A TEMPORARY MPK HOPE RESILIENCY CENTER TO PROVIDE MENTAL HEALTH AND WELLNESS SERVICES IN THE WAKE OF THE JANUARY 21<sup>ST</sup> SHOOTING**

It is recommended that the City Council consider:

- (1) Authorizing the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with Chinatown Service Center to utilize the Sierra Vista Community Center as a temporary MPK Hope Resiliency Center to provide mental health and wellness services;
- (2) Determining whether to advance the rental and janitorial costs of the Sierra Vista Community Center until Antiterrorism Emergency Assistance Program (AEAP) grant funds are disbursed; and
- (3) Taking such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR, COUNCIL MEMBER NGO DECLARED A POTENTIAL CONFLICT OF INTEREST AND DID NOT PARTICIPATE**

**3-I. CONSIDERATION OF MAP NO. 71473 FOR A SUBDIVISION OF SINGLE LOT TO FACILITATE A FOUR-UNIT RESIDENTIAL DEVELOPMENT, LOCATED AT THE SOUTHEAST CORNER OF SOUTH ORANGE AVE AND PEPPER STREET**

It is recommended that the City Council consider:

- (1) Adopting a resolution approving Parcel Map No. 71473;
- (2) Authorizing the City Manager to execute a Subdivision Improvement Agreement for Parcel Map No. 71473 in a form approved by the City Attorney;
- (3) Authorizing the Public Works Director, or designee, to sign Parcel Map No. 71473; and
- (4) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development).

**APPROVED/ADOPTED ON CONSENT CALENDAR, RESOLUTION NO. 2023-R51**

**3-J. BEAR ELECTRICAL SOLUTIONS – AMENDMENT NO. 1**

It is recommended that the City Council consider:

- (1) Authorize the City Manager to execute the First Amendment to Agreement 2183-A, in a form approved by the City Attorney, with Bear Electrical Solutions, Inc., to retroactively increase the contract amount not to exceed \$668,000 and to extend the term through June 30, 2024; and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-K. SOUTHERN CALIFORNIA EDISON 5-YEAR REVOCABLE SECONDARY LAND USE LICENSE**

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a 5-year Revocable Secondary Land Use License with Southern California Edison (SCE) for the City's 14" water main from the Delta Water Treatment Plant in the amount of \$1,934.08; and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR. MAYOR PRO TEM WONG DECLARED A POTENTIAL CONFLICT OF INTEREST AND DID NOT PARTICIPATE**

**3-L. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF EMERGENCY REPAIRS OF THE MONTEREY PASS ROAD WATER LINE**

It is recommended that the City Council consider:

- (1) Receive and File the staff report summarizing the status of emergency repairs of the Monterey Pass Road water line; and
- (2) Taking such additional, related, action that may be desirable.

**RECEIVED AND FILED ON CONSENT CALENDAR**

**[4.] PUBLIC HEARING**

**4-A. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION ESTABLISHING CITY-WIDE FEES RELATED TO THE INCLUSIONARY HOUSING ORDINANCE**

It is recommended that the City Council consider:

- (1) Continue the public hearing to the August 16, 2023 City Council meeting; and
- (2) Taking such additional, related, action that may be desirable.

|                             |            |           |                |               |                |
|-----------------------------|------------|-----------|----------------|---------------|----------------|
| <b>MOTION BY: WONG</b>      |            |           |                |               |                |
| <b>SECONDED BY: SANCHEZ</b> |            |           |                |               |                |
| <b>COUNCIL MEMBERS</b>      | <b>Aye</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recusal</b> |
| LO                          | X          |           |                |               |                |
| YIU                         | X          |           |                |               |                |
| NGO                         | X          |           |                |               |                |
| WONG                        | X          |           |                |               |                |
| SANCHEZ                     | X          |           |                |               |                |

**APPROVED RECOMMENDATION**

**4-B. RESOLUTION FOR THE FY2023-24 CAPITAL IMPROVEMENT PLAN**

It is recommended that the City Council consider:

- (1) Opening a public hearing to receive documentary and testimonial evidence;
- (2) After closing the public hearing and considering the evidence, adopting a Resolution finding the FY2023-24 Capital Improvement Plan (“CIP”) conforms with the General Plan, Authorizing the City Engineer to Approve Plans and Specifications for Capital Improvement Projects, and Authorizing the Public Works Director to Solicit Bids for Capital Improvement Projects identified in the CIP; and
- (3) Taking such additional, related, action that may be desirable.

|                         |            |           |                |               |                |
|-------------------------|------------|-----------|----------------|---------------|----------------|
| <b>MOTION BY: WONG</b>  |            |           |                |               |                |
| <b>SECONDED BY: NGO</b> |            |           |                |               |                |
| <b>COUNCIL MEMBERS</b>  | <b>Aye</b> | <b>No</b> | <b>Abstain</b> | <b>Absent</b> | <b>Recusal</b> |
| LO                      | X          |           |                |               |                |
| YIU                     | X          |           |                |               |                |
| NGO                     | X          |           |                |               |                |
| WONG                    | X          |           |                |               |                |
| SANCHEZ                 | X          |           |                |               |                |

**PUBLIC HEARING HELD**  
**APPROVED RECOMMENDATIONS**

**[5.] NEW BUSINESS – None.**

**[6.] CITY COMMUNICATIONS (CITY COUNCIL)**

**[7.] FUTURE AGENDA ITEMS**

**[8.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**

**ADJOURNED – 8:41 P.M.**