

**MINUTES**  
**MONTEREY PARK CITY COUNCIL**  
**FINANCING AUTHORITY (MPFA)**  
**HOUSING AUTHORITY (MPHA)**  
**GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)**  
**SUCCESSOR AGENCY (SA)**  
**REGULAR MEETING**  
**APRIL 5, 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 Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 5, 2023 at 6:30 p.m.

**CALL TO ORDER:**

Mayor Sanchez called the meeting to order at 6:35 p.m.

**FLAG SALUTE:**

The Monterey Park Fire Explorers

**ROLL CALL:**

City Clerk Maychelle Yee called the roll:

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

Council Members Absent: None

**ALSO PRESENT:** City Attorney Karl Berger, City Manager Ron Bow, City Treasurer Amy Lee, Assistant City Manager Inez Alvarez, City Librarian Diana Garcia, Director of Public Works Shawn Igoe, Director of Finance Martha Garcia, Fire Chief Matthew Hallock, Director of Human Resources and Risk Management Christine Tomikawa, Interim Director of Community Development Jessica Serrano, Police Captain Gustavo Jimenez, Finance Manager Laura Borjon, Economic Development Manager Joseph Torres, Senior Planner Beth Chow, Principal Management Analyst Xochitl Tipan, Recreation Supervisor Orlando Muro, Assistant Deputy City Clerk Helena Cho

**VIRTUALLY PRESENT:** Housing Element Consultant Steve Sizemore

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

City Attorney Berger announced that there was a supplemental staff report for Agenda Item No. 3G provided to the City Council and public.

**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

## **PUBLIC COMMUNICATIONS**

- Justin Birrell, Daniel Park, and Justin Chang, Monterey Park Fire Fighters, spoke about the Fire Fighter's Association, Local 1014's recent BBQ fundraising event held on March 25<sup>th</sup> at Barnes Park. The event was held to raise money for the Monterey Park Community Healing Fund and raised a total of \$5,684.74. The Firefighters thanked the community and sponsors for a successful event. Firefighter Birrell invited the community to their Fire Service Day open house event on May 20<sup>th</sup> at Fire Station 61.
- Silvano Mendias, Southwest Mountain States Regional Council of Carpenters, Local 213, spoke about tax fraud and mentioned that on April 10<sup>th</sup> - 18<sup>th</sup> they will be joining the United Brotherhood of Carpenters in taking part in the National Tax Fraud Days of Action, a week-long series of events to raise awareness about construction industry tax fraud.
- Amy Lee gave her time to Maychelle Yee.
- Maychelle Yee, a resident, provided her viewpoint on the city's "My Commitment to a Healthy Work Environment" form.

## **STAFF COMMUNICATIONS**

- Recreation and Community Services: Recreation Supervisor Muro thanked everyone for a successful St. Patrick's Day event at Langley Senior Center, Electric Park event, and Easter Egg Hunt. He reminded the community of the upcoming Cherry Blossom event on April 15-16, 2023.
- Community Development: Interim Director of Community Development Serrano provided an update on the state approved Housing Element and new online Building Division services.
- Economic Development: Economic Development Manager Torres provided information on Southern California Edison (SCE) restaurant program.
- Library: City Librarian Garcia provided updates on the various events at the library: Play Days Read and Ride program, Free Legal Assistance Clinic, Drop-in Counseling & Services, PTSD Awareness Health Seminar, extension of the 2023 Volunteer Income Tax Assistance Clinic, Dia de los Ninos Day, and National Library Week.
- Public Works: Principal Management Analyst Tipan provided information on the new Passio GO App for live Spirit Bus information and the city's Annual Spring Cleaning Event on April 8<sup>th</sup>. Director of Public Works Igoe provided information on on-going projects and status update on the state's current drought conditions.

**1. PRESENTATION**

Matters listed under presentation are informational content and for discussion only.

**1-A. SAN GABRIEL VALLEY REGIONAL HOUSING TRUST OVERVIEW**

Brielle Salazar, Regional Housing Trust Manager provided a PowerPoint presentation on the history of the formation of the San Gabriel Valley Regional Housing Trust, accomplishments, and how to become a member.

By consensus, the City Council requested staff to bring back this item for Council consideration in possibly joining the San Gabriel Valley Regional Housing Trust.

**1-B. CITY MANAGER UPDATE ON SB 710**

City Manager Bow provided an overview on the status of Senate Bill (SB) 710. By consensus, the City Council directed the City Manager to draft letters in opposition to the bill.

**2. OLD BUSINESS**

**2-A. SUPPORT FOR AB 28**

On March 15, 2023, the City Council requested that support of AB 28 be placed on a future City Council agenda. Attached for reference is AB 28. The summary of AB 28 may be expressed in the entirety of its text: "It is the intent of the Legislature to enact legislation that would enact a tax to fund measures to protect against gun violence on firearms and ammunition purchased." Unless otherwise directed, the City will add AB 28 to the list of gun-related legislation being endorsed by the City of Monterey Park.

**Discussion:** City Council requested staff to provide a progress report on legislative bills that the council has either voiced support and/or opposition towards. The City Council also requested that information regarding legislative bills be available via social media for the community.

**Action Taken:** The City Council received and filed this report and directed the City Manager and City Attorney to express the City Council's support of AB 28 with the California Legislature.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

**2-B. EXTENDING A LOCAL EMERGENCY FOR THE GOODVIEWS ABATEMENT PROJECT (“GAP”); APPROVING COLOR SCHEME FOR RETAINING WALL**

On December 21, 2022, the City Council adopted Resolution No. 2022-R101 that extended the GAP local emergency until March 1, 2023; on March 1, 2023, the City Council – by minute order – further extended the GAP emergency until May 1, 2023.

Since March 1<sup>st</sup>, the City (and the State) continued to experience multiple “atmospheric river” storms that caused additional delay to completion of the GAP. The engineer’s estimate for completion is now mid-May.

Part of the “wrap-up” for the GAP is selecting a color scheme for the retaining wall. The 1688 West Garvey Specific Plan – approved by the City Council in 2021 – allowed for three types of wall finishes (see attached Exhibit “A” to the staff report). The GAP utilized “Wall Finish Option 1” as part of the bid package. The question is whether the City Council prefers the stained look or the unstained look.

**Discussion:** City Attorney Berger provided a PowerPoint presentation on the status of the GAP project and requested the City Council to select the color scheme of the retaining wall.

**Action Taken:** The City Council extended the local emergency for the GAP pursuant to Section 3 of Resolution No. 2022-R101 (adopted December 21, 2022) to June 1, 2023 and selected a color scheme of unstained look for the new retaining wall constructed as part of the GAP.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

**3. CONSENT CALENDAR ITEMS NOS. 3A-3K**

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.

**Action Taken:** The City Council approved and adopted Agenda Item Nos. 3A, 3B, 3C, 3F, 3H, 3J, and 3K on consent calendar, excluding item No. 3D, 3E, 3G and 3I which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

**Motion:** Moved by Council Member Ngo and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

### **3-A. MINUTES**

Approving the minutes from the special and regular meetings of March 1, 2023, the special meeting of March 8, 2023, and the regular meeting of March 15, 2023.

**Action Taken:** The City Council approved the minutes from the special and regular meetings of March 1, 2023, the special meeting of March 8, 2023, and the regular meeting of March 15, 2023 on Consent Calendar.

### **3-B. REPORT ON LOCAL EMERGENCIES PURSUANT TO GOVERNMENT CODE § 8630; RATIFICATION OF ACTIONS TAKEN BY THE DIRECTOR OF EMERGENCY SERVICES; EXTENSION OF WINTER STORMS AND LOCAL SHOOTING EMERGENCIES**

On January 8, 2023 (as ratified by Resolution No. 2023-R5, adopted January 18, 2023) and, separately, on January 31, 2023 (Resolution No. 2023-R7), the City declared local emergencies. The first local emergency was in response to the 2023 Winter Storms that continue to stretch the City's resources; the second was in response to the Mass Casualty Incident resulting in the death of 11 people on January 21, 2023 (collectively, the "2023 Emergencies").

The City Manager, acting in his capacity as the Emergency Services Director, undertook various actions to prioritize the use of public resources to manage the 2023 Emergencies. Among other things, public safety and public works personnel were mobilized in response to visits by the President and Vice-President of the United States; the Governor of California; and multiple, additional, dignitaries.

This report is submitted to the City Council in compliance with Government Code § 8630. It also requests that the City Council ratify several actions taken by the City Manager in accordance with his emergency powers under the 2023 Emergencies and that the 2023 Emergencies be extended to May 1, 2023.

**Action Taken:** The City Council received and filed the report pursuant to Government Code § 8630 and ratified certain actions taken by the Director of Emergency Services including, without limitation, extending the effective date for issuing building permits for the Rykadan 005, LLC project (aka “Celadon”) pursuant to Development Agreement (DA-21-XX) on Consent Calendar.

**3-C. RENEWAL OF THE ASSESSMENT DISTRICT FOR FISCAL YEAR 2023-24 AND SCHEDULE A PUBLIC HEARING PURSUANT TO STREETS AND HIGHWAYS CODE §§ 22500, ET SEQ.**

In 1993 the City formed a citywide benefit assessment district to finance the operation and maintenance of public street lighting and landscaping. The district was renewed each of the past 30 years and must be renewed for 2023-24 in order for the City to continue collecting assessments. To begin the district renewal, staff recommends a public hearing be held on June 7, 2023. Scheduling the public hearing is a required process and it does not automatically renew the district. The district renewal will follow the City Council’s action at the conclusion of the June 7<sup>th</sup> public hearing.

**CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):**

The proposed action is exempt from review under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, *et seq.*; “CEQA”) and CEQA Guidelines (Cal. Code Regs. tit. 14, §§ 15000, *et seq.*) because it establishes, modifies, structures, restructures, and approves rates and charges for meeting operating expenses; purchasing supplies, equipment, and materials; meeting financial requirements; and obtaining funds for capital projects needed to maintain service within existing service areas. The proposed action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines § 15273.

**Action Taken:** The City Council adopted Resolution No. 2023-R22 declaring the City Council’s intent to levy and collect assessments for Fiscal Year 2023-24 in Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code §§ 22500, *et seq.* and setting a time and place for a public hearing on Consent Calendar.

**Resolution No. 2023-R22**

RESOLUTION DECLARING THE CITY COUNCIL’S INTENT TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2023-2024 IN CITYWIDE MAINTENANCE DISTRICT NO. 93-1 PURSUANT TO STREETS AND HIGHWAYS CODE § 22587 AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING

### **3-D. SUMMARY REPORT OF THE CLASSIFICATION AND COMPENSATION STUDY**

In June 2022, Ralph Andersen & Associates was retained to conduct a City-wide Classification and Compensation study to evaluate the City's job descriptions, salary, and benefits compared to other public sector agencies of comparable size and services. This report is a summary of the compensation portion of the Classification and Compensation study. As the labor market continues to be competitive to attract and retain qualified candidates and employees, the compensation study provides useful information to assist the City.

**Discussion:** Director of Human Resources and Risk Management Tomikawa along with Doug Johnson, Vice President, Ralph Anderson & Associates, provided a presentation on the classification and compensation study. The City Council directed staff to review and make adjustments to the part-time salary and bring back for City Council's consideration at an appropriate time.

**Action Taken:** The City Council received and filed this report.

**Motion:** Moved by Council Member Yiu and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

### **3-E. NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK RESOLUTION**

The Monterey Park Police Department is celebrating the week of April 09-15, 2023, as National Public Safety Telecommunicators Week. This week, sponsored by the Association of Public-Safety Communications Officials (APCO) International and celebrated annually, honors the thousands of men and women who respond to emergency calls, dispatch emergency professionals and equipment, and render life-saving assistance to the citizens of the United States. We are enlisting your support in the form of a resolution to honor these men and women in our area for the work that they do every day to protect the residents of Monterey Park.

**Action Taken:** The City Council adopted Resolution No. 2023-R23 declaring the week of April 9 through 15, 2023 to be National Public Safety Telecommunicators Week in the City of Monterey Park.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

**Resolution No. 2023-R23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING APRIL 09-15 2023, NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK IN MONTEREY PARK

**3-F. CALIFORNIA STATE LIBRARY PARKS PASS GRANT FISCAL YEAR 2022-2023**

The Library was notified of a \$32,596.00 award from the California State Library. The grant funds will be utilized to provide trips to California State Parks and other programming encouraging residents to explore the outdoors.

**Action Taken:** The City Council accepted grant funds from the California State Library in the amount of \$32,596.00 for State Parks programming at the Library and authorized an allocation of \$32,596.00 in grant funding to the FY 22-23 budget on Consent Calendar.

**3-G. 2020 STATE HOMELAND SECURITY GRANT PROGRAM – COST SAVINGS**

The City of Monterey Park Fire Department (Fire Department) was notified of an approved modification for an increase of \$64,360 for the 2020 State Homeland Security Grant Program (SHSP 2020 Grant). As per Resolution No. 11740 adopted by the City Council on May 6, 2015, staff is reporting to the City Council the type of money obtained and the project details.

The Fire Department completed two projects during the SHSP 2020 Grant cycle. The First project was the purchase of \$30,000 of equipment. The second project was the oversight of a Regional Training Intelligence (RTG) position for the entire Los Angeles County region. This position is a Homeland Security funded position with Monterey Park Fire Department providing contract oversight. The original contract was approved by the City Council on April 6, 2022. The initial contract amount was not to exceed \$146,720 with a term ending in May 2023. Staff seeks to increase the amount of the contract, with an amount not to exceed \$211,080 to incorporate a cost savings from the SHSP 2020 Grant of \$64,360.



**Recommendation:** It is recommended that the City Council consider: (1) Authorizing the City Manager to execute an agreement amendment with CounterRisk Inc., in a form approved by the City Attorney, to CounterRisk Inc. for amount of \$64,360; and (2) Taking such additional, related, action that may be desirable.

### **SUPPLEMENTAL STAFF REPORT REGARDING ITEM 3-G, 2020 STATE HOMELAND SECURITY GRANT PROGRAM – COST SAVINGS**

As per Resolution No. 11740 adopted by the City Council on May 6, 2015, Section 2.B, “Acquisitions authorized by this resolution must be completely paid for using grant funds from SHSGP or UASI only. The use of general fund monies is not authorized by this resolution unless the call for projects is within sixty days before the end of a grant performance period and the City will be 100% reimbursed by SHSGP or UASI.” The performance period end date for the 2020 State Homeland Security Grant Program is May 31, 2023. Staff seeks permission to allocate \$64,360 from Fiscal Year 2022-23 Budget funds for the project.

**Action Taken:** The City Council authorized the City Manager to execute an agreement amendment with CounterRisk Inc., in a form approved by the City Attorney, to CounterRisk Inc. for amount of \$64,360 and allocated \$64,360 from Fiscal Year 2022-23 Budget funds for this project.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Mayor Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

### **3-H. ACCEPTANCE OF SGVMWD GRANT FOR CALSENSE SYSTEMS**

The San Gabriel Valley Municipal Water District (SGVMWD) is awarding the city \$50,000 grant funding for Calsense Smart Irrigation Control Systems. Staff requests the City Council accept the grant funds and allocate the \$50,000 in grant funds to the FY 2022-2023 budget.

**Action Taken:** The City Council (1) accepted grant funding in the amount of \$50,000 from the San Gabriel Valley Municipal Water District (SGVMWD) for Calsense Irrigation Control Systems for City Hall and Barnes Park; (2) authorized the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with SGVMWD for this grant program; and (3) authorized the Finance Department to allocate \$50,000 in grant funding to the FY2022-2023 budget on Consent Calendar.

**3-I. LICENSE AGREEMENT WITH THE SALVATION ARMY FOR USE OF SPACE AT THE CITY'S COMMUNITY CLEAN-UP EVENTS**

The City hosts community clean-up events throughout the year to provide the community an opportunity to dispose of unwanted bulky items and electronic waste through Athens Services. Items collected may include usable items such as furniture, rugs, clothing, appliances, and small electronic devices. To increase waste diversion and promote the reuse of items, staff recommends partnering with local organizations such as the Salvation Army to collect reusable items at the City's events. Allowing the Salvation Army to participate in the clean-up events would further the City's sustainability efforts to divert waste and encourage the community to increase their reuse and recycling practices. Athens Services would continue its current diversion efforts by collecting items and sorting recyclable material before sending the remaining waste to the landfill.

It is recommended that City Council authorize the City Manager to execute a license agreement to document the usage of space at the City's clean-up events. The license agreement would allow the Salvation Army to have designated space at the City's clean-up event to collect and haul unwanted items with their own resources, helping divert waste from entering landfills.

**Action Taken:** The City Council authorized the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney with the Salvation Army to utilize space within the City's Community Clean-up events to collect unwanted items from the public.

**Motion:** Moved by Council Member Lo and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

**3-J. PIPE SUPPLY PURCHASE FOR PHASE III WATER MAIN REPLACEMENT PROJECT – AWARD OF CONTRACT TO PPI AMERICA INC.**

The Monterey Park Municipal Code ("MPMC") allows purchases to occur without bidding "[w]hen the supply can be obtained from only one vendor or there are circumstances demonstrating only one vendor is best qualified to provide the supplies" (MPMC § 3.20.050(2)). Here, the Public Works Director seeks authority to purchase unique potable water piping from PPI America, Inc. for the City's Phase III Water Main Replacement Project. Two sizes of piping are desirable: 8" and 12" pipes. PPI America, Inc.'s patented water pipes are superior to other pipeline on the market and the vendor is offering a significant discount to the City – as compared to other distributors – because, in part, of overstock supplies. While

the City always intended to purchase these materials separately, i.e., independently of the Water Main Replacement Project which was bid in accordance with the Public Contracts Code, by-passing the bidding requirements to purchase these supplies is in the public interest.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is Categorical Exempt as a Class 1 (Existing Facilities) project (CEQA Guidelines § 15301). Additional environmental review is not required because the Project is a minor alteration to an existing public facility.

**Action Taken:** The City Council authorized the City Manager to execute a contract, in a form approved by the City Attorney, with PPI America Inc. in an amount not to exceed \$165,000 for pipe supplies for the Phase III Water Main Replacement Project on Consent Calendar.

**3-K. 2023 SLURRY SEAL AT VARIOUS LOCATIONS – AWARD OF CONTRACT**

Per Resolution 2022-R32, the Public Works Director solicited bids for Capital Improvement Project No. 96030. The Bid opening was held on March 16, 2023. Staff completed review of bids and recommends that the contract be awarded to Onyx Paving Company, Inc., the lowest responsible bidder, in the amount of \$727,000 plus 15% contingency.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

Since the proposed work is a minor alteration to an existing public facility, this project is Class 1 Categorical Exempt pursuant to the California Environmental Quality Act (CEQA).

**Action Taken:** The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Onyx Paving Company Inc. of Anaheim, CA in the contract amount of \$727,000 for the 2023 Slurry Seal at Various Locations; (2) authorized the Director of Public Works to approve change orders and contingency up to \$109,050, or 15% of the contract amount; and (3) appropriated \$486,646 from Street Bond Fund 621 to FY 22-23 for Project No. 96030 on Consent Calendar.

#### **4. PUBLIC HEARING**

- 4-A. A PUBLIC HEARING TO CONSIDER THE FOLLOWING: 1) ZONING CODE AMENDMENT (ZCA-22-02) TO ADOPT THE MARKET PLACE SPECIFIC PLAN (SP-22-01); 2) ZONE CHANGE (ZA-22-01) 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 3) DEVELOPMENT AGREEMENT (DA-22-01) 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 2300 GREENWOOD AVENUE AND 2000-5500 MARKET PLACE DRIVE, ALSO IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 5275-003-024, 025, 027, 029, 030, 031, 037, AND 038.**

The Monterey Park Market Place development was originally approved through a Precise Plan (PP-12-01) that was intended to redevelop a brownfield site to help stimulate the local economy and create jobs while preserving the environment and public safety of the area. Since the creation and implementation of PP-12-01, Phase 1 is complete, but Phases 2 and 3 remains unbuilt. Phase 2 includes the wrap-around road south of the Leachate Treatment Plant (LTP) and Thermal Destruction Facility (TDF), and Phase 3 is the built-out of the area west of the LTP/TDF. In recent years, market forces changed the way in which consumers conduct business: a decreased need for traditional brick-and-mortar stores and an increased demand for last mile facilities, warehouses, and auto dealerships emerged since the beginning of the COVID-19 pandemic. The applicant seeks to create flexibility to allow for land uses that help address the changing landscape of the commercial/service sector by providing a framework through the proposed Market Place Specific Plan ("MPSP") to allow for such uses. No immediate construction or development is proposed at this time.

The Project includes the adoption of the MPSP to address the eventual build-out of the Market Place; it supersedes the existing Precise Plan. The Specific Plan will be identified within the Monterey Park Municipal Code ("MPMC") and the entire Market Place Project site will be re-zoned from the Regional Specialty Center with Planned Development Overlay, to the MPSP. Further, the amended and restated Development agreement between the City and the Applicant will help ensure that the eventual build-out of the Market Place will provide a public benefit to the community.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The Project is consistent with the Supplemental Environmental Impact Report ("SEIR") and Statement of Overriding Considerations certified (and adopted) by the City Council on December 19, 2012 via Resolution No. 11548 (State Clearinghouse No. 1999051058). None of the elements set forth in Public

Resources Code § 21166 or CEQA Guidelines § 15162 exists. Accordingly, no subsequent or supplemental Environmental Impact Report, Mitigated Negative Declaration or Addendum is required to be prepared before adopting the Project. The Notice of Consistency is attached as Exhibit “B” to the draft Ordinances. Implementation of mitigation measures identified in the SEIR will be monitored as called for in the Mitigation Monitoring and Reporting Program adopted on December 19, 2012.

**Discussion:** Senior Planner Chow and Interim Director of Community Development Serrano presented a PowerPoint presentation on the project.

**Action Taken:** Mayor Pro Tem Wong recused himself and left the dais due to a potential conflict of interest as his employer, Southern California Edison, owns property adjacent to the project site. The City Council (1) opened the public hearing at 9:14 p.m. taking testimonial and documentary evidence and (2) after closing the public hearing at 9:30 p.m. with no registered speakers and considering the evidence submitted during that public hearing: (a) introduced and waived first reading of an Ordinance implementing a Zone Change (ZA-22-01) from the Regional Specialty Center (R-S) zone with the Planned Development Overlay (P-D) zone to the Market Place Specific Plan (“MPSP”) zone (Exhibit B, to the draft ordinance); (b) introduced and waived first reading of an Ordinance approving a Development Agreement (DA-22-01) for the subject property (Exhibit C, to the draft ordinance).

**Motion:** Moved by Council Member Ngo and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	Wong
Abstain:	Council Members:	None

**Ordinance 1<sup>st</sup> Reading:**

AN ORDINANCE AMENDING THE ZONING MAP (ZA-22-01) TO CHANGE THE ZONING FROM REGIONAL SPECIALTY CENTER (R-S) ZONE WITH THE PLANNED DEVELOPMENT OVERLAND (P-D) TO THE MARKET PLACE SPECIFIC PLAN (MPSP) TO ALLOW CONSTRUCTION OF THE FINAL PHASE OF THE MARKET PLACE DEVELOPMENT

**Ordinance 1<sup>st</sup> Reading:**

AN ORDINANCE APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTEREY PARK AND MONTEREY PARK RETAIL PARTNERS, LLC TO FACILITATE THE DEVELOPMENT OF THE MONTEREY PARK MARKET PLACE

**5. NEW BUSINESS**

**5-A. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE PRESIDENT OF THE UNITED STATES VISIT TO MONTEREY PARK**

On January 21, 2023, 11 people were murdered, and nine were injured as the result of a shooting spree. This tragedy is unprecedented in the City's history and will affect our community for many years in the future.

In response to the tragedy, on Wednesday, January 25, 2023, the Vice President of the United States, Kamala D. Harris, traveled to Monterey Park to visit the site, laid flowers to honor the victims of the shooting, visited with victim's families, and met with first responders and local elected officials.

On Tuesday, March 14, 2023, the President of the United States, Joseph R. Biden, Jr. (POTUS), traveled to Monterey Park to visit with the victim's families, hosted a press conference regarding firearm legislation, and met with first responders and local elected officials.

In preparation for the POTUS' visit, City staff worked diligently to create an incident action plan. It took various actions to ensure the community's safety during this historic visit.

Staff recommends City Council consider receiving and filing this report documenting the preparation and response taken.

**Discussion:** Council Member Lo stated for the record that he does not have any legal conflict of interest pertaining to this item but did disclose that he currently works for the California State Assembly.

**Action Taken:** The City Council received and filed this staff report summarizing the President of the United States visit to Monterey Park.

**Motion:** Moved by Mayor Pro Tem Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

## **6. CITY COMMUNICATIONS (CITY COUNCIL)**

Council Member Lo stated his attendance at the following events on March 18<sup>th</sup>: Monterey Park Women's Leadership Panel at the Bruggemeyer Library, Electric Park at Barnes Park, and Boy Scout Troop 329's Eagle Scout ceremony. The following weekend Council Member Lo announced his participation in Assembly Member Mike Fong's community clean-up event. He also mentioned that he attended the Monterey Park Fire Fighters BBQ fundraising event, local Optimist's Club's Oratorical Contest, and the Open House for the San Gabriel Valley Economic Partnership.

Council Member Yiu spoke about possible bond buyback and investments options as a future agenda item.

Council Member Ngo said he attended the following events: Electric Park at Barnes Park, Boy Scout Troop 329's Eagle Scout ceremony, cleaned-up event at Garvey Ranch Park, Women's Asian Pacific Islander (API) support dinner in Rosemead, Pickleball taco event, Novel-Tea at the Bruggemeyer Library, and St. Patrick's Day dance at Langley Senior Center.

Mayor Pro Tem Wong stated he also attended many of the events that the other Council Members attended. He mentioned that he attended a joint Monterey Park and Alhambra Chamber of Commerce's breakfast at the Courtyard Marriott in Monterey Park, a transit study hosted by the San Gabriel Valley Council of Governments (SGVCOG) focusing on public transit in the southern part of the San Gabriel Valley, and took a tour of the city's Public Works Department.

Mayor Sanchez said he attended the Monterey Park Women's Leadership Panel, Electric Park, Spring Egg Hunt, and the California Academic Decathlon event with his team of students from Alhambra High School.

### **6-A. REQUEST FOR FUTURE AGENDA ITEM REGARDING GUN VIOLENCE RESTRAINING ORDERS ("GVRO") AND POTENTIAL ACTIONS FOR REDUCING WEAPONS WITHIN THE CITY'S JURISDICTION**

After the mass shooting in January, the City Council took a number of actions to make a difference in reducing the incidents of gun violence within the Monterey Park community. Among other things, the City Council adopted Resolution No. 2023-R15 on March 1, 2023 (see attached) which directs the City Manager and City Attorney to draft an ordinance for the City Council's consideration and provide a report on what more might be done to reduce gun violence.

We should do more. Attached for the City Council's review is information regarding GVROs and how one may obtain them. We should find out if the City can do anything to help inform the public about this resource and, if so, how.

Additionally, we should ask for a report regarding whether the City can step up efforts to legally remove weapons from the community. Since 2018, only 13 weapons were either accepted or removed (by California law) by the Police Department from individuals identified as having potential mental health issues. Is there something more that can be done? And how much would that cost?

Please join me in providing this direction to the City Manager and City Attorney.

**Action Taken:** The City Council received and filed this report and directed the City Manager and City Attorney to propose potential actions on a future meeting agenda regarding what the City can do to increase public awareness regarding GVROs and/or take action to reduce the number of guns within the City's jurisdiction.

**Motion:** Moved by Mayor Sanchez and seconded by Mayor Pro Tem Wong and by consensus provided direction for staff to explore potential GVROs that can be instituted by the city and bring back a report for City Council's consideration

## 7. **FUTURE AGENDA ITEMS**

Mayor Pro Tem Wong requested preliminary research on a city vacancy tax for commercial properties.

Mayor Sanchez requested an update on the Monterey Park Community Healing Fund.

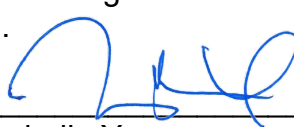
Council Member Yiu requested staff to bring back an item for Council consideration on the possibility of bond buyback and investments options.

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

None.

## **ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 10:27 p.m.

  
\_\_\_\_\_  
Maychelle Yee  
City Clerk

*Approved on May 3, 2023, at the Regular City Council Meeting*