

**MINUTES  
MONTEREY PARK CITY COUNCIL  
FINANCING AUTHORITY  
SUCCESSOR AGENCY (SA)  
SEPTEMBER 1, 2021**

The City Council and the Financing Authority of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, September 1, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Section 3 of Executive Order No. N-29-20 issued on March 17, 2020. Accordingly, Council Members were provided a meeting login number and conference call number and were not physically present at Council Chambers.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

### **PUBLIC PARTICIPATION**

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

#### Via Email

Public comment will be accepted up to 24 hours before the meeting via email to [mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov). Written communications (if any) will be briefly summarized and include the name of each individual that submitted a comment; the summary will be read via prerecorded video and played during the Public Comment section of the City Council meeting. To view the full text of written communications, please visit [www.montereypark.ca.gov/AgendaCenter](http://www.montereypark.ca.gov/AgendaCenter). All written communications are provided to the City Council and filed as part of the City's administrative record.

#### Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **289 222 5995** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter "\*9" then the Clerk's office will be notified, and you will be in the rotation to make a public comment. Press "\*6" to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

#### 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

**Important Disclaimer** – When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

**CALL TO ORDER:**

Mayor Yiu called the meeting to order at 6:30 p.m.

**FLAG SALUTE:**

Mayor Yiu led the Flag Salute.

**ROLL CALL:**

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Hans Liang, Henry Lo, Fred Sornoso,  
Yvonne Yiu

Council Members Absent: None

**ALSO PRESENT:** City Manager Ron Bow, City Attorney Karl Berger, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, Police Chief Kelly Gordon, City Librarian Diana Garcia, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, Director of Public Works Frank Lopez, Director of Recreation & Community Services Robert Aguirre, Economic Development Manager Joseph Torres, Water Utility Manager Richard Gonzales, Community Communications Coordinator Randy Ishino, Deputy City Clerk Cindy Trang, Assistant Deputy City Clerk Helena Cho

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

None.

**PUBLIC COMMUNICATIONS**

**Public Speaker Disclaimer:** Meetings are held virtually and the information listed for the speakers may or may not reflect the correct spelling of their respective name.

- City Clerk Chang received, filed, and play a prerecorded audio of comment from speaker Rose Boubion regarding Item 5B from the March City Council meeting, she expressed her opposition to the original plans the City had for \$100 million in tax dollars and inquired what the City has planned for these monies.

**1. PRESENTATION**

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

**1A. COMMUNITY CLEANUP, SEPTEMBER 18, 8 A.M. – 1 P.M., GARVEY RANCH PARK**

Director of Public Works Lopez provided information regarding the Community Cleanup at Garvey Rank Pak on September 18, 2021.

2. **OLD BUSINESS**

None.

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

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

**Action Taken:** Mayor Yiu declared a property-related conflict of interest as she has ownership of 120 West Hellman Avenue and did not participate on Item No. 3B. The City Council (and the City Council, acting on behalf of the Successor Agency), and the Monterey Park Financing Authority board of Directors, approved and adopted Agenda Item Nos. 3A and 3B on Consent Calendar, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu  
Noes: Council Members: None  
Absent: Council Members: None  
Abstain: Council Members: None

Mayor Yiu did not vote on Item No. 3B

3A. **MINUTES**

Approve the minutes from the regular and special meetings of July 21, 2021.

**Action Taken:** The City Council (and the City Council acting on behalf of the Successor Agency and the Financing Board of Directors) approved the minutes from the regular and special meetings of July 21, 2021 on Consent Calendar.

3B. **NORTHEAST AREA WATER MAIN IMPROVEMENTS PHASE II – AWARD OF CONTRACT**

On July 7, 2021, the City Council adopted a resolution approving the design and specifications for the Northeast Area Water Main Improvements Phase II project. The bid opening was held on August 3, 2021. Staff completed review of bids and recommends that the contract be awarded to Big Ben, Inc., the lowest responsible bidder, in the amount of \$3,643,675.

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 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.

**Action Taken:** Mayor Yiu declared a property-related conflict of interest as she is the owner of 120 West Hellman Avenue and did not participate. The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Big Ben, Inc., in the amount of \$3,643,675 for the Northeast Area Water Main Improvements Phase II, Specification No. 2021-002; (2) authorized the appropriation of \$1,033,900 from Water Operations Funds (401) for the construction of the project, Capital Improvement Project (CIP) 96002.; (3) and authorized the Director of Public Works to approve change orders and contingency up to \$364,368 (10%) of the contract amount, for a total project cost of \$4,008,043 on Consent Calendar.

**4. PUBLIC HEARING**

None.

**5. NEW BUSINESS**

**5A. ORDINANCE ENACTING WATER CONSERVATION MEASURES AND REQUIREMENTS**

The proposed ordinance would allow the City Council to declare various stages of drought emergency and enforce water conservation measures. These measures include, without limitation, fines for violations, restrictions on the time and frequency of irrigation, and allowable forms of irrigation systems.

**CEQA (California Environmental Quality Act):**

The proposed ordinance is exempt from 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 it establishes rules and procures to clarify existing policies and practices related to water service; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. The ordinance would be adopted, in part, for protection of the environment. Accordingly, the ordinance does not constitute a “project” that requires environmental review (*see specifically* 14 CCR § 15378(b)(2,5)).

**Public Speakers:**

- City Clerk Chang received, filed, and play a prerecorded audio of comment from speaker Jo Chan inquiring about the implementation of the emergency drought plans and new automatic water meter reading system.

**Action Taken:** The City Council Introduced and waived first reading of an Ordinance amending the Monterey Park Municipal Code (“MPMC”) to add Chapter 14.25 that enacts water conservation regulations.

**Motion:** Moved by Council Member Liang and seconded by Mayor Yiu motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu  
Noes: Council Members: None  
Absent: Council Members: None  
Abstain: Council Members: None

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

AN ORDINANCE ADDING A NEW CHAPTER 14.25 ENTITLED “WATER CONSERVATION REGULATIONS” AUTHORIZING THE CITY COUNCIL TO DECLARE DROUGHT EMERGENCIES IN VARIOUS STAGES AND IMPOSING DIFFERENT CONSERVATION REQUIREMENTS IN RESPONSE TO SUCH EMERGENCIES.

**5B. ORDINANCE AMENDING CHAPTER 21.34 OF THE MONTEREY PARK MUNICIPAL CODE REGARDING THE INSTALLATION OF WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY AND AMENDING CHAPTER 9.66.010 REGULATING INTERFERENCE WITH RADIO COMMUNICATIONS AND A RESOLUTION ADOPTING SMALL WIRELESS FACILITY REGULATIONS**

The MPMC currently does not identify *small cell* facilities. Applications for installation of small cell facilities in the public right-of-way are processed as large cell towers, which are typically installed on private property. Amending MPMC Chapter 21.34 regulating the installation of wireless telecommunications facilities in the public rights-of-way and Chapter 9.66.010 regulating interference with radio communications will reconcile the MPMC with Federal Communications Commission (FCC) regulations. The amendment defines and establishes development standards for small wireless facilities to promote the orderly development of wireless telecommunications and infrastructure throughout the City of Monterey Park.

CEQA (California Environmental Quality Act):

The proposed ordinance is exempt from 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.*) pursuant to CEQA Guidelines § 15061 (b)(3) because it has no potential for resulting in physical change to the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation of any equipment within the City’s boundaries. Installation of wireless communications facilities, if any,

generally would be exempt from CEQA review in accordance with either CEQA Guidelines § 15302 (replacement or reconstruction), § 15303 (new construction or conversion of small structures), and/or § 15304 (minor alterations to land).

**Action Taken:** The City Council introduced and waived first reading of an Ordinance Amending Chapter 21.34 of the Monterey Park Municipal Code (“MPMC”) regulating installation of wireless telecommunications facilities in the public rights-of-way and amending MPMC § 9.66.010 regulating interference with radio communications; and adopted Resolution No. 12268 adopting small wireless facility regulations pursuant to the MPMC.

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

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu  
Noes: Council Members: None  
Absent: Council Members: None  
Abstain: Council Members: None

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

AN ORDINANCE AMENDING CHAPTER 21.34 OF THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) REGARDING INSTALLATION OF WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY AND AMENDING MPMC § 9.66.010 REGULATING INTERFERENCE WITH RADIO COMMUNICATIONS

**Resolution No. 12268**, entitled:

A RESOLUTION ADOPTING SMALL WIRELESS FACILITY REGULATIONS PURSUANT TO MONTEREY PARK MUNICIPAL CODE § 21.34.030(B)(2).

## 6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Chan reported that he attended the Independent Cities Association Conference in Santa Barbara. He also attended the San Gabriel Valley Council of Governments (COG) meeting. He wanted to encourage a discussion about organic waste being regulated in the City of Monterey Park. He mentioned that he attended the welcoming of new Police Officers and congratulated all Police Officers that were presented with a promotion. He thanked Police Chief Gordon for putting together a wonderful event.

Council Member Liang reported that he attended the Independent Cities Association Conference in Santa Barbara.

Council Member Sornoso reported that he attended his first Independent Cities Association Conference in Santa Barbara. He reminded the community that Fire Station 62 will be completed by September 11, 2021. He mentioned that he was at City Hall and Chief Gordon showed him the badge that Police Officers will be wearing to honor the events that occurred on September 11, 2001.

Mayor Pro Tem Lo reported that he attended the Independent Cities Association Conference in Santa Barbara. He also reported that he attended the Sacramento Equality Conference. He mentioned that he was proud to discuss that Monterey Park held its first LGBTQ Pride event and he hopes it becomes an annual event. He informed the community that he attended the AD HOC Metroplex Committee Roundtable with Mayor Yiu. He stated that a resident of Monterey Park gave an extensive presentation of airplanes flying over the City and the issues it has caused.

Mayor Yiu reported that she attended the Independent Cities Association Conference in Santa Barbara and was glad to interact personally with her fellow City Council Members. She reported that she also attended the AD HOC Metroplex Committee Roundtable. She informed the community that the Cascades is advertising a new free mobile app 'Monterey Park Rewards' that is being launched by the City. She encouraged local business to visit the City website to find more information on how to join for free. She dedicated tonight's Council meeting to Bill Sanchez resident and oldest living American Legion Post 397 member and Johnny Thompson, resident and Commission member. She also dedicated tonight's Council meeting to the 13 U.S. Service members that were killed in Kabul.

**7. FUTURE AGENDA ITEMS**

None.

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

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 8:09 p.m.

**ADJOURNMENT IN COMMEMORATION OF SERVICE MEMBERS AND COMMUNITY MEMBERS**

**13 U.S. Service members killed in the Kabul Attack**

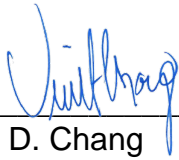
Marine Corps Lance Cpl. David L. Espinoza  
Marine Corps Sgt. Nicole L. Gee,  
Marine Corps Staff Sgt. Darin T. Hoover,  
Army Staff Sgt. Ryan C. Knauss  
Marine Corps Cpl. Hunter Lopez  
Marine Corps Lance Cpl. Rylee J. McCollum

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Marine Corps Lance Cpl. Dylan R. Merola  
Marine Corps Lance Cpl. Kareem M. Nikoui  
Marine Corps Sgt. Johanny Rosariopichardo  
Marine Corps Cpl. Humberto A. Sanchez  
Marine Corps Lance Cpl. Jared M. Schmitz  
Navy Hospitalman Maxton W. Soviak  
Marine Corps Cpl. Daegan W. Page

William "Bill" Sanchez, resident and oldest living American Legion Post 397 member  
(103 years old)

Johnny Thompson, resident and Commission member



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Vincent D. Chang  
City Clerk

*Approved on October 6, 2021 at the Regular City Council Meeting*