

**MINUTES  
MONTEREY PARK CITY COUNCIL  
FINANCING AUTHORITY (MPFA)  
HOUSING AUTHORITY (MPHA)  
GEOLOGICAL HAZARD ABATEMENT DISTRICT (GHAD)  
SUCCESSOR AGENCY (SA)  
SEPTEMBER 15, 2021**

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), and the Geological Hazard Abatement District (GHAD) of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, September 15, 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

#### 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

for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

**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, Financial Services Manager Harry Wong, Economic Development Manager Joseph Torres, Water Utility Manager Richard Gonzales, Deputy City Attorney Joaquin Vazquez, Acting City Planner Jon Turner, Deputy City Clerk Cindy Trang, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino

**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.

- Martha Garcia, Director of Management Services, informed the City Council of the phase completion of the City's new enterprise resource system, Tyler Munis. She announced that by Monday, October 4<sup>th</sup> the Monterey Park finance transparency module will be available to the public on the City website.

1. **PRESENTATION** - None
2. **OLD BUSINESS** - None

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

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

**Action Taken:** The City Council approved and adopted Agenda Items Nos. 3A, 3B, 3F, and 3G on the Consent Calendar, excluding Agenda Items Nos. 3C, 3D, and 3E which were pulled for discussion and separate motion reading resolutions and ordinances by the title only and waiving further reading thereof.

**Motion:** Moved by Council Member Chan 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

**3A. MINUTES**

Approve the minutes from the regular and special meetings of August 4, 2021 and August 18, 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 August 4, 2021 and August 18, 2021 on Consent Calendar.

**3B. MONTHLY INVESTMENT REPORT – AUGUST 2021**

As of August 31, 2021 invested funds for the City of Monterey Park is \$87,976,569.03.

**Action Taken:** The City Council received and filed the monthly investment report on Consent Calendar.

**3C. A RESOLUTION APPROVING APPLICATION(S) AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR CITY COUNCIL OF MONTEREY PARK FOR PER CAPITA GRANT FUNDS**

The California Department of Parks and Recreation Proposition 68 Per Capita Program was approved by California voters on June 5, 2018, to fund local park rehabilitation, creation, and improvement through grants to local governments on a per-capita basis.

The Prop 68 Per Capita program provides an opportunity for the City to rehabilitate existing infrastructure and address deficiencies in disadvantaged neighborhoods. The City of Monterey Park is eligible to apply for funds in two programs, the General Per Capita which has a maximum of \$177,952 available and the Urban County Per Capita program which has a maximum of \$38,040 available to the City.

A resolution is a requirement for applications to apply for per capita grant funds and therefore City staff recommends the adoption of said resolution.

**Action Taken:** The City Council adopted Resolution No. 12269 authorizing the City Manager, or designee, to apply and receive grant funds from the Proposition 68 Per Capita Program.

**Motion:** Moved by Council Member Chan 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

**Resolution No. 12269**, entitled:

A RESOLUTION APPROVING APPLICATION(S) AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR CITY COUNCIL OF MONTEREY PARK FOR PER CAPITA GRANT FUNDS

**3-D. REQUESTING CITY COUNCIL TO AUTHORIZE THE EXTENSION OF THE SUB-LEASEHOLD AGREEMENT BETWEEN CASUDA CANYON RESTAURANT AND VERIZON WIRELESS IN A PORTION OF THE CITY PROPERTY LOCATED AT 3500 WEST RAMONA BOULEVARD, MONTEREY PARK FOR THE PURPOSE OF IMPROVING THE TELECOMMUNICATION FACILITY OPERATED BY VERIZON WIRELESS**

Casuda Canyon Restaurant holds a leasehold interest in a portion of the City property located at 3500 West Ramona Boulevard Monterey Park, under a Master Lease Agreement dated October 7, 1970. Casuda Canyon, in turn, holds a Sub-leasehold agreement with Verizon Wireless dated November 16, 1991, within the Casuda property to install, maintain, and operate a telecommunications facility.

Casuda Canyon Restaurant would like to extend the Sub-leasehold with Verizon Wireless for two additional terms of five years each. However, according to the Master Lease Agreement, Casuda Canyon Restaurant may not extend the Sub-leasehold without the City's consent.

If the City Council extends the Sub-leasehold, Verizon Wireless will improve the existing telecommunications facility described and depicted in Exhibit A and subject to Verizon Wireless's obtaining all certificates, permits, and other approvals required by City, state, or federal authorities for the improvements

**Action Taken:** The City Council authorized the City Manager's consent for Casuda Canyon Restaurant to extend its Sub-leasehold with Verizon Wireless for two additional terms of five years each for the purpose of improving Verizon's telecommunications facility located in the Casuda property within the City property on 3500 West Ramona in Monterey Park.

**Motion:** Moved by Council Member Sornoso 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

### **3-E. REPLACEMENT OF TWO FIRE DEPARTMENT VEHICLES (FIRE CHIEF'S AND DIVISION CHIEF'S VEHICLES)**

The Fire Department has two vehicles that need to be replaced. The Fire Chiefs vehicle is a 2014 Chevy Tahoe SUV with over 160,000 miles on the odometer. This vehicle will replace the current Arson Vehicle which is a 2003 Chevrolet Tahoe with 145,825 miles. The mileage combined with frequent use create a high probability of maintenance issues and therefore a lack of dependability. The reallocation of this vehicle with a 2022 Ford Super Duty F-250 SRW will ensure the Department and the Fire Chief have a reliable command vehicle. The total cost to purchase the new vehicle is \$52,300.82.

The second vehicle is utilized by the on-duty Division Chief. It is a 2009 Chevrolet Suburban. The vehicle will replace the current reserve command vehicle which is a 1999 Chevrolet Suburban with 60,255 miles on the odometer. The 1999 Chevrolet Suburban is the current reserve command vehicle which is in constant need of repair and maintenance. When the frontline command vehicle is deployed statewide (as it currently is) on a mutual aid strike team assignment, the reserve command vehicle is placed into service. The total cost to reallocate the 2009 Chevrolet Suburban to reserve status and replace with a 2022 Ford Super Duty F-350 SRW is \$157,103.08, which includes the necessary equipment for emergency operations.

**Action Taken:** The City Council authorized the Fire Department (Department) to purchase two new vehicles under the State of California Cooperative Purchase Agreement without bidding requirement pursuant to MPMC § 3.20.050(4) for a total amount of \$209,403.90 (Account No. 3633201-5221 ).

**Motion:** Moved by Council Member Sornoso and seconded by Council Member Chan 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

**3-F. WAIVE FURTHER READING AND ADOPT AN 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 § 9.66.010 REGARDING REGULATING INTERFERENCE WITH RADIO COMMUNICATIONS**

The first reading and introduction of the Ordinance took place at the September 1, 2021 City Council meeting. The original staff report from the September 1, 2021 meeting is attached to the staff report for reference. Second reading and adoption of this Ordinance amendment is recommended. It will take effect in 30 days if approved.

**Action Taken:** The City Council waived further reading and adopted Ordinance No. 2213 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 on Consent Calendar.

**Ordinance No. 2213**, 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

**3-G. WAIVE FURTHER READING AND ADOPT AN ORDINANCE ENACTING WATER CONSERVATION MEASURES AND REQUIREMENTS THAT ADDS MONTEREY PARK MUNICIPAL CODE CHAPTER 14.25**

The Ordinance was introduced and received first reading at the September 1, 2021 City Council meeting. The original staff report from the September 1, 2021 meeting is attached to the staff report for reference. Second reading and adoption of this Ordinance is recommended. If adopted, Ordinance will take effect in 30 days.

**Action Taken:** The City Council waived the second reading and adopted Ordinance No. 2214 amending the Monterey Park Municipal Code (“MPMC”) to add Chapter 14.25 that enacts water conservation regulations on Consent Calendar.

**Ordinance No. 2214**, 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

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

##### **4-A. CONTINUATION OF PUBLIC HEARING REGARDING MODIFYING PRECISE PLAN (PP-14-02) CONDITIONS OF APPROVAL FOR A HOTEL LOCATED AT 555 N. ATLANTIC BOULEVARD**

The Applicant seeks to modify its Precise Plan (“PP-14-02”) for the Courtyard at Marriott hotel. Specifically, the application seeks to amend Conditions of Approval Nos. 37 and No. 39 of Planning Commission Resolution No. 06-15. At this time, staff is requesting that the item be continued to November 3, 2021.

**Action Taken:** The City Council continued the public hearing originally noticed for August 18, 2021 to November 3, 2021.

**Motion:** Moved by Council Member Chan 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

##### **4-B. ADOPTION OF A RESOLUTION UPDATING USER FEES AND CHARGES**

The last Master Fees were adopted on August 5, 2015. The fees established by the August 2015 Resolution were automatically adjusted on an annual basis on July 1 of each year by applying the percent change of the Los Angeles Area of Consumer Price Index (CPI) for All Urban Consumers for the prior 12-month period ending on April 30 to the City’s costs for administering the services. The attached Resolution for City Council consideration is to adopt all user fees – both existing fees and new fees provided to the City Council during the public hearing process.

**Action Taken:** The City Council opened the public hearing at 7:01 p.m. updating Master Fees and Charges; and closed the public hearing at 7:13 p.m, with no registered speakers; and adopted Resolution No. 12270 for Citywide user fees and charges.

**Motion:** Moved by Council Member Sornoso 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

**Resolution No. 12270**, entitled:

A RESOLUTION ADOPTING A FEE SCHEDULE TO RECOVER COSTS INCURRED FROM PROVIDING VARIOUS PUBLIC SERVICES

#### **4-C. MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT (“MPK GHAD”)**

Formation of the MPK GHAD will help ensure that the hillside improvements required for the Good Views development project are constructed, maintained, and repaired at the cost of property owners located within the MPK GHAD jurisdiction.

CEQA (California Environmental Quality Act):

Formation of the proposed MPK GHAD was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and the regulations promulgated there under (14 California Code of Regulations §§ 15000, et seq.; the “CEQA Guidelines”). Forming the MPK GHAD is exempt from further environmental review because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This action, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§15301; 15303, 15304(e); 15305; and 15311. Further, forming the MPK GHAD is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because this Resolution is for establishing a new public entity. It can be seen with certainty that there is no possibility that formation of the MPK GHAD may have a significant effect on the environment. Individual projects considered by the MPK GHAD will each be separately subject to an environmental assessment. Finally, forming the MPK GHAD is exempt from further review pursuant to CEQA Guidelines § 15269(a) because forming the MPK GHAD is an action taken to protect public and private property and necessary to maintain services essential to the public, health and welfare (see *Ca/Beach Advocates v. City of Solana*



Beach (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid).

**Public Speakers:**

- City Clerk Chang received, filed, and played a prerecorded audio of a written communication received from Karrie On, an attorney representing Center Int'l Investments acknowledging and committing to cooperate with the City regarding Monterey Park Geologic Hazard Abatement District.

**Action Taken:** The City Council (1) opened the public hearing at 7:17 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 7:22 p.m.; (4) adopted Resolution No. 12271 forming the MPK GHAD (Exhibit A); (5) as the GHAD Board of Directors, adopted Resolution No. MPK GHAD-1 adopting the Plan of Control, appointing officers, adopting rules and setting a public hearing on a proposed assessment (Exhibit B); (6) adopted Resolution No. MPK GHAD-2, ordering the installation of the maintenance activities and reimbursement (Exhibit C) and setting a public hearing for November 3, 2021 to consider imposition of assessments.

**Motion:** Moved by Council Member Sornoso 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

**Resolution NO. 12271**, entitled:

A RESOLUTION FORMING THE MONTEREY PARK GEOLOGICAL HAZARD ABATEMENT DISTRICT (MPK GHAD) AND APPOINTING THECITY COUNCIL AS THE BOARD OF DIRECTORS FOR THE MPK GHAD IN ACCORDANCE WITH PUBLIC RESOURCES CODE § 26567

**Resolution No. MPK GHAD-1**, entitled:

A RESOLUTION ADOPTING THE PLAN OF CONTROL; APPOINTING OFFICERS; ADOPTING RULES; ANNOUNCING INTENT TO ORDER AN ASSESSMENT; AND SETTING A PUBLIC HEARING ON A PROPOSED ASSESSMENT

**Resolution No. MPK GHAD-2**, entitled:

A RESOLUTION ORDERING THE INSTALLATION OF GEOLOGIC STABILIZATION MEASURES AND DRAINAGE IMPROVEMENTS AND THE REIMBURSEMENT THEREOF

## 5. NEW BUSINESS

### 5-A 2020-2021 ANNUAL INVESTMENT REPORT

The City's Investment Policy requires an annual investment report and a statement of investment policy to be submitted to the City Council for review within 60 days of the fiscal year-end. The attached annual report shows that all investment activities during 2020-21 were conducted according to the City's Investment Policy.

**Action Taken:** The City Council received and filed the 2020-21 Annual Investment report; and adopted Resolution No. 12272/SA-182 authorizing the Treasurer to implement the City's Investment Policy for FY 2021-22.

**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

**Resolution No. 12272/SA-182**, entitled:

A JOINT RESOLUTION OF THE CITY OF MONTEREY PARK AND SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY ADOPTING AN INVESTMENT POLICY AND AUTHORIZING THE TREASURER TO IMPLEMENT THE POLICY

## 6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Chan reported that he attended the Patriot Day 9/11 Community Moment of Silence & Reflection event, as well as attending the ribbon cutting ceremony for the new Fire Station 62. He thanked City, Police, and Fire staff for putting together a safe event that followed all COVID protocols. He stated that Congresswomen Judy Chu put together a congressional record for Bill Sanchez, resident and oldest living American Legion 397 member. He requested that City staff put together a Tree Memorial event for both Bill Sanchez and Johnny Thompson. He commented that both these men were important to the community and he would like to commemorate them.

Council Member Liang reported that he attended the Patriot Day 9/11 Community Moment of Silence & Reflection event. He commended all City Staff, the Fire Chief, Police Chief, and first responders for a dignified event. He said he was proud to be part of the ceremony and proud of the City for putting it together. He also attended the ribbon cutting ceremony at Station 61 and thanked everyone who contributed to its success.

Council Member Sornoso reminded the community that Saturday, September 18, 2021, is the Monterey Park Community Clean Drop-Off Event. He encouraged residents to participate in keeping the community clean by dropping off any bulky items, furniture, mattresses, or appliances.

Mayor Yiu appointed Elizabeth Yang to the Business Improvement District Advisory Committee. She reported that she attended the Patriot Day 9/11 Community Moment of Silence & Reflection event, as well as the ribbon cutting ceremony for Station 62.

**7. FUTURE AGENDA ITEMS**

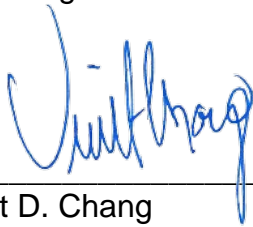
None.

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

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 8:03 p.m.



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Vincent D. Chang  
City Clerk

*Approved on October 20, 2021 at the Regular City Council Meeting*