

REVISED AGENDA

Change to reflect correct day of meeting

CITY COUNCIL OF MONTEREY PARK AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY AGENDA

SPECIAL MEETING

**Monterey Park City Hall Council Chambers
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Thursday
December 5, 2019
7:00 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.**

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 www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

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.

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.

This Agenda includes 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.

CALL TO ORDER **Mayor**

FLAG SALUTE **The Monterey Park Fire Explorers**

ROLL CALL **Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian**

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

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.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATION – None.

[2.] PUBLIC HEARING

2-A. CONSIDERATION OF A DRAFT LAND USE ELEMENT (LUE) OF THE GENERAL PLAN, FINAL ENVIRONMENTAL IMPACT REPORT, FINDINGS OF FACT, AND STATEMENT OF OVERRIDING CONSIDERATIONS.

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After closing the public hearing and considering the evidence submitted during that public hearing, adopt a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The recommended action includes certification of a final environmental impact report ("FEIR") subject to a mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097. Additionally, it is recommended that the City Council the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081.

[3.] OLD BUSINESS

3-A. CONSIDERATION AND DIRECTION REGARDING PLACING A PROPOSITION ON THE MARCH 3, 2020 BALLOT TO ADOPT THE LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN

It is recommended that the City Council consider:

- (1) Adopting a resolution adding a proposition entitled the "Monterey Park 2040 Land Use Element Proposition" to the previously called March 3, 2020 ballot;
- (2) Adopting a resolution requesting that the City Attorney prepare an impartial analysis for the Monterey Park 2040 Land Use Element Proposition;
- (3) If desirable, direct that the City Manager draft a resolution for City Council consideration on a future meeting agenda supporting the Monterey Park 2040 Land Use Element Proposition;
- (4) If desirable, designate one or more Councilmembers to draft an argument in favor of the Monterey Park 2040 Land Use Element Proposition; and
- (5) Taking such additional, related, action that may be desirable.

3-B. CONSIDERATION AND DIRECTION REGARDING PLACING A PROPOSITION ON THE MARCH 3, 2020 BALLOT TO AMEND MONTEREY PARK MUNICIPAL CODE CHAPTER 21.42 (MEASURE L)

It is recommended that the City Council consider:

- (1) Adopting a resolution adding a proposition entitled the "Protecting Land Use in Monterey Park Proposition" to the previously called March 3, 2020 ballot;
- (2) Adopting a resolution requesting that the City Attorney prepare an impartial analysis for the Protecting Land Use in Monterey Park Proposition;
- (3) If desirable, direct that the City Manager draft a resolution for City Council consideration on a future meeting agenda supporting the Protecting Land Use in Monterey Park Proposition;
- (4) If desirable, designate one or more Councilmembers to draft an argument in favor of the Protecting Land Use in Monterey Park Proposition; and
- (5) Taking such additional, related, action that may be desirable.

[4.] CONSENT CALENDAR ITEMS NOS. 4A-4C

4-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 04, 2019

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated December 04, 2019 totaling \$833,574.18 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

4-B. AUTHORIZE CONTRACT FOR THE PROCUREMENT OF THE EMERGENCY OPERATIONS CENTER (EOC) TRAINING CADRE PROJECT PHASE 2

It is recommended that the City Council:

- (1) Award an agreement to Michael Brady to provide services for the Emergency Operations Center (EOC) Training Cadre Project (per MPMC § 3.20.040);
- (2) Authorize the City Manager to execute an agreement with Michael Brady, in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

4-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA FOR MAINTAINING LOCAL CONTROL OF ENERGY SOLUTIONS

It is recommended that the City Council:

- (1) Adopt resolution maintaining local control of energy solutions.
- (2) Take such additional, related, action that may be desirable.

[5.] NEW BUSINESS – None.

[6.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

**6-A. DISCUSSION OF LEGAL COUNSEL SERVICES - REQUESTED BY COUNCIL MEMBERS
ING AND REAL SEBASTIAN**

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

ADJOURN



City Council Staff Report

DATE: December 5, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a draft Land Use Element (LUE) of the General Plan, Final Environmental Impact Report, Findings of Fact, and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening a public hearing and taking testimonial and documentary evidence;
- (2) After the public hearing and considering the evidence submitted during the public hearing, adopt a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (3) Taking such additional, related, action that may be desirable.

SUMMARY

On October 28, 2019 and November 20, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff reports from both meetings are attached for reference. At the November 20, 2019 public hearing, the City Council confirmed the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to Corporate Center South (90 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1);
- Increased the Market Place height allowance to 80 feet (Figure LUE-4);
- Reduced the floor area ratio (FAR) to 60 percent and height to 40 feet in the Saturn Park area – consistent with 2001 LUE (Figure LUE-4) and revised Policy 25.1 to address hazardous materials; and
- Clarified Policy 20.1 regarding the Downtown area (page 64) and Innovation Technology Uses Focus Area description (page 73) regarding cut-through traffic.

At the November 20th meeting, the City Council considered the draft 6th Cycle Regional Housing Needs Assessment (RHNA) housing numbers allocated to the City by the Southern California Association of Governments (SCAG) Regional Council-approved draft RHNA Allocation Methodology. Based upon that discussion, the City Council directed staff to research adding a Housing Overlay to the Sybil Brand area west of the 710 Interstate Freeway designated as Public Facility and to the Garvey Reservoir property designated as Open Space. According to SCAG, the City was allocated a draft number of 5,221 housing units for the planning period of 2021 to 2019.

After the meeting, staff and the City's consultant (MIG) analyzed the number of housing units that could potentially result from adding a Housing Overlay to the Corporate Center, Sybil Brand, and Garvey Reservoir areas. An Options Matrix table was prepared to summarize the three scenarios, including Option 1: Proposed Land Use Plan plus Housing Overlay I on both sides of Corporate Center Drive, Option 2: Adding Housing Overlay II to Sybil Brand site plus adjacent vacant parcel, and Option 3: Adding Housing II to Garvey Reservoir site.

The Matrix table shows net capacity relative to existing conditions. Option 1 could potentially yield 1,400 units at 90 units per acre resulting in a cumulative net new unit count of 5,236 units. Option 2 could potentially yield 1,410 at 60 units per acre resulting in a cumulative net new unit count of 6,646 units. Option three could potentially yield 3,870 units at 30 units per acre resulting in a cumulative net new unit count of 10,516.

As shown on the Options Matrix table, Option 1 is analyzed in the DEIR; Options 2 and 3 are not.

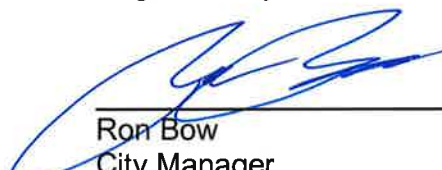
Three maps have been prepared for the City Council's consideration, including Land Use Policy Map Option 1 (which shows the Overlay zone added to the Corporate Center Drive area), Land Use Policy Map 2, (which shows the Overlay zone added to the Corporate Center Drive and the Sybil Brand areas), and Land Use Policy Map 3 (which shows the Overlay zone added to the Corporate Center Drive, Sybil Brand, and Garvey Reservoir areas).

CEQA (California Environmental Quality Act):

As shown on the Matrix table, Option 1 was analyzed in the General Plan DEIR; Options 2 and 3 are not analyzed. For Option 1, the DEIR assumes 9,971 net new trips. If instead of offices, residential units are built, then approximately 1,400 residential units could be built without requiring additional CEQA analysis. For Option 2, the DEIR assumes no new trips because no changes were proposed to the Sybil Brand area as part of the circulated DEIR. Option 2 would add approximately 10,321 new trips and, accordingly, would require additional CEQA analysis and – likely – recirculation of the DEIR. For Option 3, the DEIR assumed no new trips because no changes were proposed to Garvey Reservoir as part of the circulated DEIR. Option 3 would add approximately 28,328 new trips and certainly require additional CEQA analysis and recirculation of the DEIR.

Respectfully Submitted by:

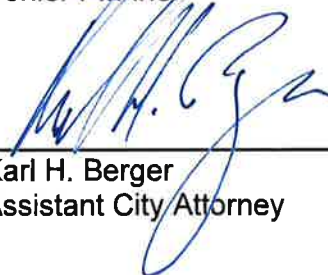


Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Ron Bow
City Manager

Prepared By:



Samantha Tewasart
Senior Planner

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Findings of Fact and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 4: City Council Staff Report dated October 28, 2019
- Attachment 5: City Council Staff Report dated November 20, 2019
- Attachment 6: Options Matrix Table
- Attachment 7: Proposed LUE Plan Options 1, 2, and 3

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019 and December 5, 2019, the City Council held a public hearing regarding the Project; it also discussed the matter at its November 20, 2019 meeting. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary

**CITY COUNCIL
RESOLUTION NO.
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and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. Factual Findings and Conclusions. The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. Environmental Assessment. The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall

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Council Chambers. A total of six written responses were received on the NOP.

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to

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a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Councils finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. *Actions.* The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work

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RESOLUTION NO.
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within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

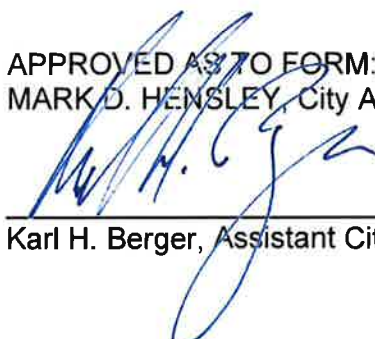
PASSED, APPROVED, AND ADOPTED this December 5, 2019.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney



Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Findings of Fact and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT __**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit __**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans (“UWMPs”) that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. **RECIRCULATION.**

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

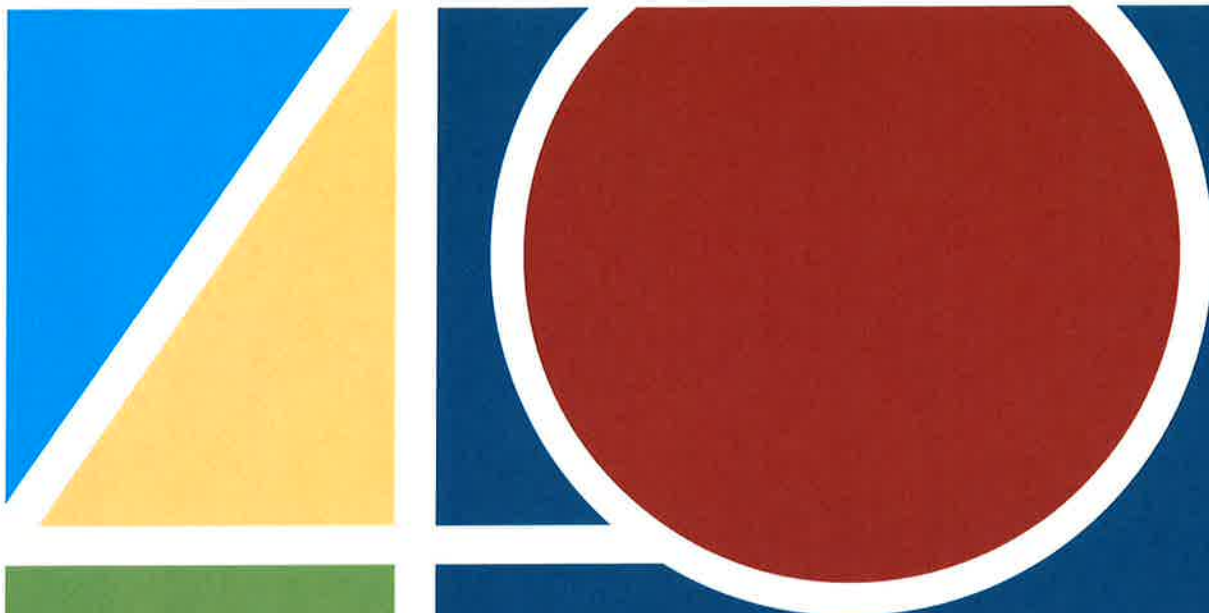
ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report (EIR)

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

[EIR Documents available by clicking here](#)

Council Members were provided a copy.



MONTEREY PARK

Land Use and Urban Design Element

ADOPTED OCTOBER 28, 2019





MONTEREY PARK

Land Use and Urban Design Element

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

www.montereypark.ca.gov

Adopted
October 28, 2019

acknowledgements

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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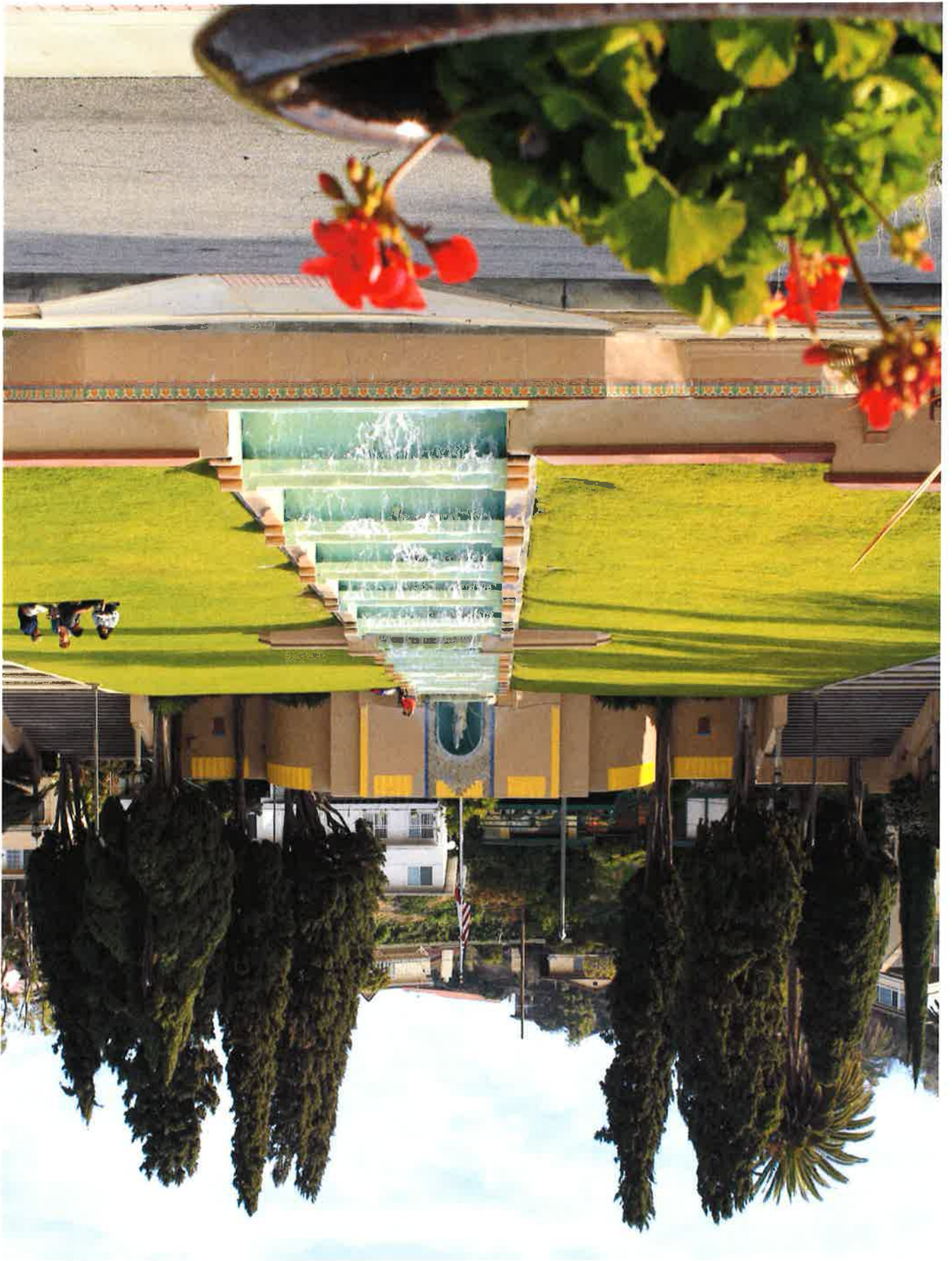
**“My Monterey Park will
continue to grow in its
vibrancy and diversity. I see
Monterey Park as a model
for neighboring cities and
as an introduction to the
San Gabriel Valley for our
Los Angeles friends to the
west. ”**

- Monterey Park resident



INTRODUCTION





01

INTRODUCTION

The types and physical distribution of land uses in Monterey Park—the residential neighborhoods, business district, parks, and community gathering places—affect the quality of life and local experiences for residents, people who work here, and visitors. By carefully crafting the interrelationship of uses and the urban form, we can create distinct places that encourage interaction, promote community pride, and support successful enterprises critical to economic development.

This Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City's designated sphere of influence, the unincorporated community of South San Gabriel. This element establishes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The element also provides the framework for all other General Plan elements, since the way land is used in Monterey Park affects:

- The design of the circulation system (Mobility Element);
- How the City pursues new business activity (Economic Development Element);
- Where new housing development occurs (Housing Element);
- How the City provides urban services to residents and businesses (Safety and Community Services Element);

- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element);
- The ability of the City to achieve its sustainability, resiliency, and healthy community goals (Sustainable Community and Healthy Community Elements).

Foremost, this element supports the community's desire to protect those features of Monterey Park that distinguish the city: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

California planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, mixed-use environments, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the Land Use Policy Map and Regulating Plan present graphical representations of land use policy.

**“In looking to the future,
Monterey Park will
have more mixed-use
development, improved
alternative transportation
options, and varied
entertainment amenities.
This city will become a
major jobs center.”**

- Monterey Park resident



CONTEXT



2



02

CONTEXT

REGIONAL

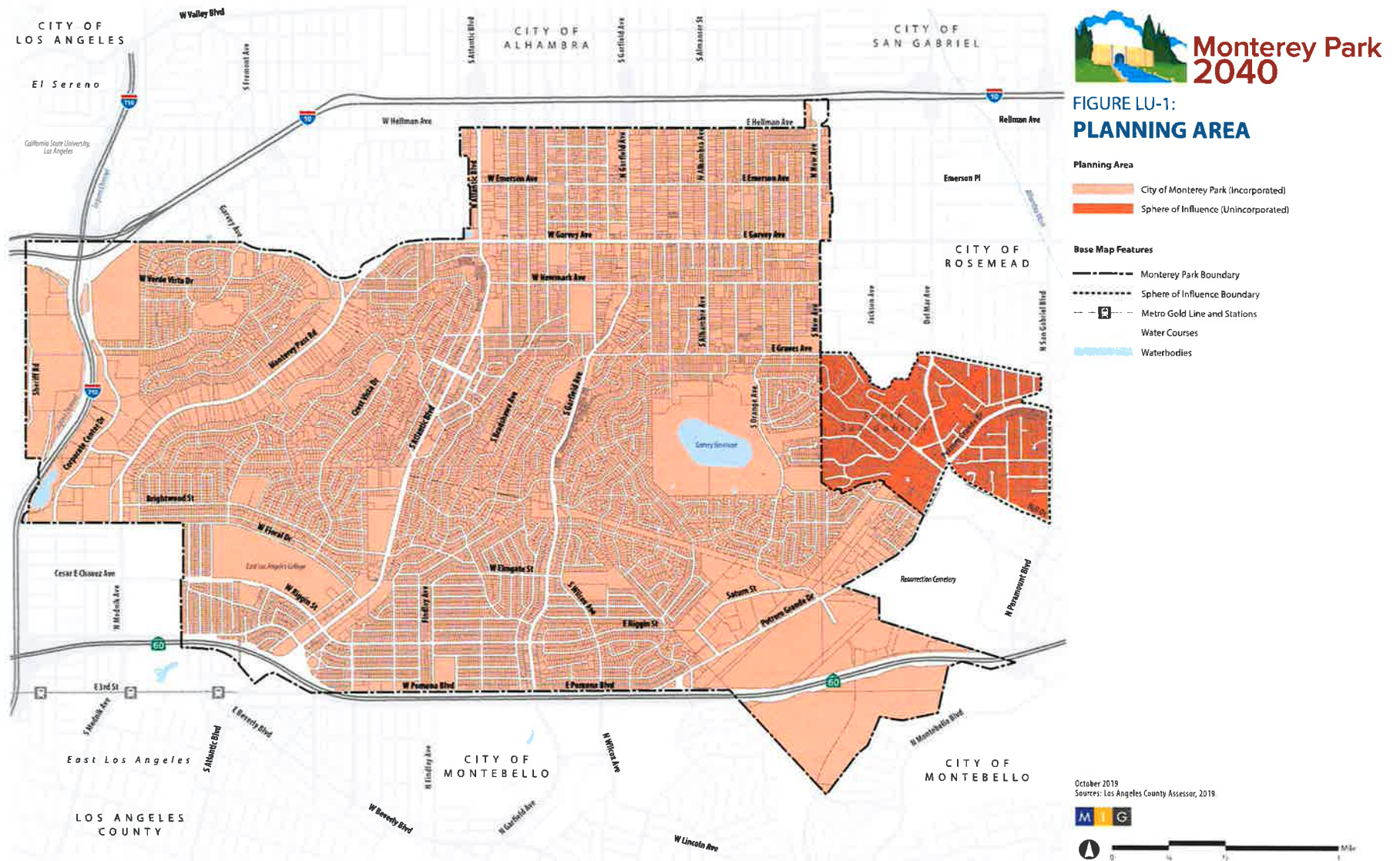
Monterey Park lies seven miles east of downtown Los Angeles, at the western edge of the San Gabriel Valley. Several freeways connect the City to downtown and destinations throughout Los Angeles County and beyond: the Pomona Freeway (SR-60) on the south, the San Bernardino Freeway (I-10) to the north, and the Long Beach Freeway (I-710) to the west. Regional arterial roads traversing the City include Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. And for people who opt to use transit to get around, the Metro light rail system and bus lines serve Monterey Park directly, as does the Montebello bus lines.

The hilly terrain that distinguishes Monterey Park from its neighboring cities creates distinct neighborhoods and districts, including neighborhoods offering panoramic views of downtown and the San Gabriel Valley. These neighborhoods—and Monterey Park as a whole—are largely built out, with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new

businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

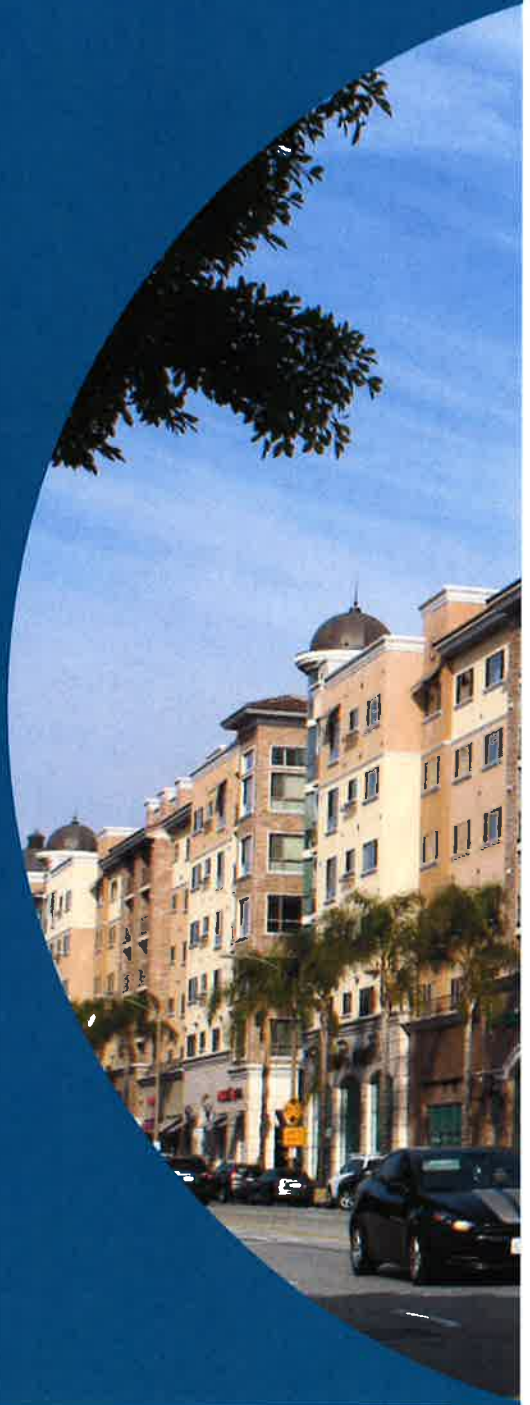
THE PLANNING AREA

The City of Monterey Park encompasses approximately eight square miles (3,980 acres), and the sphere of influence area covers 289 acres. California law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Gov't Code §56076). Together, these are the 4,270-acre Planning Area; see Figure LU-1 (Planning Area). While the City has no formal authority within the sphere of influence, it is empowered by the State to consider and proactively plan for areas that bear relation to the City's future.

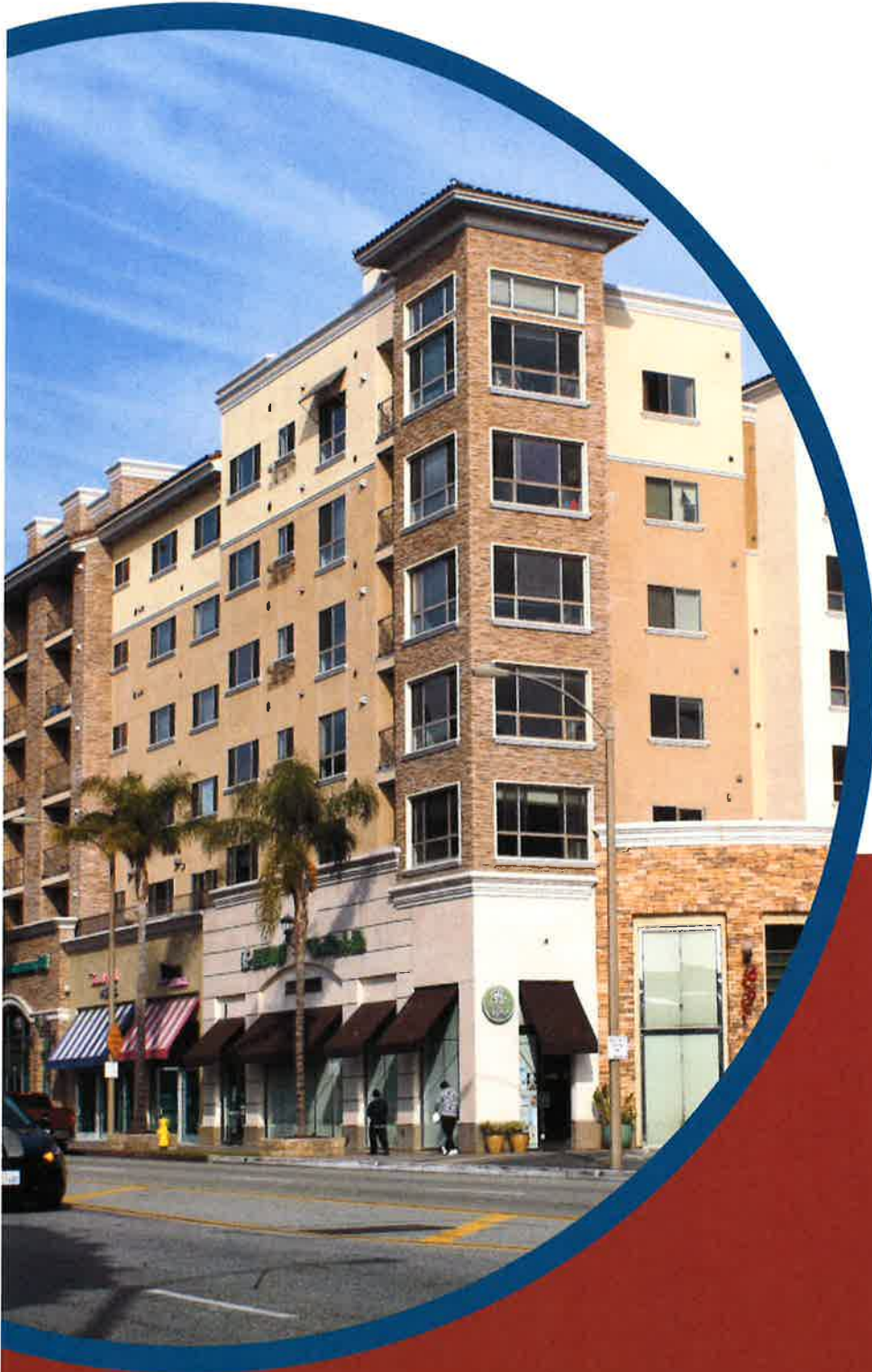


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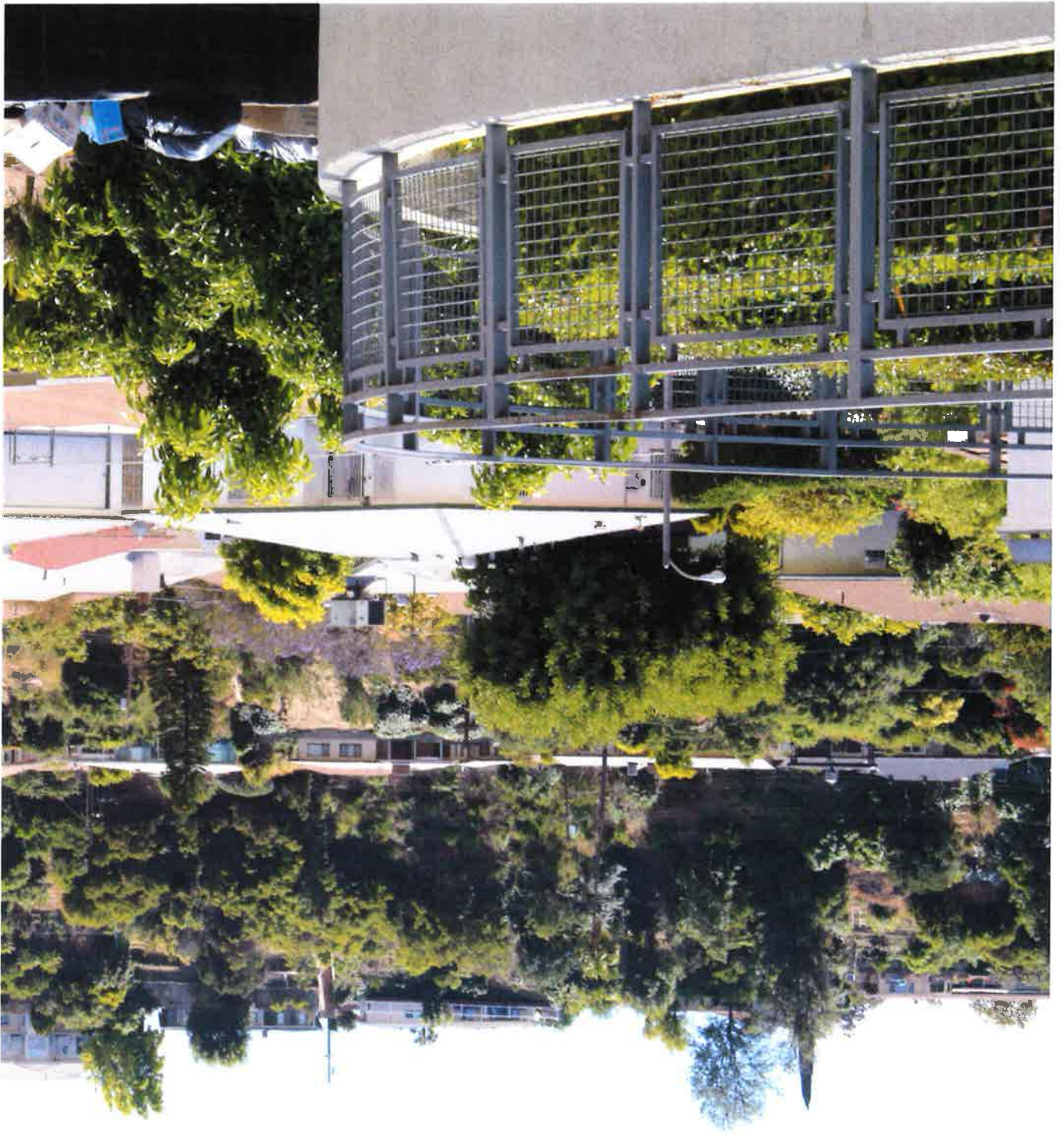
**“My favorite place in
Monterey Park?
My neighborhood.
My neighbors.”
- Monterey Park resident**



MONTEREY PARK 2040



3



03

MONTEREY PARK 2040

CHALLENGES

Through a comprehensive public engagement process, community members identified challenges.

Built Out and Inadequate Lots. Monterey Park has limited vacant land available for new development. Narrow and shallow lots and multiple property ownership along commercial corridors (i.e., Garvey Avenue and of Atlantic Boulevard) create hurdles for larger, cohesive development projects.

Unimproved Older Buildings. Older buildings with tired facades and outdated systems (plumbing, ventilation) are common along the commercial corridors. Many buildings have not been improved for quite some time and, therefore, do not encourage the highest and best use tenants. As the buildings age, the properties will continue to attract marginal tenants, resulting in reduced sales tax revenue.

Lackluster Streetscape. Streetscapes lack character and placemaking elements that create a sense of place and identity. Wayfinding signage is limited; gateways are poorly defined or absent. The paucity of street trees along some corridors creates a less desirable walking experience.

Lack of Commercial Diversity. Monterey Park is a regional draw for authentic Asian food; however,

restaurant diversity is lacking. As a result, residents seek restaurant alternatives elsewhere. Similarly, Monterey Park lacks general merchandise retail. Many residents leave Monterey Park to do basic shopping, thus increasing vehicles miles traveled and reducing sales tax revenue to fund community services and facilities.

Inadequate Parking. Some neighborhoods and commercial districts do not have enough off-street parking, which creates crowded street conditions. Commercial parking may spill over into surrounding neighborhoods. Parking unavailability can lead to increased congestion and vehicle exhaust as drivers circle local streets seeking available parking.

Cost and Shortage of Housing Options. The high cost of housing—and lack of land to build new housing—concerns many residents, particularly because their adult children cannot afford to purchase a home in the community. New and different housing types aimed at younger adults and families are desired.

Design Preference Toward Vehicles. Driving is the preferred transportation option. The large single-family neighborhoods, hillsides, and lack of street grid in some areas create an environment that makes walking difficult.

BIG IDEAS MOVING FORWARD

The Land Use and Urban Design Element proposes a number of big ideas for land use change over time that reflect community goals, address land use challenges, and move the City toward achieving its full potential.



Strategic Development Opportunity.

Allow for increased development opportunities along corridors and districts, where access to freeways and arterial roadways optimize economic development potential.

Attract Quality Employment Opportunities.

Pursue technology, professional, managerial, and tourism industries that can translate to higher-quality employment opportunities.



Protect Low-Density Residential Neighborhoods.

Create buffers between established low-density residential neighborhoods adjacent to higher-intensity development. Identify transition areas where potentially higher building heights will directly abut low-density residential neighborhoods. In the transition areas, integrate design approaches that step down building heights toward the homes, increase building setbacks, and incorporate landscaped buffers to address potential privacy, shade and shadow, noise, and other concerns.



Pedestrian-Friendly Environments and Outdoor Spaces.

Improve streetscape and building frontages—and specifically building store-front transparency—to create vibrant places for the pedestrian experience. Create unique urban public spaces that allow people to socially connect and gather in outdoors spaces. Outdoor dining spaces, comfortable outdoor “living rooms,” flexible courtyards and plazas, and innovative use of streets and sidewalks create exciting and unique destinations.



Environmentally Friendly Design. Promote sustainable building and site design approaches that minimize resource consumption and protect the environment. Approaches include using green building strategies, creating pedestrian-friendly environments to reduce vehicles trips, and integrating renewable energy approaches to minimize greenhouse gases and to sustain limited resources over the long term.



Build on Tourism and Hospitality.

Maximize hospitality uses—such as restaurants and hotels—in key areas of the city. Encourage restaurant and ancillary commercial uses along Corporate Drive to complement long-established professional office uses.



Flexible Zoning Options. Emphasize adjusting implementation tools to ensure that flexible zoning options allow for greater development opportunities for developing places that allow mixed-use development, housing, and emerging business types.

“My favorite places in Monterey Park are all the mom-and-pop eateries. Whether it’s going to my trusty usual places or trying new restaurants, our community of small businesses and our food scene make Monterey Park special. We stand out from other nearby cities because of this sort of small-town charm.”

- Monterey Park resident



UNDERSTANDING LAND USE TERMS



4



04

UNDERSTANDING LAND USE TERMS

The following terminology is used to describe planning strategies and design features applicable to public spaces and private development.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a ratio of the gross floor area permitted on a site divided by the total net area of the site. Intensity is measured in FAR and typically describes nonresidential uses.

DWELLING UNITS PER ACRE (DU/AC)

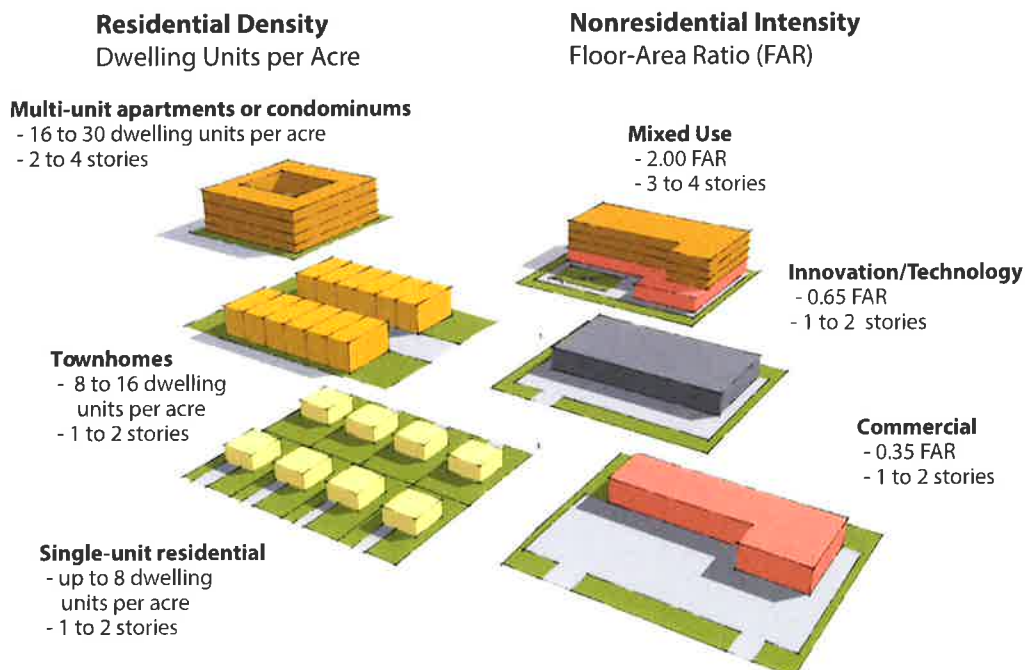
Dwelling units per acre (du/ac) refers to the maximum number of dwelling units allowed per acre of developable land. Density is measured in du/ac and only applies to residential uses.

DENSITY AND INTENSITY

Density and intensity are quantitative measures used to describe the degree to which land can be used and developed, see Figure LU-2 (Density and Intensity).

FIGURE LU-2

DENSITY AND INTENSITY





HEIGHT

The maximum allowable height (measured in feet) of a building.

This element establishes maximum building heights rather than maximum number of stories. Using building heights provides design flexibility — particularly for a building’s architectural detail — while maintaining consistent urban form. For example, a mixed-use building with a maximum FAR of 1.5 and maximum height of 50 feet might be built as either a three- or four-story building, depending upon how the architect designs each story. A building’s massing, placement, and orientation dictate its relationship to a street to a greater extent than the number of building stories.

PUBLIC REALM

The public realm comprises the streets, squares, parks, green spaces, and other outdoor places which are available, without charge, for everyone to use.

URBAN FORM

Urban form refers to the configuration of a place’s physical components (buildings and structures, street and infrastructure patterns and networks).

URBAN DESIGN

Urban design focuses on spatial relations within the public realm and how the built environment affects social interaction and communication. This includes site design (block size, building placement, massing, and orientation), street design (sidewalk widths, building frontages, and pedestrian amenities such as benches, street trees, and lighting), and building design (architectural character).

DEVELOPMENT POTENTIAL

Development potential is influenced by factors such as parcel size, building-to-land value ratio, environmental constraints, land use, and how extensive a property is developed.



GOALS AND POLICIES

Consistent with the overall City vision, this Element's goals and policies aim to preserve long-established residential neighborhoods and community assets. Either applied citywide or to a specific land use designation or focus area, the goals and policies integrate land use with urban design strategies to achieve consistent and predictable development patterns, high-quality design, and long-term viable growth.

- **A GOAL** sets general direction or vision. It is an ideal future end related to the public health, safety, and general welfare of people living in, working in, and visiting Monterey Park. A goal is a general expression of community values and may, therefore, be abstract in nature. Thus, a goal is generally not quantifiable or time dependent.
- **A POLICY** is a specific statement that guides decision-making and is carried out by implementation measures. A policy indicates the City's commitment to a course of action. A policy is based on and helps implement the goals and the larger vision.

LAND USE DESIGNATION

A land use designation describes the type of activity allowed to occur on a parcel of land, which in turn dictates how a parcel and/or building will be occupied.

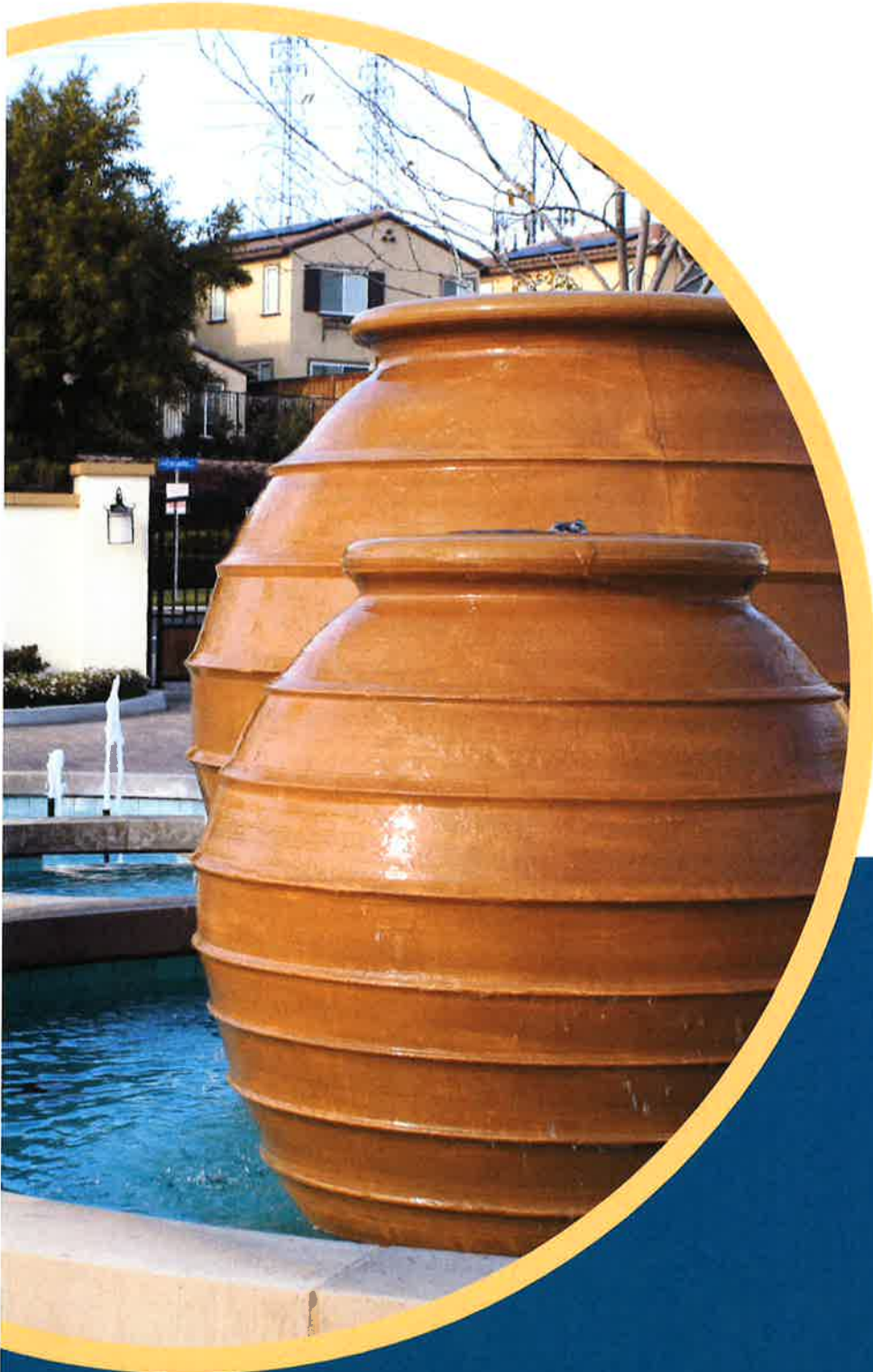
FOCUS AREA(S)

Monterey Park's land use patterns are well established. Residential neighborhoods are the predominant land use, with single-family homes representing approximately three-quarters of the residences. Given the overarching goal of preserving the integrity of these neighborhoods, this element identifies Focus Areas in which development activity will occur to create new business opportunities and provide housing in mixed-use projects and districts.

**"My vision for Monterey
Park? A family-oriented
community with great
schools, parks, multi-
cultural activities, shops,
and restaurants."
- Monterey Park resident**



LAND USE PLAN



5

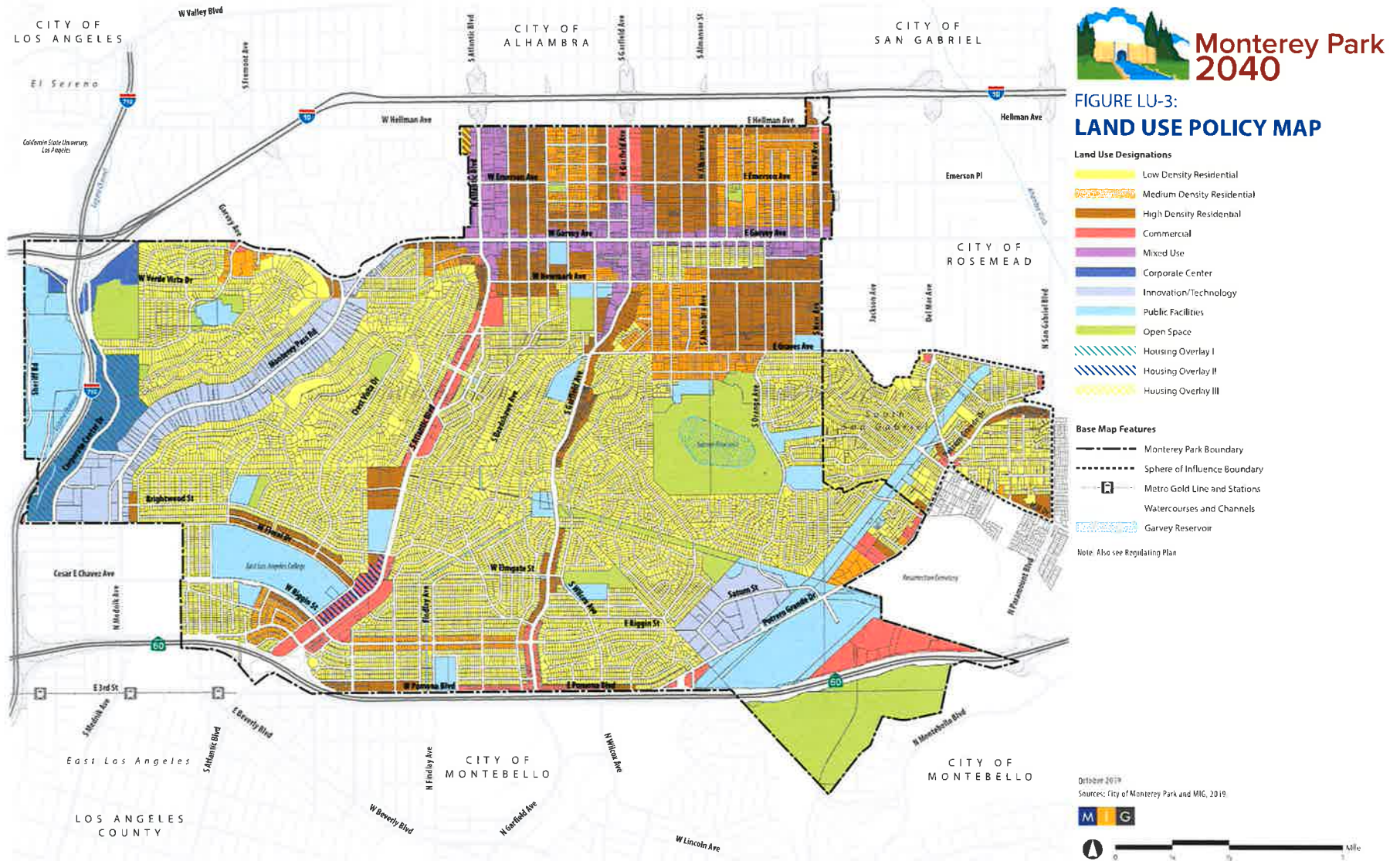


05

LAND USE PLAN

To achieve the desired balance of uses, thus achieving community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map and the associated Regulating Plan. The Land Use Policy Map (Figure LU-3) locates land use designations throughout

the Planning Area. The map's land use designation categories, their primary uses, and development intensities/densities are shown on Table LU-1 (Land Use Designations). Focus Area's densities/intensities and maximum heights are shown in the Regulating Plan (Figure LU-4).



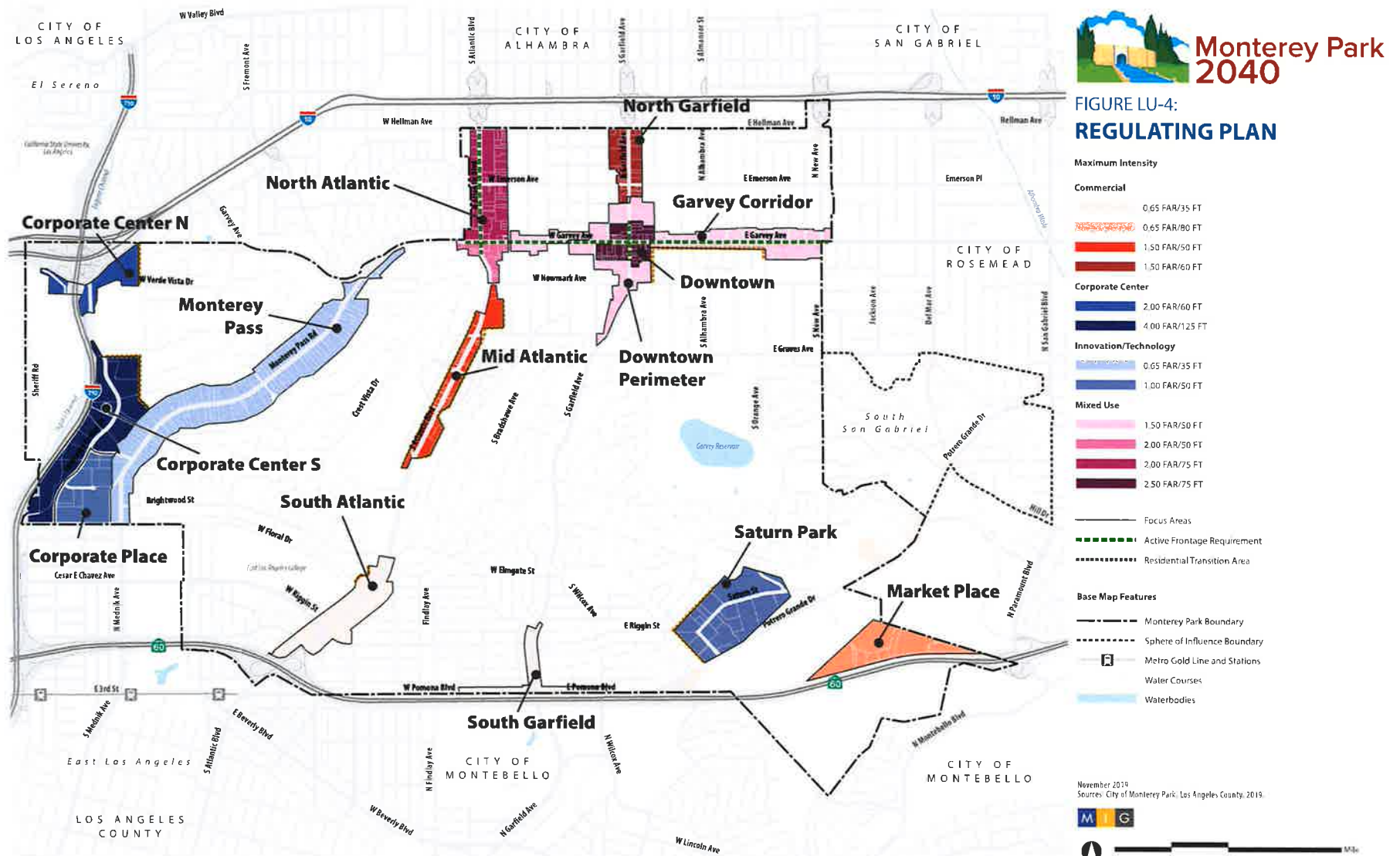


TABLE LU-1: LAND USE DESIGNATIONS

LAND USE		DEVELOPMENT LIMITS
Residential Designations and Uses		Density Range
Low Density	Primary Use: One residential unit per lot, with private open space Other Permitted Uses: Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre Approximate population density = 25 persons/acre
Medium Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre Approximate population density = 61 persons/acre
High Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0 units/acre Approximate population density = 184 persons/acre

Commercial and Business Designations and Uses		Intensity/Heights
Commercial	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan)
Corporate Center	Primary Uses: Professional offices, hospitality, entertainment, and medical Support Uses: Retail and service commercial uses Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan)
Innovation/Technology	Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing	As indicated on Figure LU-4 (Regulating Plan)

Mixed Use Designation and Uses		Density/Intensity/Heights
Mixed Use	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-4 (Regulating Plan) Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan) No density maximum to provide flexibility in unit types and sizes.

Public Facilities and Open Space Designations and Uses		Intensity/Heights
Public Facilities	Primary Uses: Public buildings, childcare centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations	0.75 FAR maximum Maximum building height as specified in zoning regulations
Open Space	Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas Other Permitted Uses: Public utility facilities and historic landfills	0.35 FAR maximum Maximum building height as specified in zoning regulations
Overlay Designation and Uses		Density/Height
Housing Overlay	Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses	Housing Overlay I (Corporate Center) 90 units/acre maximum 100' height maximum Housing Overlay II (South Atlantic) 60 units/acre maximum 50' height maximum Housing Overlay III (Hellman Avenue) 30 units/acre maximum 45' height maximum



IMPLICATIONS OF LAND USE POLICY

As properties within the focus areas change over time from one use to another, land uses and intensities will gradually shift to align with the intent of this Land Use and Community Design Element. If Monterey Park is developed in accordance with the Land Use and Urban Design Element and at the intensities and densities permitted, then the Planning Area is anticipated to have 26,298 dwelling

units, 15.5 million square feet of nonresidential use, and 80,581 residents as shown in Table LU-2 (Land Use Plan Buildout).

(Please note other assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, nonresidential building square feet, and employment.)

TABLE LU-2: LAND USE PLAN BUILDOUT

Type		Monterey Park		Sphere of Influence		Planning Area	
		Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)
Dwelling Units	Single-Unit	12,219	12,039	1,269	1,429	13,488	13,468
	Multi-Unit	8,746	12,582	248	248	8,994	12,830
	Total	20,965	24,621	1,517	1,677	22,482	26,298
Population		64,240	75,442	4,648	5,139	68,888	80,581
Nonresidential Building Square Feet. ¹		14,179,900	15,426,450	37,950	68,100	14,217,860	15,494,550
Employees		31,532	34,206	58	113	31,590	34,320
Lodging Rooms		727	1,334	-	-	727	1,334
Students		43,234	48,211	-	-	43,234	48,211

Note: 1) Nonresidential building: commercial, office, medical and hospital, and industrial buildings.

Source: City of Monterey Park and Land Use and Community Design Element update GIS data, California Department of Finance, and Southern California Association of Governments, 2018 and 2019.

“Monterey Park is and will continue to be a city rich with cultural heritage, sustainable infrastructure, and parks that provide places for people to enjoy the outdoors and participate in community life at farmers’ markets, at free concerts, and along biking and walking trails.”

- Monterey Park resident



GOALS AND POLICIES



6



06

GOALS AND POLICIES

CITYWIDE GOALS AND POLICIES

GOAL 1 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

Policy 1.1 **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.

Policy 1.2 **Local Businesses.** Advocate for and support local businesses and small business owners.

Policy 1.3 **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.

Policy 1.4 **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

GOAL 2 Dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base

- Policy 2.1** **Flexibility.** Provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.
- Policy 2.2** **Business Growth.** Facilitate the growth of a diverse business sector resilient to change over time and compatible with a broad range of skills and workers.
- Policy 2.3** **Innovation.** Create a culture of innovation and growth, encouraging emerging businesses to attract high-quality jobs.

GOAL 3 Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community

- Policy 3.1** **Quality Neighborhoods.** Maintain the quality and character of residential neighborhoods.
- Policy 3.2** **Diversified Housing.** Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.
- Policy 3.3** **Established Housing.** Maintain and enhance the established housing stock.
- Policy 3.4** **Strategic Housing Opportunities.** Strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.
- Policy 3.5** **Improvement Prioritization.** Prioritize siting new public facilities and public spaces using creative use of land and streets, and facilitate new infrastructure improvements within a disadvantaged neighborhood.
- Policy 3.6** **Public Space.** Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.
- Policy 3.7** **Safe and Sanitary.** Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent, and sanitary housing for all residents.
- Policy 3.8** **Physical Activity.** Provide access to recreational facilities, including parks, trails, greenways, open spaces, and community centers that allow opportunities for physical activities for all ages and abilities.

Policy 3.9 **Housing Overlay.** Allow housing as part of a mixed-use development or stand alone residential in Corporate Center as designated by Housing Overlay I on Figure LU-3 (Land Use Policy Map) and Table LU-1 (Land Use Designations). Allow housing as part of a mixed-use development or stand-alone residential along the west side of Atlantic Boulevard (not fronting on Atlantic Boulevard) as designated by Housing Overlay II. Allow for stand-alone residential on Hellman Avenue as designated by Housing Overlay III.

GOAL 4 A built environment that is resilient and promotes health and wellness

Policy 4.1 **Climate Change.** Adapt to and mitigate the effects of climate change.

Policy 4.2 **Sustainable Practices.** Balance development with the preservation of environmental assets and the natural beauty of the area through sustainable practices in site planning, landscaping, construction, maintenance, and operations.

Policy 4.3 **Environmental Burden.** Prevent and reduce disproportionate environmental burdens and compounding health risks affecting low-income and minority populations.

Policy 4.4 **Freeway Buffer Greening.** Integrate greening buffers and maximize tree canopies within neighborhoods directly adjacent to SR-60 freeway to help improve air quality.

Policy 4.5 **New Development.** Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.

Policy 4.6 **Active Transportation.** Prioritize and integrate active transportation strategies into the built environment that increase walking, bicycling, and transit modes of travel, with a focus on improving first and last mile connectivity.

GOAL 5 A community that is equitable and inclusive

Policy 5.1 **Equitable Access.** Expand equitable access to community resources that improve quality of life. Community resources include cultural and natural amenities, health care services, education, commercial services, parks and recreation, and healthy foods.

Policy 5.2 **Services and Amenities.** Facilitate safe, convenient, and affordable access to basic services and community-based amenities.

Policy 5.3 **Community Involvement.** Engage residents, property owners, business owners, and organizations in the advanced and current planning processes.

Policy 5.4 **Translation.** Ensure residents are engaged in languages that allow for their participation in community events and community engagement activities.

RESIDENTIAL

DENSITIES

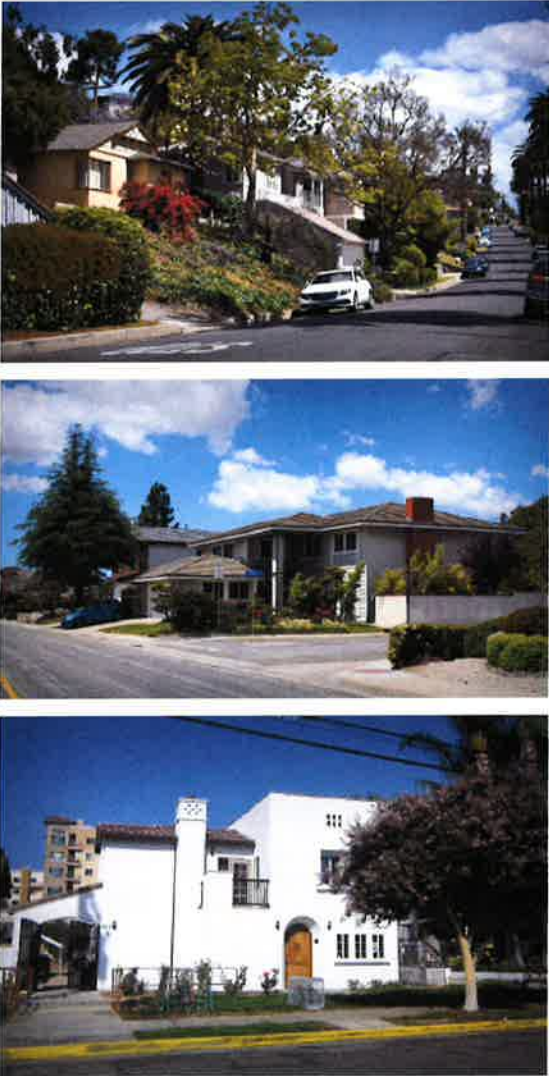
LOW DENSITY
DU/AC: 0.0-8.0

MEDIUM DENSITY
DU/AC: 8.1-16.0

HIGH DENSITY*
DU/AC: 16.1-30.0

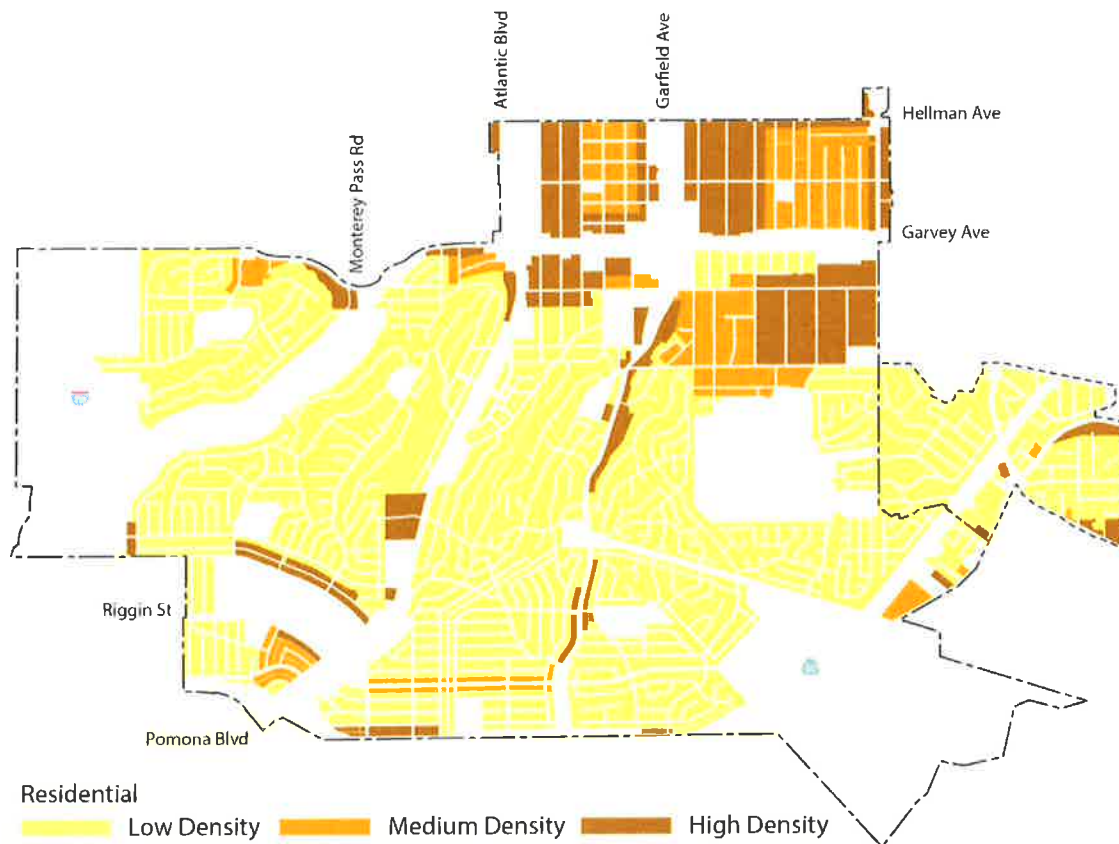
*Housing Overlay I applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.









The three residential land use categories reflect long-established development patterns and densities in Monterey Park. Monterey Park residents treasure their neighborhoods. During the public engagement process that produced this element, residents repeatedly expressed the importance of preserving and improving neighborhood character. To a large extent, this sentiment means maintaining long-established densities and scale of development in the neighborhoods and accommodating new housing largely in mixed-use districts. Thus, the goals and policies are focused on maintaining the qualities that define Monterey Park's many neighborhoods.

Many single-family homes in the City were constructed in the 1950s and 1960s. Maintenance levels vary from block to block. A key goal will be to encourage renovation and

maintenance that improve neighborhoods house by house.

In the Medium Density and High Density neighborhoods, housing types may consist of rowhouses, townhouses, stacked flats, and similar housing types, with the scale of development guided by the maximum permitted density and development standards set forth by the zoning regulations. Where new development is proposed, the City looks for design features that create quality living environments for residents: well-located and functional open spaces, common areas that encourage interactions among residents, parking facilities that are easily accessible and attractively designed, good pedestrian access and circulation, and use of building materials that weather well.



GOAL 6 Accommodating all household sizes and income levels with a variety of housing types

- Policy 6.1** **Standards.** Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.
- Policy 6.2** **First-Time Homeowners.** Encourage the construction of housing that can accommodate the needs of younger people and families seeking to buy their first home.

- Policy 6.3** **Accessory Dwelling Units.** Adopt accessory dwelling unit regulations and policies that can accommodate evolving housing needs and preferences.
- Policy 6.4** **Affordable Housing Units.** Support policies that facilitate and incentivize the development of affordable housing units, such as inclusionary housing requirements and development bonus programs.



GOAL 7 Enhanced neighborhood character

- Policy 7.1** **Complete Neighborhoods.** Ensure neighborhoods are “complete” neighborhoods by integrating schools, childcare centers, community centers, infrastructure, green spaces and parks, and other public amenities into each neighborhood.
- Policy 7.2** **Identity.** Foster a sense of community and facilitate engagement by encouraging residents to take pride in their neighborhoods and form neighborhood groups that address issues affecting the area where they live.
- Policy 7.3** **Protection.** Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.
- Policy 7.4** **Sensitive Design.** Require that new additions, renovations, and infill development be sensitive to neighborhood context and building form and scale (for example, upper stories, detached garages, setbacks, enhanced front entrances).
- Policy 7.5** **Transition.** Require high-density or mixed-use developments to transition sensitively to adjacent lower-density residential uses.
- Policy 7.6** **Home Occupations.** Encourage home occupations that have minimal traffic, parking, or other impacts to neighbors and neighboring uses.
- Policy 7.7** **Compatibility.** Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
- Policy 7.8** **Safety.** Address safety concerns associated with people living in illegal garage conversions or unpermitted accessory units.



GOAL 8 High-quality residential design

Policy 8.1

Streetscapes. Provide and maintain high-quality public streetscapes in all neighborhoods.

Policy 8.2

Street Relationship. Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.

Policy 8.3

Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 8.4

Site Frontages. Require building and site frontages that define public streets with high-quality architecture and landscape design, including small-scale architectural elements and plane changes.

Policy 8.5

New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.

Policy 8.6

Parking. Minimize the street presence and visibility of parking facilities from public streets and neighboring properties.



GOAL 9 Increase in homeownership

Policy 9.1 **Homeownership.** Create homeownership opportunities by encouraging development of smaller scale, for-sale residential units such as condominiums, townhomes, and duplexes.

Policy 9.2 **Cooperative Homeownership.** Explore opportunities for cooperative homeownership programs such as a condominium conversion program that transfers ownership from apartment complex owners to the renters of that apartment complex.

COMMERCIAL



DENSITIES & INTENSITIES

GENERAL COMMERCIAL

FAR: 0.65
HEIGHT: 35 FEET

MARKET PLACE

FAR: 0.65
HEIGHT: 80 FEET

SOUTH ATLANTIC*

FAR: 0.65
HEIGHT: 35 FEET

SOUTH GARFIELD

FAR: 0.65
HEIGHT: 35 FEET

MID ATLANTIC

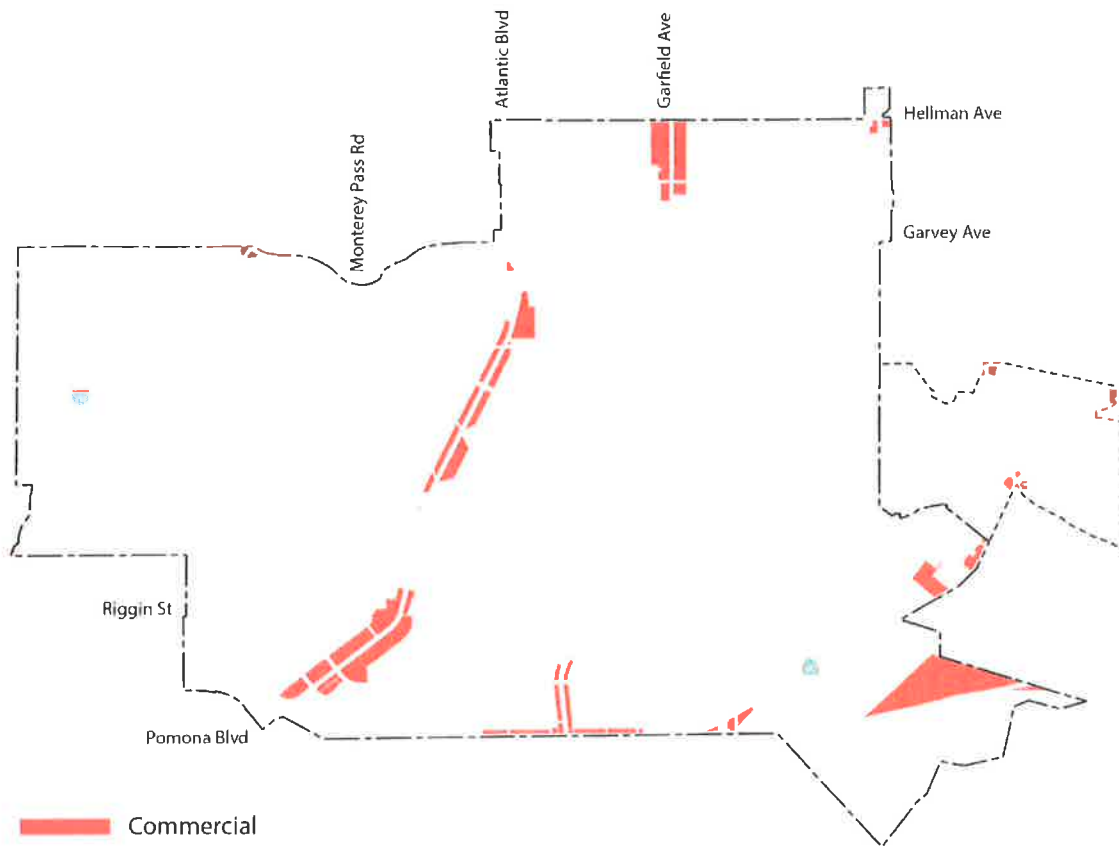
FAR: 1.50
HEIGHT: 50 FEET

NORTH GARFIELD

FAR: 1.50
HEIGHT: 60 FEET

*Housing Overlay II applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.

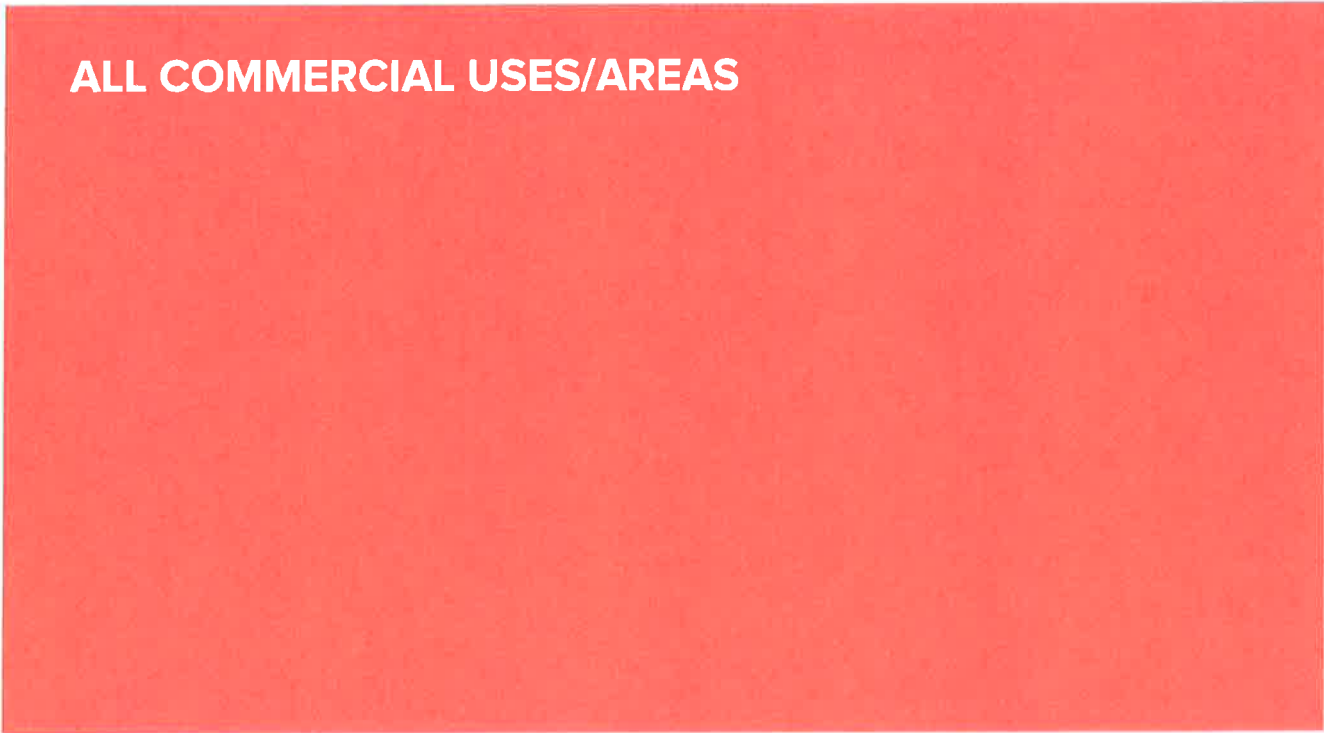


Commercial districts are located primarily along the City's major thoroughfares: Atlantic Boulevard, South Garvey Avenue, and Garfield Avenue. With the opening of the Market Place regional center along SR-60 in 2017, new large-format retail stores and national restaurants added variety to the commercial mix.

A healthy, balanced mix of home-grown businesses and national chains provides variety for shopping, dining, socializing, accessing services—like getting a haircut or visiting an architect's office—and entertainment. This diversity also creates more assurance of economic stability

for Monterey Park as the economy ebbs and flows. Also, by establishing flexible areas for small and large businesses alike, the City is better prepared for continually evolving changes in how people buy goods and receive services. The land use plan allows for varied development intensities, as shown on Figure LU-4 (Regulating Plan).

Branding each of the commercial districts with signage and unique streetscapes will help market businesses both locally and to visitors, including—importantly—foreign visitors.





GOAL 10 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

- Policy 10.1** **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.
- Policy 10.2** **Local Businesses.** Advocate for and support local businesses and small business owners.
- Policy 10.3** **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.
- Policy 10.4** **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

ALL COMMERCIAL USES/AREAS

GOAL 11 Transition and compatibility of new commercial development with and to adjacent residential districts

Policy 11.1 **Privacy.** Ensure new commercial developments address privacy issues relative to any abutting residential neighborhoods.

GOAL 12 High design quality in all new commercial developments and rehabilitation projects

Policy 12.1 **Compatibility.** Require new, infill, and rehabilitation projects in commercial districts be compatible with existing contexts in terms of site design, scale, building design, materials, and architectural approaches.

Policy 12.2 **Comprehensive Design.** Provide for comprehensive design review of new commercial development.

Policy 12.3 **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within commercial districts.

GOAL 13 Identifiable, unique commercial districts

Policy 13.1 **Streetscape.** Establish well-defined streetscape treatments for each commercial district.

Policy 13.2 **Wayfinding.** Use a comprehensive, city-wide wayfinding program to identify Monterey Park's commercial areas.



FOCUS AREA: MARKET PLACE

GOAL 14 The Market Place as a regional destination for diverse shopping, dining, and entertainment experiences

- Policy 14.1** **Flexibility.** Ensure that zoning regulations applicable to the Market Place properties provide focus for the uses the City looks to attract while providing flexibility to accommodate emerging new uses and markets over time.
- Policy 14.2** **Traffic.** Work with property owners and property managers to address and manage traffic associated with the Market Place so that visitors avoid traveling through adjacent residential neighborhoods.
- Policy 14.3** **High Design Quality.** Insist upon high design quality and landscape treatments upon establishment and over time.
- Policy 14.4** **Transit Access.** Advocate for alignment of the Gold Line east extension that places a station adjacent to the Market Place.



FOCUS AREA: SOUTH ATLANTIC

GOAL 15 A commercial district that meets local commercial needs, caters to students and employees at East Los Angeles College, and takes advantage of proximity to the Gold Line Atlantic Station

Policy 15.1 **Commercial.** Allow for commercial uses focused on daily shopping and service needs while continuing to accommodate long-established regional-serving uses, such as automobile dealerships, at appropriate locations.

Policy 15.2 **Pedestrian Movement.** Require that new development and rehabilitation of existing centers and buildings accommodate safe pedestrian movement from sidewalks and within internal parking lots.

Policy 15.3 **Streetscape Improvements.** Use urban design and streetscape improvement strategies to create an identifiable and pleasant travel path for pedestrians from Atlantic Station to the South Atlantic commercial district.

Policy 15.4 **Landscaping.** Ensure new development incorporates and maintains attractive on-site landscaping.

FOCUS AREA: SOUTH GARFIELD

GOAL 16 An attractive, village-like neighborhood commercial district with lower-intensity retail, office, and service-oriented businesses that cater to surrounding residential neighborhoods and Gold Line transit users

Policy 16.1 **South Garfield Village.** Regulate land uses and development and guide public realm enhancements in accordance with the South Garfield Village Specific Plan.

Policy 16.2 **Accommodate Pedestrians.** Pursue roadway, sidewalk, crosswalk, and traffic control improvements that well accommodate pedestrian traffic in the district.

Policy 16.3 **Incentives.** Provide incentives for local businesses to establish and thrive in the district.





FOCUS AREA: MID ATLANTIC

GOAL 17 A commercial corridor for businesses of all types, with public realm improvements that work to reduce vehicle speeds to enhance the visibility of and access to businesses along Mid Atlantic

- Policy 17.1** **Zoning.** Ensure zoning regulations accommodate office, service-oriented, retail, dining, and medical-related uses.
- Policy 17.2** **Mix of Uses.** Encourage a mix of uses that have operating hours that extend past 5:00 in the evening.
- Policy 17.3** **Land Assembly.** Use land assembly strategies and incentives to promote compatible infill development.
- Policy 17.4** **Streetscape.** Enrich the streetscape with themed lighting, benches, and trees. Consider using excess street width and adjacent public rights-of-way to create parklets, greenspace, and places for public art.
- Policy 17.5** **Mobility.** Improve pedestrian and vehicular mobility and safety with urban design interventions such as additional mid-block crossings, designated pedestrian walkways through surface parking lots, and shortened street crossings.
- Policy 17.6** **Design Inspirations.** Draw from the Cascades fountain, historical structures and historical influences, and landscaping within the public realm as inspirations for public space design treatments, site design and architecture, and landscaping. Use these inspirations to create a cohesive public realm plan for Mid Atlantic.
- Policy 17.7** **Land Use Transitions.** Remain sensitive to the adjacency of low-scale residential neighborhoods by providing appropriate transitions such as parking lots and landscaped areas as buffers and step-down building approaches.

FOCUS AREA: NORTH GARFIELD

GOAL 18 A district centered on intensive medical and office uses, with lower-scale buildings housing varied commercial uses

Policy 18.1 **Healthcare Facilities.** Encourage the concentration of established and proposed healthcare facilities and their related uses.



MIXED USE



DENSITIES* & INTENSITIES

GARVEY CORRIDOR
FAR: 1.50
HEIGHT: 50 FEET

DOWNTOWN PERIMETER
FAR: 1.50
HEIGHT: 50 FEET

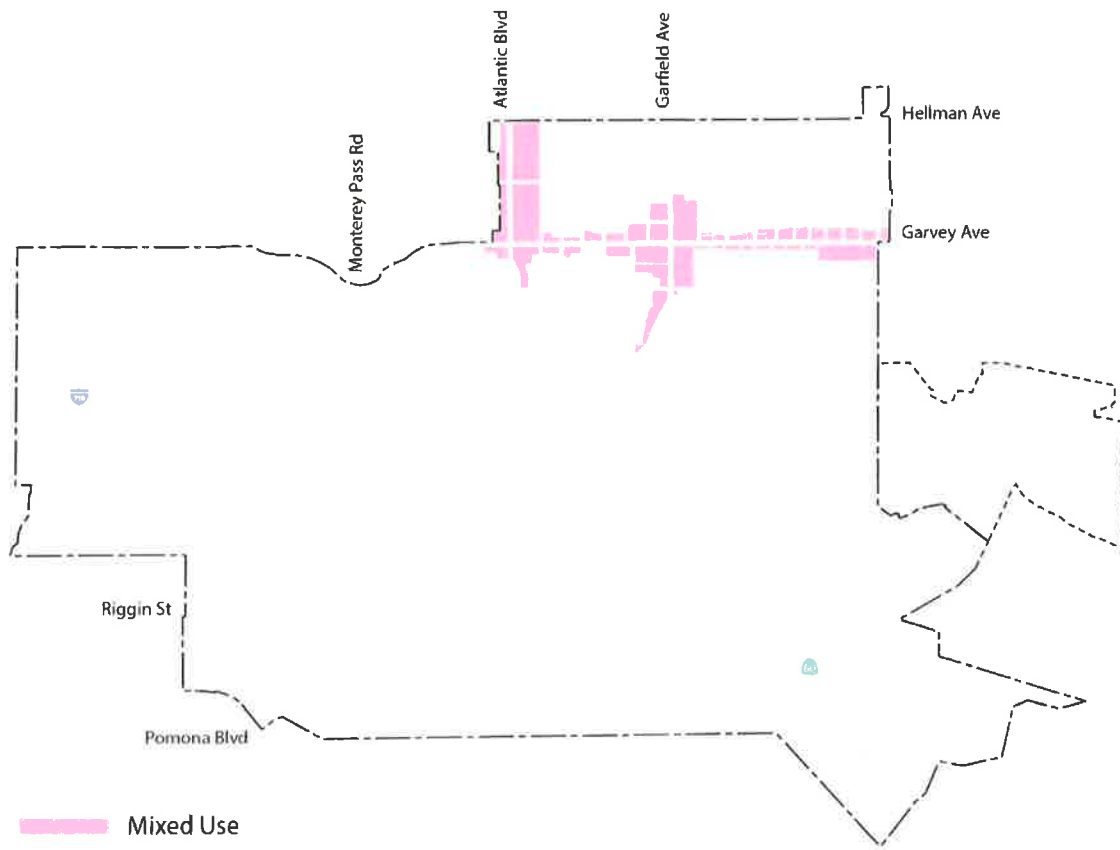
NORTH ATLANTIC
FAR: 2.00
HEIGHT: 75 FEET

DOWNTOWN
FAR: 2.50
HEIGHT: 75 FEET

No density maximum to provide flexibility in unit types and sizes

A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Mixed-use development is characterized by pedestrian-friendly environments that integrate residential, commercial, cultural, and institutional uses. Mixed-use development works to create vibrant, compact, walkable environments, with shorter pedestrian connections between living, working, learning, and recreational destinations. In Monterey Park, the Mixed Use designation allows a combination of compatible retail, entertainment,

office, residential, hotel, civic, cultural, and recreation uses that establish authentic physical environments. Mixed-use developments will incorporate social gathering places for the community and foster economic vitality. This variety of uses creates spaces for people to live, work, play, learn, and shop without getting into their cars to get from place to place.

ALL MIXED USES/AREAS



GOAL 19 Dynamic pedestrian-oriented mixed-use districts that provide vibrant uses, spaces, buildings, and experiences

- Policy 19.1** **Diversified Uses.** Attract diversified uses, including urban housing options, a mix of cultural and entertainment uses, a variety of businesses and restaurants, and places for people to connect.
- Policy 19.2** **Pedestrian Activity and Experiences.** Create pedestrian-friendly activity and experiences by requiring active uses on the ground floor, with storefronts providing ample window space along street frontages.
- Policy 19.3** **Attractive Streetscape.** Create attractive streetscape environments by using thematic design that integrates landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art, and other amenities and improvements.
- Policy 19.4** **Mixed-Use Compatibility.** Promote design solutions and construction techniques to ensure that new development is compatible with established uses, taking into account noise and other pre-existing conditions.

ALL MIXED USES/AREAS

- Policy 19.5** **Transition.** Transition mixed-use areas that border low-density residential neighborhoods to minimize visual and shade impacts by stepping down building heights, creating landscape buffers, and creating larger setbacks.
- Policy 19.6** **Parking.** Develop parking management strategies for mixed-use corridors that include shared parking lots and structures and park-once-and-walk districts to provide adequate and convenient parking for customers and employees.
- Policy 19.7** **Enhanced Character.** Incentivize property owners to renovate and improve tired and outdated buildings along mixed-use corridors to improve their aesthetic appearance, create readily identifiable places, utilize cohesive architectural design, and enhance the streetscape character.
- Policy 19.8** **Meeting the City and Community Needs.** Encourage a diverse mix of uses that are innovative, competitive, entrepreneurial, local, and sustainable, thereby promoting economic development, increasing City revenues, expanding job growth, increasing property values, and meeting residents' and visitors' desires and needs.
- Policy 19.9** **Housing.** Accommodate a variety of housing options, including medium- and high-density apartments and condominiums, live/work units, and mixed-use buildings with a residential component.
- Policy 19.10** **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within mixed-use districts.



FOCUS AREA: DOWNTOWN

Downtown is the urban core of Monterey Park, located at the intersection of Garvey and Garfield Avenues. Downtown's urban form is compact in character, with more intense infill development and pedestrian connections to the Civic Center and Barnes Park, the Garvey Avenue corridor, and medical uses along Garfield Avenue.

GOAL 20 A vibrant urban core that accommodates high-quality residential, entertainment, commercial, hospitality, civic, and public spaces

- Policy 20.1** **Community Focal Point.** Establish Downtown as the anchor for local businesses, public amenities, and public space experiences.
- Policy 20.2** **Destination.** Create a destination that includes uses and spaces for public gathering areas, community events, and local activities.
- Policy 20.3** **Pedestrian Connections.** Create pedestrian connections from Downtown to the Civic Center, Garvey Corridor, and Garfield Avenue medical uses using urban design and landscaping approaches.
- Policy 20.4** **Identity.** Strengthen the identify and character of Downtown through design, landscaping, public art, branding, and signage using consistent themes.
- Policy 20.5** **Wayfinding.** Establish a wayfinding program to assist in identifying location of Barnes Park, Monterey Park Bruggemeyer Library, the Garfield Medical Center, and other surrounding landmarks and uses.



FOCUS AREA: NORTH ATLANTIC

Located at the northern boundary of the City along Atlantic Boulevard, the North Atlantic Mixed Use District serves a gateway that combines hospitality, retail and commercial services, culture and arts, entertainment, and residential uses. Development along this corridor is urban and compact and, while Atlantic Boulevard is a heavily traveled vehicular corridor, encourages people to walk and frequent businesses and uses on both sides of the corridor.

GOAL 21 A vibrant, urban gateway that integrates commercial, hospitality, entertainment, and residential uses

- Policy 21.1 Gateway Identity and Urban Design.** Establish a focal northern gateway into Monterey Park that welcomes visitors and identifies the district as a key destination. Incorporate gateway signage, wayfinding, and landscaping to create a sense of arrival. Extend similar treatments within the district to identify the district visually.
- Policy 21.2 Tourism and Entertainment.** Expand upon mixed-use activities that support tourism and complement economic success, vibrancy, and livability, with a special focus on hospitality, cultural events and institutions, retail, public spaces, and arts and entertainment.
- Policy 21.3 Encourage Activity.** Encourage the development of uses that are active in the evenings and on weekends, such as restaurants, commercial services, retail stores, and performance spaces.
- Policy 21.4 Active Streetfront.** Require new development fronting Atlantic Boulevard to be clearly oriented toward the street, with buildings near the front lot line and parking either underground or to the rear of a lot.
- Policy 21.5 Design Approaches.** Require design approaches that provide for façade articulation vertically and horizontally, transition appropriately to abutting lower-scale residential uses in residential zones, incorporate pedestrian-oriented design on the ground floor (such as ample windows and inviting entrances), make use of plazas, and incorporate interesting roof forms.



FOCUS AREA: DOWNTOWN PERIMETER

The Downtown Perimeter encompasses properties around the urban core, extending to the Civic Center and Barnes Park and north and south along Garfield Avenue. The goal is to extend the mixed-use character of the Downtown core but at lower development intensities and to allow stand-alone residential uses.

GOAL 22 A Downtown-core-adjacent district of high-quality residential, commercial, civic, and public spaces

- Policy 22.1** **Integration of Civic Center with Mixed-Use District.** Allow for a mix of compatible residential and commercial uses that connect the Civic Center to the Downtown Core.
- Policy 22.2** **Transitions.** Ensure development within the Downtown Perimeter transitions in scale to the adjacent low-density residential neighborhoods.



FOCUS AREA: GARVEY CORRIDOR

The Garvey Corridor, stretching from Atlantic Boulevard to New Avenue, is a lower-intensity mixed-use corridor that emphasizes commercial businesses on the ground floor, integration of residential and/or office uses on the upper floors, and restaurants, retail services, and convenience goods for residents and visitors. New development is encouraged to provide opportunities for people to live and work in the same building. Many of the single-story buildings will transition to multi-story buildings, with interfaces to adjacent low-density residential neighborhoods respected by increased building setbacks and rear building forms that step down toward the neighborhoods. Incentives and procedural enticements are provided to encourage consolidating smaller lots to allow for complete developments.

To address parking needs at a district level, the City envisions construction of one or more public parking garages at central locations, thus allowing visitors to park once to patronize numerous businesses (and to have employees park, thus freeing up spaces adjacent to business for less mobile visitors).

GOAL 23 A modest-intensity, pedestrian-friendly, mixed-use corridor that provides active street frontage with a mix of retail, commercial services, restaurants, and residential uses

- Policy 23.1** **Active Street Front.** Encourage pedestrian activity along Garfield Avenue by requiring active street frontage commercial uses, buildings, and entrances oriented to the street and sidewalks, outdoor dining, and transparent building frontages.
- Policy 23.2** **Balance.** Encourage pedestrian-oriented specialty retail shops offering quality goods, a diverse range of restaurants, and service businesses. Attract a balance of locally owned businesses and franchise or corporate enterprises.
- Policy 23.3** **Incentives for Lot Consolidation.** Develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects.
- Policy 23.4** **Building Façade Renovations.** Encourage the renovation and updating of older building façades.
- Policy 23.5** **Parking.** Promote a variety of parking opportunities that take advantage of alleyways

and parking structures that promote park-once-and-walk strategies.

Policy 23.6 **Transition.** Maintain established alleyways and use landscaped buffers, building step-downs, and setbacks to transition mixed-use buildings to adjoining low-density residential neighborhoods.

Policy 23.7 **Parklets.** Considering using side streets that intersect Garvey Avenue for adding parklets to expand outdoor dining options and add public gathering and urban green spaces.



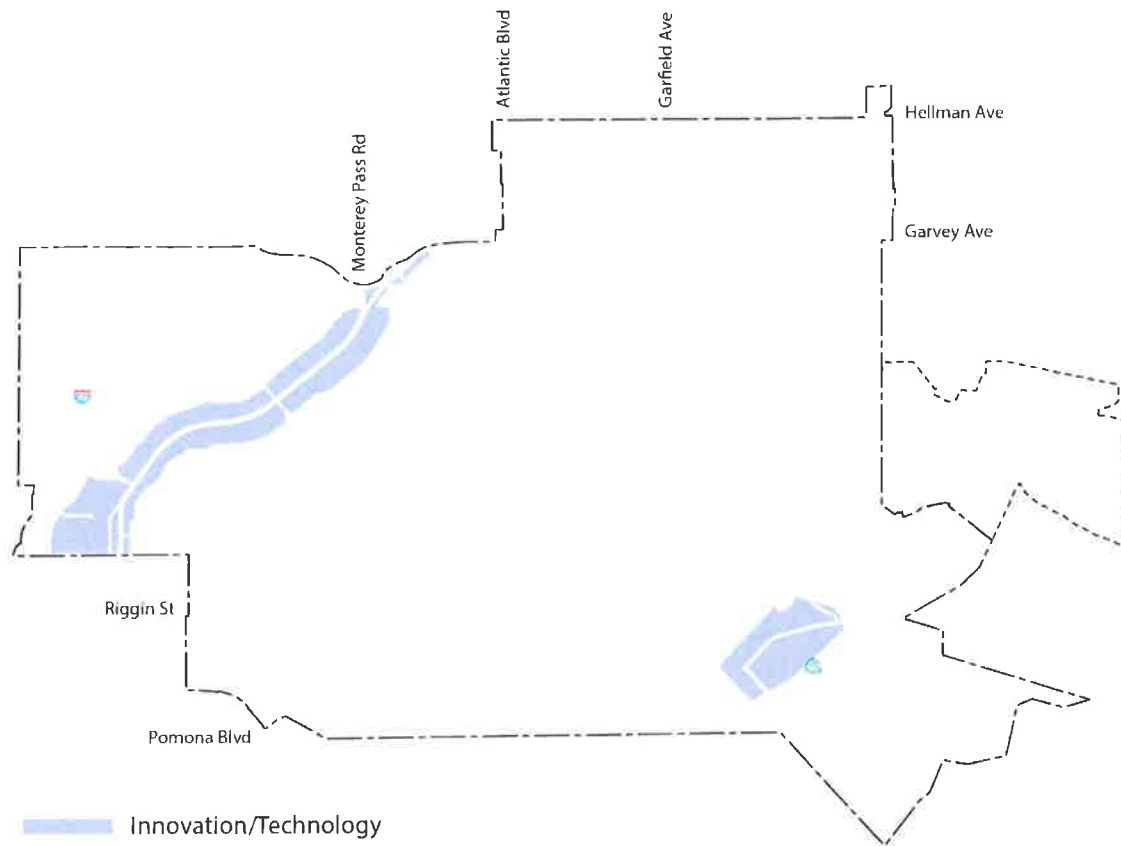
INNOVATION/
TECHNOLOGY
USES



INTENSITIES	
MONTEREY PASS	
FAR: 0.85	
HEIGHT (FT.): 35	
SATURN PARK	
FAR: 1.00	
HEIGHT (FT.): 50	
CORPORATE PLACE	
FAR: 1.00	
HEIGHT (FT.): 50	

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Technology will continue to evolve rapidly, changing how people work and do business. The City aims to accommodate and encourage new businesses that promote innovation and advances in technology, creating places for high-skilled and knowledge workers. The Monterey Pass Road corridor and Saturn Park district (on Saturn Street) provide prime properties, easy access to arterial roadways and freeways, and locations near housing perfect for new, clean technology, and creative industries.

The Monterey Pass Road corridor and Saturn Park district historically have been areas where a range of industrial businesses—including intensive manufacturing operations—have thrived. However, in Saturn Park, uses transitioned in the latter 1990s to lighter industrial and office enterprises in response to public concerns about the proximity of heavy industrial uses to residential neighborhoods. Along Monterey Pass Road, warehousing, trucking, and auto repair uses increased because of the distance from neighborhoods and relatively easy freeway access. While these uses have provided service-oriented jobs, the City is interested in attracting industries that offer higher-paying jobs and attract people of diverse interests, incomes, and talents who wish to both live and work in Monterey Park.

Properties along Monterey Pass Road and south of Davidson Drive between Monterey Pass Road and Corporate Center Drive have interesting and unique industrial buildings that can be retrofitted for creative office, research and development, and even commercial space such as breweries. The City's goal is to phase out trucking-intensive uses in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Finally, to provide for better interaction among land uses along the corridor, the City will provide better accommodations for pedestrians and cyclists and limit cut-through traffic, as described in the Mobility Element.

Saturn Park will continue to function as a business park, focused on office-type and research and development uses, with supportive commercial businesses. Private reinvestment in properties will be encouraged through higher development intensity allowances. In turn, the City will require greater attention to landscaping, creative site design, and building quality.



GOAL 24 Monterey Pass Road as a prime location for new technology-oriented, creative-industry, and emerging-trends businesses

Policy 24.1 **Zoning.** Ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals, including prohibition of warehousing and trucking-related uses.

Policy 24.2 **Amortization.** Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for the Monterey Pass Road corridor.

Policy 24.3 **Identity.** Create a distinct physical identity for the Monterey Pass Road Innovation/Technology district.

Policy 24.4 **Market.** Market the premier location of the Monterey Pass Road Innovation/Technology district relative to its proximity to California State University Los Angeles and East Los Angeles College for incubator businesses and public/private partnerships and investments.



GOAL 25 Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs

- Policy 25.1** **Zoning.** Ensure that zoning regulations applicable to Saturn Park permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with the goals.
- Policy 25.2** **Market.** Market the Saturn Park district as a premier location in the San Gabriel Valley for emerging technology businesses.
- Policy 25.3** **Identity.** Create a distinct physical identity for the Saturn Park district.

CORPORATE
CENTER USES



INTENSITIES

CORPORATE CENTER N
FAR: 2.00
HEIGHT (FT.): 60

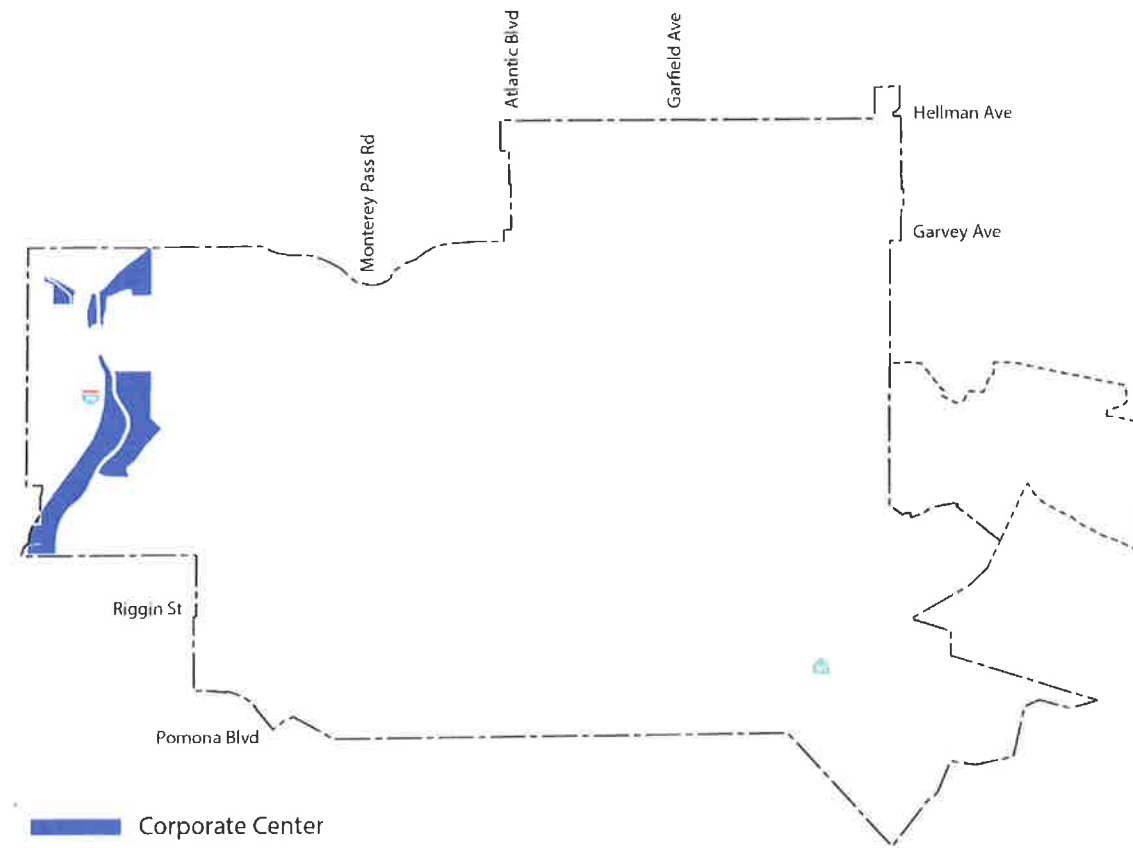
CORPORATE CENTER S*
FAR: 4.00
HEIGHT (FT.): 125

*Housing Overlay III applies.
See Figure LU-3 and Table LU-1.



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Corporate Center Drive winds along the west side of Monterey Park, parallel to I-710 and up a steep south-to-north grade that terminates at Ramona Boulevard, adjacent to the City-owned Monterey Park Golf Club. The hilly terrain provides tremendous views to the west. City land-use policy has long recognized that topography in this area and its relative separation from the rest of Monterey Park provide opportunity to allow more intense, high-rise development approaches. Also, City-owned properties adjacent to the golf course offer sites for hospitality businesses that can take advantage of views and proximity to I-710 and I-10. With downtown Los Angeles a short drive west along I-10 and California State University Los Angeles just across the freeway, the Corporate Center Drive district is well located to offer a market for corporate office, hotel, and support uses.

This district is divided into two subdistricts to reflect location-appropriate FAR and building height limits. The

district will continue to provide places for higher intensity office uses, as well as hotels, conference facilities, and ancillary restaurant and retail businesses. Building intensities will be allowed consistent with Figure LU-4 (Regulating Plan).

Regarding the golf course-adjacent properties, the City's aim is to maximize revenue-generating businesses that attract tourist and business visitor dollars.

New investment consisting of taller buildings may incorporate multi-story parking structures. Design standards will require design approaches that well integrate parking facilities into overall site design and architectural treatments. Ample landscaping will be required. Where multi-story structures abut residentially zoned properties, project design will make use of increased setbacks and building tiering and stepbacks to minimize shadow and privacy impacts on residential uses.

ALL CORPORATE CENTER USES

GOAL 26 Corporate Center corridor as a premier regional location for high-rise office, hospitality, and complementary uses

- Policy 26.1** **Zoning.** Ensure that zoning regulations applicable to Corporate Center properties permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals.
- Policy 26.2** **Market.** Market the premier location of the Corporate Center district relative to its proximity to downtown Los Angeles, California State University Los Angeles, and East Los Angeles College for corporate headquarters, research and development facilities, hotels, conference facilities, and related uses.
- Policy 26.3** **Maximize Use of City Properties.** Actively seek users for City-owned properties adjacent to the Monterey Park Golf Club that maximize use of the properties and generate reliable revenue streams.



PUBLIC
FACILITIES



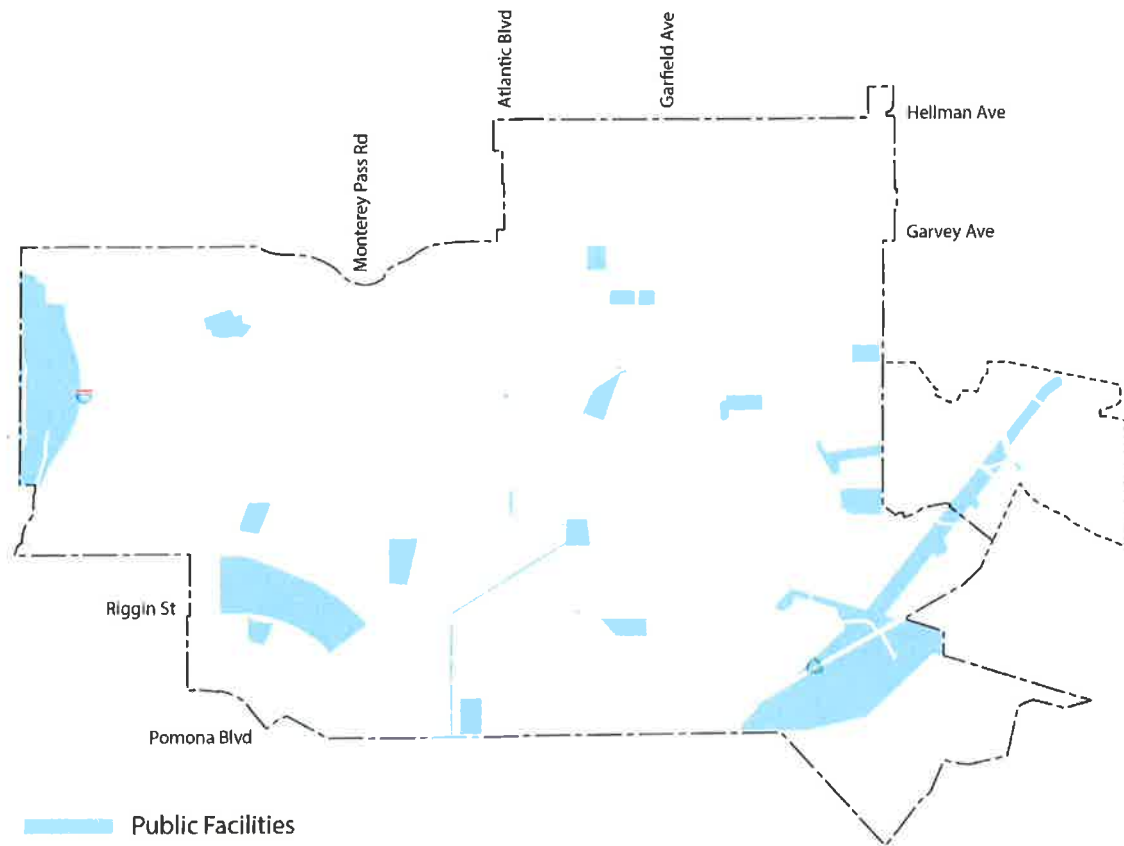
INTENSITIES

All Public Facilities
FAR: 0.75
HEIGHT (FT.): Per Zoning



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





The Public Facilities designation encompasses government, civic, cultural, public school, and infrastructure uses that support community needs. Monterey Park has well-used community facilities and a library that provide important places for gathering and education. Programs at these facilities contribute significantly to community life; residents have expressed the importance of upgrading these facilities in response to heavy use.

Regarding public schools, four distinct school districts serve City students, which is unusual, as well as a bit chaotic and confusing for residents. Often home values can be affected by the school district's quality, which in turn affects neighborhood quality. While the land use plan recognizes the location of established schools, it does not and cannot address the influences of school district boundaries. However, the City is supportive of efforts to consolidate districts or redraw district boundaries.



GOAL 27 State-of-the-art community facilities that support established programs, accommodate future needs, and are accessible to all community members

Policy 27.1 **Functional and Flexible.** Maintain multi-functional, flexible, and complementary space at Monterey Park's community buildings and spaces.

Policy 27.2 **Maximize Use.** Maximize public facility use by sharing with nonprofit organizations, school districts, and community organizations.

Policy 27.3 **New Facilities.** Locate new community facilities in neighborhoods and centers where they will serve populations of the greatest needs. Look for opportunities to create joint-use community space at facilities owned by private organizations such as faith-based groups, service groups, and hospitals.

Policy 27.4 **Library.** Maintain a state-of-the-art library collection in an attractive and inviting facility capable of accommodating users of all ages and abilities.



GOAL 28 Utility infrastructure that minimize adverse visual impacts

Policy 28.1 **New Facilities.** Locate and design new capital-intensive potable water storage and distribution facilities, particularly storage tanks, in a manner that minimizes visual, cost, and environmental impacts on the surrounding areas.

Policy 28.2 **Reduce Visual Impact.** Reduce visual impact of aboveground and overhead utilities, including electric lines, by working with local providers to maximize opportunities to place utilities underground.

Policy 28.3 **Utilities Placement.** Continue to require the placement of utilities underground within new development.

Policy 28.4 **Undergrounding.** Strengthen requirements for underground utilities in older sections of the City as part of private redevelopment projects to improve the aesthetic quality of streets and neighborhoods.

Policy 28.5 **Alternative Energy.** Accommodate alternative energy infrastructure as new technology evolves.

OPEN SPACE



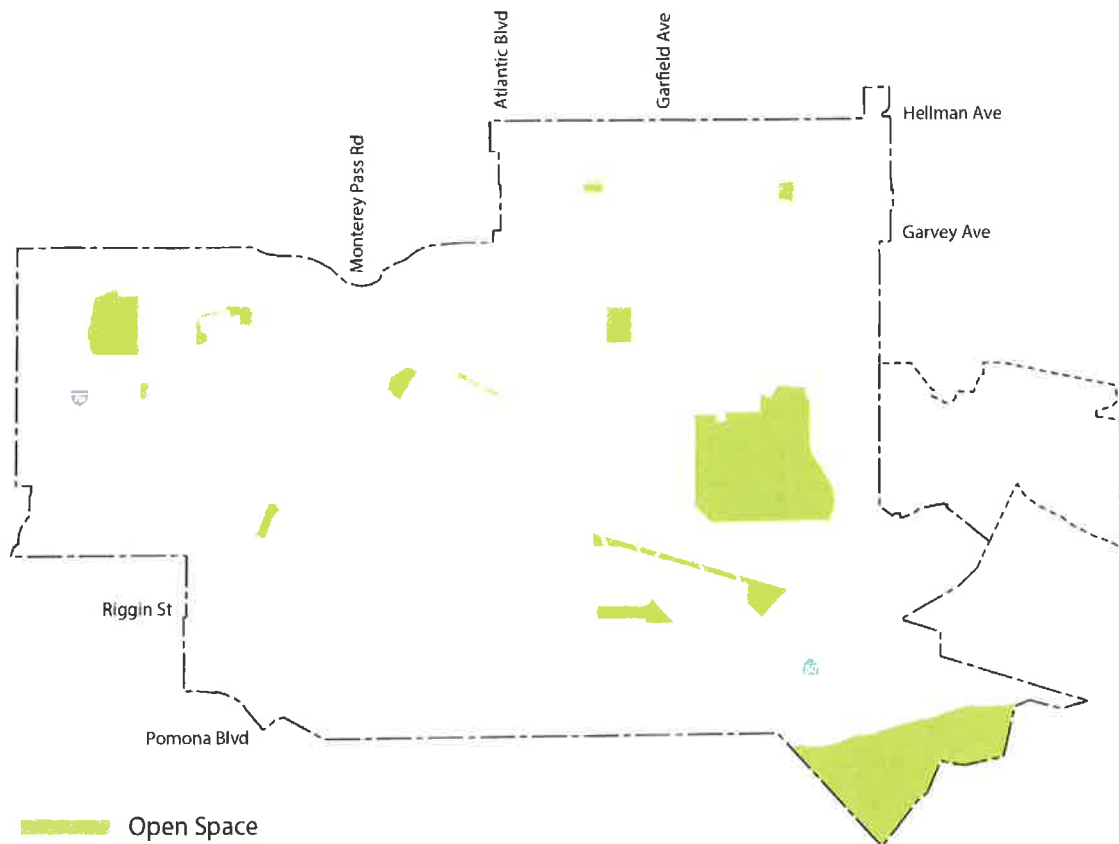
INTENSITIES

All Open Space
FAR: 0.35
HEIGHT (FT.): Per Zoning



A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Natural open spaces and urban recreation areas contribute to a healthy and environmentally sustainable community. While Monterey Park has well-used parks, establishing new green space will be difficult given the community's built-out character. The General Plan features traditional concepts for open space, as well as innovative open space such as parklets, public right-of way conversions, and urban recreation/plazas/facilities.

Other open spaces include a former landfill and the Monterey Park Golf Club. While the portion of the former landfill north of SR-60 has been remediated and developed as the Market Place commercial center, the 145-acre portion south of SR-60 remains a Superfund site (as designated by the U.S. Environmental Protection Agency)

and is thus unavailable for development or even passive open space use due to extensive contamination. The Monterey Park Golf Club, a City-owned nine-hole facility, is available for general public use.

Given the very limited opportunities to create new open space, focused creative solutions to meet demands of new residents include:

- Creating mini green spaces in conjunction with roadway enhancements
- Creating urban recreation spaces through public plazas and linear greenways
- Supporting urban agriculture and community gardens

GOAL 29 Unique new open spaces to complement the City's established and well-used park and trails systems

- Policy 29.1** **Trails System.** Create and maintain a system of trails, sidewalks, linear parks, and other connections that provide residents of all abilities with opportunities to exercise, enjoy nature, and access recreation facilities within a five-minute walk from home. Activate and encourage discovery along urban trails.
- Policy 29.2** **Green Space.** Consider the development of new park land or green space through the repurposing of excess street rights-of-way.
- Policy 29.3** **Gardens.** Pursue the use of Edison Trails Park for community gardens and urban agriculture.
- Policy 29.4** **Public Spaces.** Develop guidelines for commercial and mixed-use development projects to incorporate accessible plazas, paseos, and other public spaces into project design.
- Policy 29.5** **Community Gathering Spaces.** Design, construct, and program community gathering spaces, plazas, and an outdoor stage/amphitheater in the Downtown Core, Garvey Corridor, North Atlantic, and South Atlantic focus areas.
- Policy 29.6** **Parkland.** Require parkland dedications and/or provision of usable on-site public space for significant development projects involving new residential construction.
- Policy 29.7** **Surplus Land.** Consider the acquisition of surplus land owned by public agencies for future open space.
- Policy 29.8** **Urban Agriculture.** Create urban agriculture areas to encourage property owners of vacant parcels to convert them into community gardens through the incentives made available through the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code).
- Policy 29.9** **Recreational Space.** Enhance street corridors, parkways, and public property between buildings to serve as green space and functional recreation space (e.g., community gardens, parklets, play spaces, public seating).

GOAL 30 Public places evolve to meet the needs of changing demographics and public interests

- Policy 30.1** **Flexible Design.** Incorporate flexible design characteristics into the renovation of existing and development of new parks and community facilities.
- Policy 30.2** **Environmental Responsibility.** Continue to build, renovate, and maintain parks and community facilities in a manner that is environmentally responsible.



“Now and in the future, our city will offer a comfortable and modern environment with plenty of job opportunities.”

- Monterey Park resident



IMPLEMENTATION PLAN



TABLE LU-2 IMPLEMENTATION PLAN TABLE

Procedures, Permits, Agreements, and Ordinances

PROGRAM 1: AMEND ZONING REGULATIONS

Program Description	Amend the zoning regulations and zoning map to reflect General Plan land use policy and design standards. In particular: • Require active storefronts in Mixed Use designated areas • Provide flexibility to accommodate emerging new uses, markets, and business practices over time • Implement development incentives geared toward land assembly • Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations • Match development standards, including maximum densities, intensities, FAR, du/ac, building heights, to General Plan land use designation standards • Include standards that address building massing and front façade transparency • Create standards for transition areas to ensure new development is compatible with established uses • Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard • Ensure compliance with California law as to affordable housing, density bonuses and inclusionary housing requirements • Allow for urban agriculture, community gardens, and gathering spaces
Related Land Use & Urban Design Element Policies	11, 1.2, 1.5, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 3.7, 3.9, 6.1, 6.2, 6.4, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 9.1, 9.2, 10.1, 10.2, 11.1, 12.1, 14.1, 14.4, 15.1, 16.3, 17.1, 17.2, 17.3, 17.7, 18.1, 19.1, 19.4, 19.5, 19.8, 19.9, 21.5, 23.6, 24.1, 25.1, 26.1
Time Frame	After LUE approval
Responsibility	Planning, Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 2: ACCESSORY DWELLING UNIT (ADU) LAW COMPLIANCE

Program Description	Update accessory unit requirements and regulations to comply with current California law.
Related Land Use & Urban Design Element Policies	6.3, 7.8
Time Frame	Short Term
Responsibility	Planning, Building and Safety, Code Enforcement
Funding Source(s)	General Fund

PROGRAM 3: DEVELOPMENT STANDARDS AND GUIDELINES

Program Description	Create and codify development standards and guidelines to direct site and building design in accordance with the Land Use and Urban Design Element. Standards and guidelines should address: • Private and public realm standards requirements that reflect a distinctive community character • Pedestrian circulation and safety • Parking • Building materials, massing and orientation • Architectural character, drawing design inspiration from historical influences (i.e. Cascades fountain) • Landscaping and public art • Pedestrian amenities (e.g., benches, trash receptacles, street trees, and lighting)
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 8.2, 8.3, 8.4, 8.5, 8.6, 10.4, 13.1, 14.3, 15.3, 15.4, 16.2, 17.4
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 4: AMORTIZATION

Program Description	Conduct an investigation of uses throughout nonresidential designated areas to determine which are inconsistent with the policy direction outlined in sections 2.7 through 2.14 of the Land Use and Urban Design Element. Establish a program for the gradual relocation, or elimination, of specific nonconforming uses.
Related Land Use & Urban Design Element Policies	24.2
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 5: DEVELOPMENT APPLICATION PROCESS AND DESIGN REVIEW

Program Description	Examine the current plan review, permitting, and design review processes to ensure: • Comprehensive review of all new commercial and industrial development • Dependable, transparent, and on schedule processing of all applications
Related Land Use & Urban Design Element Policies	12.2
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund, Application Fees

PROGRAM 6: PLAN CONSISTENCY

Program Description	• Repeal the North Atlantic, Mid Atlantic, and Garvey-Garfield specific plans and replace them with zone districts. As needed, develop streetscape plans for these areas. • Review the Pedestrian Linkages Plan and update as necessary to implement land use and urban design policies.
Related Land Use & Urban Design Element Policies	16.1, 20.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

Plans and Studies

PROGRAM 7: STREETSCAPE PLAN

Program Description	Create and implement a citywide streetscape plan that: • Enhances streetscapes with aesthetic treatments that also contribute to the comfort and safety of pedestrians • Creates well-defined, recognizable districts and neighborhoods • Provides consistent design themes • Requires integrated street and pedestrian amenities such as landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art • Uses the public realm to connect places and districts citywide • Includes durable pedestrian and bicycle facilities including trails, sidewalks, bike lanes, and linear parks • Incorporates design strategies that encourage flexibility and a range of uses and users • Provides residents and visitors with functional and flexible spaces at and around the City's public community buildings and facilities
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 19.2, 19.3, 21.4, 23.1, 24.3, 25.3, 27.1, 29.1, 29.9, 30.1
Time Frame	Intermediate to Long Term
Responsibility	Planning, Engineering, Public Works
Funding Source(s)	CIP Funds, Grants

PROGRAM 8: ECONOMIC DEVELOPMENT PLAN

Program Description	As part of the City’s ongoing economic development efforts: • Seek well-known, economically proven hospitality users for City-owned properties within the Corporate Center district • Consider land acquisition as a way to create larger, marketable properties • Promote and market the City’s assets and opportunities • Ensure access between residential and nonresidential uses, services, and public facilities
Related Land Use & Urban Design Element Policies	5.1, 5.2, 10.3, 24.4, 25.2, 26.2, 26.3, 29.7, 29.8, 29.5
Time Frame	Ongoing
Responsibility	Planning, Community and Economic Development, City Council
Funding Source(s)	General Fund, BID Funds, Grants

PROGRAM 9: GATEWAY AND WAYFINDING PLAN

Program Description	Develop a citywide gateway and wayfinding plan to: • Help identify major activity areas, landmarks, key businesses, and community facilities • Create a sense of arrival • Foster a sense of community and identity • Welcome visitors and increase tourism revenue
Related Land Use & Urban Design Element Policies	13.2, 19.3, 20.4, 20.5, 21.1
Time Frame	Intermediate Term
Responsibility	City Manager, Public Works, Community and Economic Development
Funding Source(s)	General Fund, Grants

PROGRAM 10: PARKING MANAGEMENT PLAN

Program Description	Develop a parking management plan to address: • Traffic flow • Parking lot circulation (including landscaping and pedestrian passageways) • Vehicular and pedestrian circulation and safety • New development requirements (including parking needs along Garvey Avenue)
Related Land Use & Urban Design Element Policies	14.2, 15.2, 19.6, 23.5
Time Frame	Short Term
Responsibility	Public Works
Funding Source(s)	General Fund

PROGRAM 11: CLIMATE CHANGE ACTION PLAN

Program Description	Develop a Climate Change Action Plan to address: • Sustainable development best practices and new development requirements • Reducing environmental burdens, particularly in identified disadvantaged communities • Mitigating urban heat island effect and increased tree canopy coverage • Approaches to decrease vehicle miles traveled and increase active transportation (walking, bicycling)
Related Land Use & Urban Design Element Policies	4.1, 4.2, 4.3, 4.4, 4.5, 4.6
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund, Grants

Physical Improvements

PROGRAM 12: EXPAND RECREATIONAL AND OPEN SPACES

Program Description	Encourage active living, physical activity, health, and wellness by creating and maintaining a green network that provides ready access to parks, open space, trails, gardens, plazas, and public spaces.
Related Land Use & Urban Design Element Policies	3.6, 3.8, 27.1, 27.2, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 30.1, 30.2
Time Frame	Ongoing
Responsibility	Planning, Recreation and Community Services
Funding Source(s)	General Fund, Grants

PROGRAM 13: COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Program Description	Identify financial incentives that will encourage property and business owners to improve the exterior appearance of their buildings and storefronts.
Related Land Use & Urban Design Element Policies	19.7, 23.4
Time Frame	Intermediate Term and Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, Grants, BID Fees, Loans

PROGRAM 14: PARKLET PROGRAM

Program Description	Develop a parklet program that identifies potential locations and the permitting process to allow businesses, property owners, and other groups to install parklets in public rights-of-way.
Related Land Use & Urban Design Element Policies	21.4, 23.1, 23.7
Time Frame	Short Term and Ongoing
Responsibility	Planning, Public Works
Funding Source(s)	General Fund

PROGRAM 15: BUSINESS IMPROVEMENT DISTRICT (BID)

Program Description	Continue to consult with the Business Improvement District to: • Promote event programming • Prioritize and fund public and capital improvement projects
Related Land Use & Urban Design Element Policies	19.4, 19.7, 20.1, 20.2, 20.4, 20.5, 21.2, 21.3, 21.4, 23.1, 23.4, 23.7
Time Frame	Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, BID Fees

PROGRAM 16: SERVICE PROVIDER COORDINATION

Program Description	Consult and coordinate with local service providers (such as Southern California Edison, AT&T, etc.) to: • Underground overhead utility lines concurrent with new development • Maximize use of existing public facilities and utilities • Strategically locate new public facilities and utilities to minimize cost, and mitigate visual and environmental impacts • Incentivize alternative energy infrastructure, technology, and use
Related Land Use & Urban Design Element Policies	12.3, 19.4, 28.1, 28.2, 28.3, 28.4, 28.5
Time Frame	Ongoing
Responsibility	Public Works
Funding Source(s)	General Fund, Grants, Development Agreements

Special Programs and Projects**PROGRAM 17: LOT CONSOLIDATION PROGRAM**

Program Description	Develop a lot consolidation program that identifies regulatory and financial incentives to encourage lot consolidation to achieve the scale and quality of development envisioned in the Land Use and Urban Design Element.
Related Land Use & Urban Design Element Policies	23.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 18: COMPLETE STREETS AND NEIGHBORHOODS

Program Description	Develop and implement a Complete Streets and Neighborhoods program that: • Accommodates all modes of travel (e.g. walking, bicycling, scooting, driving) • Integrates schools, childcare and community centers, green spaces and parks, and public amenities Consult with developers and project applicants to require publicly accessible urban public spaces—such as plazas, courtyards, parklets, mini-parks, and similar public spaces—to be integrated into mixed-use projects.
Related Land Use & Urban Design Element Policies	7.1, 17.5, 20.1, 20.2, 21.2, 21.3
Time Frame	Intermediate Term and Ongoing
Responsibility	Planning, Engineering, Recreation and Community Services, Community and Economic Development
Funding Source(s)	General Fund, Grants, Development Agreements

Education and Outreach

PROGRAM 19: ONGOING COMMUNITY EDUCATION AND ENGAGEMENT

Program Description	Encourage diverse participation in local planning and decision-making processes by: • Targeting outreach events to accommodate populations that are typically underserved and/or underrepresented • Publishing outreach and meeting materials in English, Spanish, and other languages, as appropriate • Engaging the public early and often throughout planning and design processes
Related Land Use & Urban Design Element Policies	5.3, 5.4, 7.2
Time Frame	Ongoing
Responsibility	City Manager, Planning
Funding Source(s)	General Fund, Grants

PROGRAM 20: EDUCATIONAL BROCHURE OR MANUAL

Program Description	Develop a graphic brochure or manual that includes illustrations and images to identify zoning standards and design approaches that effectively transition the massing and scale of taller buildings adjacent to existing Low Density residential.
Related Land Use & Urban Design Element Policies	19.5, 21.5, 22.2, 23.6
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund



Monterey Park
2040

320 West Newmark Avenue
Monterey Park, CA 91754
montereypark2040.org

ATTACHMENT 4

City Council Staff Report dated October 28, 2019



City Council Staff Report

DATE: October 28, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to consider the draft Land Use Element of the General Plan, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution adopting the Land Use Element (subject to voter approval); and certifying the Final Focused Environmental Impact and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element;
- (5) Directing the City Manager, or designee, to prepare appropriate documents to place a proposition on the ballot for the previously called March 3, 2020 election seeking voter ratification of the City Council's actions; and
- (6) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The City prepared a draft environmental impact report ("DEIR") pursuant to CEQA Guidelines § 15080. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant. As may be seen, the DEIR identifies several significant and unavoidable impacts.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this Project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these improvements. The benefits of the proposed Project that should be weighed against

these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing. Accordingly, the recommendation is that the City Council adopt a Statement of Overriding Considerations in order to adopt the draft Land Use Element ("LUE").

EXECUTIVE SUMMARY:

In 2018, the City Council commenced the process for updating the Monterey Park General Plan. The first element identified by the City Council for consideration was the Land Use Element ("LUE").

On September 24, 2019, the Planning Commission reviewed the proposed draft LUE, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations (the "Project"). After considering the Project, the Commission adopted a resolution recommending that the City Council approve the draft documents. The Planning Commission staff report dated September 24, 2019, and the minutes from the September 24, 2019 Planning Commission meeting are attached for reference.

TYPE OF ACTION (LEGISLATIVE)

The recommended action includes a proposed change to the Monterey Park General Plan. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the LUE, the City Council must find that it complies with California's General Plan regulations including Government Code § 65358(a), namely that the LUE is in the public interest. Additionally, the action of placing the LUE onto the ballot for voter consideration is a legislative act under Elections Code § 9222.

These findings are included with the draft Resolution; the facts upon which these findings rely are also included with the draft documents.

The City Council may approve, modify or disapprove the Project as recommended by the Planning Commission. However, any substantial modifications proposed by the Council, which were not previously considered by the Planning Commission during its hearing(s), must first be referred back to the Planning Commission (Government Code § 65356).

Certification of the FEIR is also considered a quasi-legislative act because the City Council would need to adopt a statement of overriding considerations. This type of statement is interpreted to focus "on the larger, more general reasons for approving the project, such as the need to create new jobs, provide housing, generate taxes, and the like." Accordingly, the dominant concern of the action is broad and public.

BACKGROUND

In 2018, the City Council began the process for updating the Monterey Park General Plan, which was last updated in 2001. To facilitate this process, the City Council directed that the LUE be updated first. While these updates were initially planned to be completed for the November 2019 election, the cost of placing a proposition on a ballot for that election was prohibitive. Accordingly, the schedule for the LUE consideration was adjusted for the previously called March 3, 2020 election.

Between February and May of 2019, the City participated in various engagement efforts related to amending the LUE including, the formation of the General Plan Advisory Committee, a City Council initiated workshop, seven events for public attendance, a dedicated webpage on the City's website and circulation of a public survey. Following these efforts, an update was provided to the City Council on September 4, 2019. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction.

On September 24, 2019, the Planning Commission considered both the DEIR and the LUE. A complete overview of the information provided to the Planning Commission – including a more in-depth explanation of proposed changes to the LUE – is included as attachments to this staff report.

Following the public hearing, the Planning Commission made the following changes to the draft LUE:

- Designated the parcel located at 1688 West Garvey Avenue from “High Density Residential” to “Low Density Residential;”¹
- Revised the language under the heading Program 11: Climate Change Action Plan Time Frame (on page 99 of the Land Use Element Action Plan) to read “Short and Intermediate.”

ALTERNATIVE COMMISSION CONSIDERATIONS:

While separate from the Planning Commission's consideration of the LUE, the Planning Commission also requested that the following items be brought to the attention of the City Council:

- Further analyze whether the proposed zone change for Atlantic Square (from “Commercial” to “Mixed-Use”) in the draft LUE would allow for a housing overlay zone;²

¹ From a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

- An ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City; and
- Adding policies to vigorously encourage and promote higher quality property maintenance standards

FISCAL IMPACT:

The City Council has authorized \$749,607 for this Project.

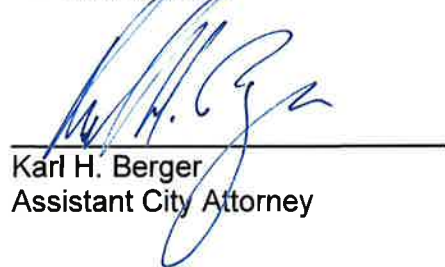
Respectfully Submitted by:

Prepared By:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report
- Attachment 4: Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)
- Attachment 5: Planning Commission Staff Report dated September 24, 2019
- Attachment 6: Planning Commission Minutes dated September 24, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019, the City Council held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and

**CITY COUNCIL
RESOLUTION NO.
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testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall

**CITY COUNCIL
RESOLUTION NO.
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Council Chambers. A total of six written responses were received on the NOP.

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to

**CITY COUNCIL
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PAGE 4 OF 6**

a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Councils finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work

**CITY COUNCIL
RESOLUTION NO.
PAGE 5 OF 6**

within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this October 28, 2019.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

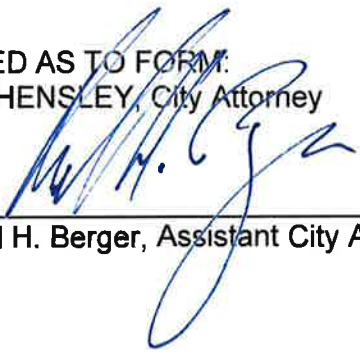
Vincent D. Chang, City Clerk
City of Monterey Park, California

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on the 28th of October, 2019, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

**CITY COUNCIL
RESOLUTION NO.
PAGE 6 OF 6**

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 
Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans (“UWMPs”) that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. **RECIRCULATION.**

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

[General Plan Documents available by clicking here](#)

Council Members were provided a copy.

ATTACHMENT 4

Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)



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File No. 083868

October 24, 2019

VIA E-MAIL AND U.S. MAIL [MPCLERK@MONTEREYPARK.CA.GOV]

Mayor Liang and Honorable Members of the City Council
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754

Re: Atlantic Square Shopping Center

Mayor Liang and Honorable Members of the City Council:

This Firm represents TRC Retail, owner of the 14.65 acre Atlantic Square Shopping Center. I recently sent the attached letter to the Planning Commission asking the City to extend the General Plan's Housing Overlay to Atlantic Square. This request was favorably received by the Planning Commission. Indeed, at its September 24th meeting, the Planning Commission moved and unanimously approved direction to staff to "*further analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard.*" Subsequently, TRC has received no communication from staff indicating it has commenced an analysis, nor any request for information that would be helpful in that analysis.

Nevertheless, in lieu of the Planning Commission's requested analysis, we are respectfully requesting the City Council apply a residential overlay and a mixed-use designation to the Atlantic Square Shopping Center as a formal part of its resolution approving the Land Use and Urban Design Element.

TRC regrets that it was not made aware of Atlantic Square's exclusion from the South Atlantic Focus Area sooner. After making a proactive inquiry, TRC had an informal conversation with the City's consultant in July but has yet to receive any written notice of the pending General Plan update. We find this curious. Not only is TRC a major landowner in the City, but the City's own *General Plan Amendment Purpose and Intent* document (attached) requires mailed notice to all property owners within 300' of a property subject to a proposed General Plan Amendment at least 10 days prior to a Planning Commission hearing. This certainly would have included Atlantic Square given its proximity to the South Atlantic Focus Area. We understand that staff did extensive outreach to City *residents* in connection with the pending General Plan update; we only wish that TRC (a non-resident property owner) had been involved earlier.

Mayor Liang and Honorable Members of the City Council
October 24, 2019
Page 2

While TRC's early involvement in the General Plan update would have been ideal and welcomed, its absence should not hinder the Council's willingness to extend the Housing Overlay to Atlantic Square. Doing so would make a meaningful 'dent' in the City's Regional Housing Need Allocation and would best position Atlantic Square for long-term success as a mixed-use destination. Given the existing housing crisis and rapidly changing global retail environment, we believe this would be a win-win for all. Your consideration and support are most appreciated.

Sincerely,



Sean T. Matsler

Enclosures

cc: Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

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Attachment 1

September 24, 2019 letter to Planning Commission

September 24, 2019

VIA E-MAIL [MMCAVOY@MONTEREYPARK.CA.GOV]Chairperson Delario Robinson and Members of the Planning Commission
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754Re: Atlantic Square Shopping Center

Chairperson Delario Robinson:

This Firm represents TRC Retail (TRC), owner of the 14.65 acre Atlantic Square Shopping Center on Atlantic Boulevard in the City of Monterey Park (Atlantic Square or Property). The Property is located on the eastside of Atlantic Boulevard, directly across from the South Atlantic Focus Area, as shown in Figure 1. Both the Property and the South Atlantic Focus Area are currently designated "Commercial" in the General Plan. The pending General Plan Update proposal, however, only recommends that the South Atlantic Focus Area receive a new Housing Overlay allowing attached residential uses at 60 dwelling units per acre. Given the transitioning nature of the retail industry and the State's ongoing Regional Housing Need Allocation (RHNA) process, the purpose of this letter is to formally and respectfully request that the City apply the Housing Overlay to Atlantic Square as well as the South Atlantic Focus Area.

Figure 1: Current General Plan Update Proposal

1. Atlantic Square Overlay Needed to Satisfy City's RHNA Obligations

As part of the California Department of Housing and Community Development's (HCD) ongoing Regional Housing Need Allocation (RHNA) process, the Southern California Association of Governments (SCAG) will allocate the total number of homes that the City needs to plan for in order to meet the housing needs of people at all income levels. Once the allocation occurs, it is the City's responsibility to update its general plan to show the locations where that housing can be built. Applying the Housing Overlay to Atlantic Square will help the City meet its RHNA obligations, and prevent the City from adopting a General Plan Update that will soon be made obsolete.

In its August 22, 2019 letter to SCAG, HCD determined that the minimum regional housing need determination for SCAG to distribute among its local governments was 1,344,740 units among four income categories. This is over *three-times* the 430,000 units that SCAG had advocated for, which provides a glimpse into how seriously the State is taking the housing crisis.

SCAG is responsible for determining how the 1,344,740 unit regional housing need determination will be allocated to cities and counties across the six-county SCAG region.¹ The allocation of these 1,344,740 units to individual cities is ongoing and will not be final until October 2020. However, as an interim planning tool, SCAG has published a spreadsheet that estimates each city's potential allocation under three different methodologies. These three methodologies are shown in Figure 2 below as Options 1, 2 and 3:

Figure 2: RHNA Methodology Options²

Option 1	Option 2	Option 3
• Share of population • Share of population within high quality transit areas • Share of regional undersupply of building permits issued • Local input/Future vacancy need/Replacement need • Social equity adjustment	• Share of population • Share of population within high quality transit areas • Social equity adjustment	• Local input/Future vacancy need/Replacement need • Social equity adjustment

¹ The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

² Source: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA101-072919webinar.pdf>

The City's allocation under each of the three options is between 1,701 and 5,248 units, as shown in Figure 3 below. Even the lowest scenario of 1,701 units is more than double the City's existing 815 unit allocation.

Figure 3: SCAG's Monterey Park RHNA Estimates³

<u>Option 1: 4,401 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 1,635 units • Low income (50-80% of AMI) = 1,194 units • Moderate income (80-120% of AMI)= 1,230 units • Above moderate income (>120% of AMI) = 342 units	<u>Option 2: 5,258 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 1,259 units • Low income (50-80% of AMI) = 816 units • Moderate income (80-120% of AMI)= 846 units • Above moderate income (>120% of AMI) = 2,337 units	<u>Option 3: 1,701 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 407 units • Low income (50-80% of AMI) = 264 units • Moderate income (80-120% of AMI)= 274 units • Above moderate income (>120% of AMI) = 756 units
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General Plan Update Table 3-4 estimates that it would increase the number of housing units within the Planning Area by 3,656 units. While laudable, this figure is still well short of the Option 1 and 2 estimates. By extending the City's proposed Housing Overlay to Atlantic Square, the City could plan for an additional 879 housing units (i.e., 60 du/acre x 14.65 acres).

2. Changing Nature of Retail Favors Mixed-Use at Atlantic Square

TRC remains committed to the long-term success of Atlantic Square, which has been an important fixture in the Monterey Park community. That said, Atlantic Square—like many other brick-and-mortar shopping centers throughout the County—suffers financially from the on-going consumer transition to online sales. This is why the long term trend in the retail industry is to shift from in-line, anchor-based retail centers like Atlantic Square to food, beverage and service destinations where residential and retail uses cohabitate. This new retail model prioritizes the

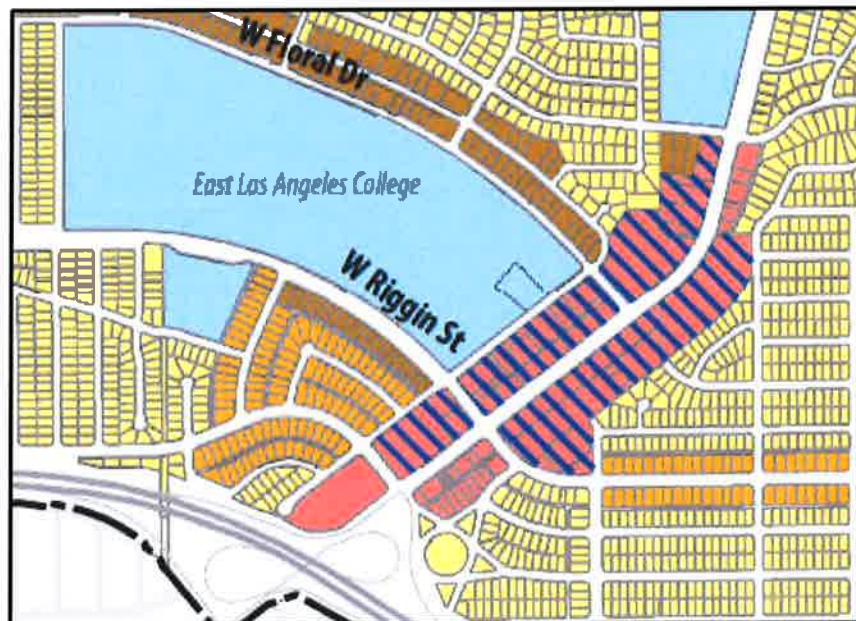
³ The Proposed RHNA Methodology Estimate Tool for Options 1, 2 and 3 (Updated 8/26/19) is available at: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Proposed-Methodology-Estimate-Tool-Options1-3.xlsx>

convenience associated with mixed-uses and seeks to provide consumer experiences relevant to their lifestyles and contemporary consumer habits. TRC believes that the General Plan Update represents the right process at the right time to lay the ground for repositioning Atlantic Square for future success.

3. Proposed General Plan Land Use Map

In lieu of the proposed General Plan Land Use Map shown in Figure 1, TRC respectfully requests that the City adopt the map shown in Figure 4 below. The Figure 4 map applies the 60 du/acre Housing Overlay to Atlantic Square, thereby increasing the City's progress toward its ultimate RHNA obligation by 879 housing units. The proposed extension of the Housing Overlay will also allow TRC the flexibility to respond to retail and housing industry market trends in the coming years.

Figure 4: TRC Retail's General Plan Update Proposal



4. **Conclusion**

While it is TRC's intent to continue working with the City to upgrade and reposition Atlantic Square for optimum performance in the near term, we believe Atlantic Square's long-term contributions to Monterey Park will be as a mixed-use destination whose improved sales and property tax increments will provide a significant net-benefit to the City's General Fund. TRC thanks you for your consideration.

Sincerely,



Sean T. Matsler

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cc: Mr. Mark McAvoy, Director of Public Works/City Engineer
Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Karl H. Berger, Esq., Asst. City Attorney (via e-mail: kberger@hensleylawgroup.com)
Mr. Jon Turner, Acting City Planner (via hand delivery)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

Attachment 2

City of Monterey Park: General Plan Amendment Purpose and Intent



CITY OF MONTEREY PARK

GENERAL PLAN AMENDMENT PURPOSE AND INTENT

A General Plan Amendment is an entitlement application which requires a public hearing at the Planning Commission and City Council level. The Planning Commission serves as an advisory body and recommends to the City Council either denial or approval of the General Plan Amendment. The City Council is the legislative body which adopts the General Plan Amendment. Each Element of the General Plan can be amended a total of five times per year and on a quarterly basis. Typically, General Plan Amendments are initiated by staff unless a specific request is made by an applicant as part of a development proposal and is usually prepared in conjunction with a Zone Change. The purpose and intent of the General Plan Amendment is to allow the City the opportunity to modify an area of each Element in order to accommodate a change to the physical, social or economic development of the community. However, the proposed amendment can not result in creating internal inconsistencies and internal conflicts with the Elements of the General Plan. Also, the amendment can not result in creating a land use which will be inconsistent and incompatible with existing and anticipated uses within the area.

APPLICATION PROCESS

1. An application for a General Plan Amendment shall be made by a property owner or his/her authorized agent. An application shall be properly filled-out with the notarized signature of the property owner of record as of the date the application is submitted.
2. The Planning Division shall assess and collect an application filing fee. The fees as based upon the most recent fee scheduled adopted by the City Council.
3. The applicant shall submit all of the application materials outlined on the application checklist.
4. Staff reviews, researches and evaluates the proposal, then prepares an environmental assessment and a Staff Report with recommendations for the Planning Commission.
5. Within 30 days of application receipt, Staff will deem the application complete or incomplete. If incomplete, the applicant is notified and advised how to prepare the application for re-submittal. If complete, the Secretary to the Planning Commission shall place the item on the Planning Commission agenda for public hearing.
6. Notice of such hearing shall be given by mailing the notice, postage prepaid, at least 10 days prior to the hearing to all property owners whose names and addresses appear on the latest adopted tax roll as owning property within a distance of 300 feet from the exterior boundaries of the applicant's property.
7. The time and place of such hearing shall be set by the Secretary to the Planning Commission. Such notice shall include a general explanation of the matter to be considered and a general description of the area affected.
8. The Planning Commission convenes the public hearing where the applicant's representative presents the request and answers any questions from the Commission. Public input is solicited at this time.
9. The Planning Commission, based on the information and evidence presented in the hearing, makes a recommendation to the City Council. The recommendation will be to approve or deny the application. Notice of the action taken shall be mailed to the applicant.
10. The item will be set at the next available City Council meeting. The City Council will vote to approve or deny the amendment. Certain amendments require ratification by the voters of the City in a general or special election. In these cases, the City Council will set the election date and certify the amendment for the ballot.
11. If an election is required per MPMC 21.78, the amendment will be final when the election results are certified by the City Clerk.

ATTACHMENT 5

Planning Commission Staff Report dated September 24, 2019



Planning Commission Staff Report

DATE: September 24, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration and possible action to adopt a Resolution recommending that the City Council approve the draft Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution recommending that the City Council approve the Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15060 provides that if a lead agency determines that an **environmental impact report ("EIR")** will clearly be required for a project, the agency may by-pass initial review of the project and immediately begin work on the EIR pursuant to CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or **potentially significant. The City determined that preparation of a Draft EIR ("DEIR") was required for the Project.** No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these

improvements. The benefits of the proposed Project that should be weighed against these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing.

EXECUTIVE SUMMARY:

The City Council authorized an update to the Monterey Park General Plan in 2018 (termed "Monterey Park 2040"). While the General Plan contains several elements, the first element identified by the City Council for consideration is the Land Use Element (the "LUE"). The LUE contemplates the future use and reuse of land within the City and establishes long-range goals for development in terms of land use type and intensity, as well as urban character and form. This update to the LUE reflects City Council direction; input from the General Plan Advisory Committee (which was appointed by the City Council); consideration of comments submitted by members of the public; and recommendations by City staff.

BACKGROUND:

At the direction of the City Council in 2018, the City began the process for updating the Monterey Park General Plan (the "GP"). Under California law, the GP must include seven elements: Land use; Circulation (traffic); Housing; Conservation (natural resources); Open space (recreation, etc.); Noise; and Safety (fires, seismic & geological hazards). The GP – particularly the Land Use Element – constitutes the City's "constitution" for economic, social, and land use development. The last comprehensive update to the GP occurred in 2001.

In Monterey Park, voter approval is required for amendments to the Land Use Element ("LUE"). Accordingly, the City Council opted to proceed with updating the LUE first with the objective of placing a proposition on the November 2019 ballot. For various reasons – including election costs estimated at nearly \$500,000 – the Council opted instead to place a proposition on the March 2020 ballot. Since this is already a general municipal election, the cost savings to the City is significant.

On February 20, 2019, the City Council formed the GPAC by appointing 11 individuals to help facilitate updates to the LUE (a list of the GPAC members is included within Attachment 4). Between March 11, 2019 and May 6, 2019, the GPAC held four meetings to consider the draft LUE. Additionally, the City Council held a workshop on May 7, 2019 to consider the matter. Overall, the City conducted seven events for public attendance – including a booth at the Cherry Blossom Festival (held from April 27-28th) – to solicit public input. These efforts were in addition to the dedicated webpage regarding the matter that solicits public input (<https://www.montereypark.ca.gov/1249/General-Plan-Update---Monterey-Park-2040> or <https://tinyurl.com/yyvc4xto>) and a public survey that ended on April 15, 2019.

The EIR and LUE are now in draft form and ready to be considered by the Planning Commission. Notice for a public hearing on September 24, 2019 before the Planning

Commission was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on August 20, 2019 and published in the Wave on September 5, 2019, with affidavits of posting on file.

On September 4, 2019, an update was provided to the City Council regarding the process and next steps. Additionally, the City Council was provided the opportunity to give direction to staff as to the LUE process, e.g., whether further meetings by the GPAC or public workshops should be held. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction regarding additional outreach efforts.

PROPOSED UPDATES:

The attached Focused Area Summary Table summarizes the Land Uses, Current Floor Area Ratio (FAR) and Height Maximums, and Proposed FAR and Height Maximums. No changes are proposed to the existing Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) Land Uses. The updates proposed concentrate on the Focused Areas identified in the 2001 General Plan, including Downtown Monterey Park, East Garvey, Atlantic Boulevard, Mid Atlantic, South Atlantic, North Garfield, South Garfield, Monterey Pass Road, Corporate Center, Oil/Edison, and Saturn Park.

Since the draft LUE was published, a request was made by a property owner to change the land use density at 1688 W. Garvey Avenue from HDR to MDR land use. Attached is the correspondence supporting that request. Based upon that correspondence, it is recommended that the Planning Commission change the land use designation for that property.

Throughout the public outreach process, members of the community were asked about strengths, challenges and opportunities within the current conditions of the City. Many members of the public expressed that they want to see new and diverse economic opportunities within the City. The Focused Area Summary Table shows current land Designations and FAR and Height Maximums. Since 2001, the City has experienced redevelopment predominately in the North Atlantic and Oil/Edison Focus Areas with little to no changes in the other identified Focused Areas. This absence of redevelopment was the driving force behind the proposed updates and a reevaluation of the Land Uses and FAR and Height Maximums. The Focused Area Summary Table also shows the proposed updates; both increases and decreases in FAR and Height Maximums are proposed to more accurately reflect existing conditions and development patterns since the 2001 General Plan update. In some of the Focused Areas, the FAR is proposed to remain the same while the height may slightly increase and in other Areas the height may remain the same while the FAR may slightly increase. The goals and objectives identified in the draft General Plan Land Use Element is to find a balance between land use, FAR, and heights, in order to form the long-range vision for the City for the next 20 years.

In preparation of the resolution and staff report, Staff has identified the following corrections and clarifications to the draft LUE (included as Attachment 4 to this staff report):

The parcel located at 1688 W. Garvey is currently proposed to be zoned as High Density Residential; however, from a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

Additionally, MIG has identified the following insubstantial corrections to the attached draft of the Land Use Element:

- Renumber goals and policies to Goal 1, policies 1.1, 1.2, etc. (on page 39 of the LUE);
- Fix policy numbering under Goal 3 (see page 40 of the LUE);
- Replace the phrase "home ownership" with the word "homeownership" (on page 47 of the LUE);
- Change "North Atlantic" to "North Garfield" within the list located on page 48; and
- Change "North Atlantic" to "North Garfield" on page 59.

FISCAL IMPACT:

As part of the Fiscal Year 2018/2019 annual budget, the City Council authorized \$400,000 for the General Plan update and an additional amount of \$349,607 was allocated from the Capital Improvement Projects – Downtown Improvements set aside funds, which has a balance of \$916,760.

Respectfully submitted,



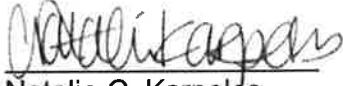
Mark A. McAvoy
Director of Public
Works/City Engineer/City
Planner

Staff Report
Page 5

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Focused Area Summary Table
- Attachment 4: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 5: 1688 West Garvey Avenue Zoning Clarification Letters, dated
September 4, 2019 and September 10, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1. The Planning Commission finds and declares that:

- A. California Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically”; and
- B. The City is currently proposing a focused update to the General Plan – Monterey Park 2040 – currently consisting only of revisions to the Land Use Element (the “Project”), and which warrants preparation of an Environmental Impact Report (EIR);
- C. The City of Monterey Park, as lead agency, has prepared an EIR for the Project (State Clearing House No. 2001-01-1074). The EIR consists of the Draft EIR (“DEIR”) and the Final EIR (“FEIR”);
- D. The Project includes a wide variety of objectives, policies, and implements programs designed to enhance the public health, safety, and welfare. The Project further protects the public health by and safety through reliance on mitigation measures and policies requiring the adoption of impact fees.
- E. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); and
- F. On September 24, 2019, the Planning Commission held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk’s office.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 2 OF 5**

- A. In 2018, the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City has sought to proactively engage the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The Planning Commission makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall Council Chambers. A total of six written responses were received on the NOP.
- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies,

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 3 OF 5**

neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Planning Department. A total of three written responses were received on the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
 - 1. DEIR and Technical Appendices (June 2019).
 - 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 - 3. Clarifications and Revisions.
 - 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The Planning Commission finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the Planning Commission finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 4 OF 5**

mitigation”) and by other, non-corresponding, mitigation measures recommended for approval by the Planning Commission that were already incorporated into the Project (“general mitigation”). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The Planning Commission recommends that the City Council takes the following actions:

- A. Adopts the LUE attached as Attachment 4, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 4, and incorporated by reference, subject to the mitigation monitoring and reporting program (“MMRP”) required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 4, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 5 OF 5**

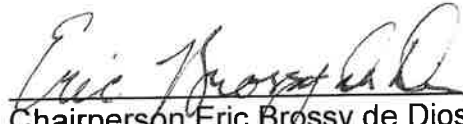
absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution will take effect immediately upon adoption.

ADOPTED AND APPROVED this 24th day of September 2019.

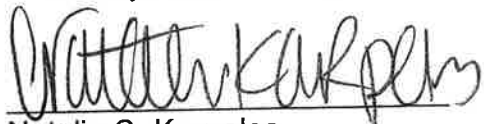

Chairperson Eric Brossy de Dios

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 24th day of September 2019, by the following vote of the Planning Commission:

AYES:	Commissioners Brossy de Dios, Choi, Amador, Salazar, and Robinson
NOES:	None
ABSTAIN:	None
ABSENT:	None


Mark A. McAvoy, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Consideration

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. ____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans ("UWMPs") that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. RECIRCULATION.

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3
Focused Area Summary Table

Focus Area	Current GP FAR/Height	Proposed GP FAR/Height
Corporate Center	2.0/100'	4.0/125' 2.0/60' (north end)
Corporate Place	0.60/40' (commercial only)	1.0/50' (added industrial)
Monterey Pass Road	0.65/zoning controls	0.65/35'
North Atlantic	2.0/75'	2.0/75'
Mid Atlantic	0.75/50' Mixed use	1.5/50' Commercial only
South Atlantic	0.65/40' No housing	0.65/40' Housing overlay @60 du/ac, 50'
North Garfield	1.0/60'	1.5/60'
Downtown Core	1.0/75'	2.5/75'
Downtown Perimeter	0.65/55'	1.5/50'
East Garvey	0.5/zoning controls With housing 0.75	1.5/50' Stand-alone residential okay on nonarterial streets
Saturn Park	0.60/40'	1.0/50'
MarketPlace	0.5-2.0 based on lot size/50'	0.65/35'

ATTACHMENT 4

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

ATTACHMENT 5

1688 West Garvey Avenue Zoning Clarification Letters,
dated September 4, 2019 and September 10, 2019

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.montereypark.ca.gov



City Council

Peter Chan
Mitchell Ing
Stephen Lam
Hans Liang
Teresa Real Sebastian

City Clerk

Vincent D. Chang

City Treasurer

Joseph Leon

Mr. Karl H. Berger
Assistant City Attorney
City of Monterey Park
320 West Newmark Ave
Monterey Park, CA 92614

September 4, 2019

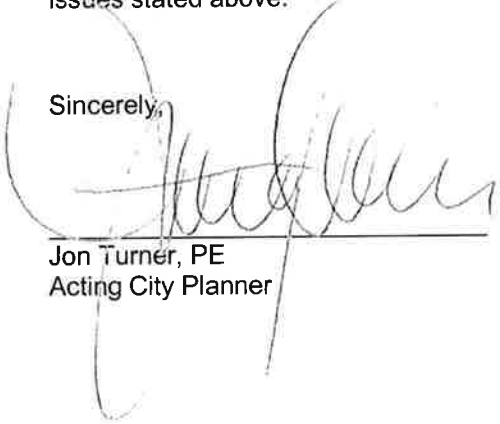
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential. They state that from a plan view perspective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

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Assistant City Attorney
City of Monterey Park
320 West Newmark Ave
Monterey Park, CA 92614

September 10, 2019

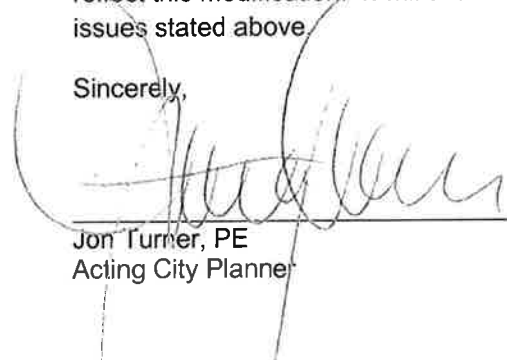
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential (Figure LU-3 – page 26 of the document). Additionally, the definition of the density is provided in Table LU-1 on page 28 of the document. They state that from a plan view prospective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

Enclosures

ATTACHMENT 6

Planning Commission Minutes dated September 24, 2019

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, September 24, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy de Dios called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Eric Brossy De Dios, Ricky Choi, Theresa Amador, Antonio Salazar, and Delario Robinson,

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Mark A. McAvoy, Public Works Director/City Engineer/City Planner, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. **CONDITIONAL USE PERMIT (CU-19-06) TO ALLOW FOR A BUSINESS COLLEGE (COMPUTER TRAINING) IN THE O-P (OFFICE PROFESSIONAL) ZONE – 1455 MONTEREY PASS ROAD #206**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Jian Feng Liu, 1455 Monterey Pass Road, #206, Monterey Park, CA 91754, stated that he worked at AT&T's IT department for 12 years and then became Cisco certified and now would like to offer the same certification services to others who are looking for higher paying jobs.

Commissioner Salazar inquired about how the space will be utilized. Applicant Liu replied that the space will not be setup in the traditional sense. The business is computer training and many of the courses are offered on-line.

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Commissioner Robinson inquired if the applicant would be one of the instructors. Applicant Liu replied that he will be one of the instructors, but there will be other instructors as well. Many of the courses will be taught through WebEx.

Commissioner Amador inquired if the unit will be accessible. Property Owner, Duke Hwynn, 1455 Monterey Pass Road, Suite #206, Monterey Park, CA 91754, stated that he has been a Monterey Park resident for many years. He operated an import/export business at the location for many years and now is looking to sell the unit to the applicant. The building is older and does not have an elevator. Director McAvoy stated that there may be an occupancy change with this application which may trigger upgrades to the building. This is something the Applicant would work with the Building Official on.

Commissioner Choi inquired if the building has different property owners. Planner Tewasart replied that the building is an office condominium.

Commissioner Amador inquired if there is a management company. Owner Hwynn replied that there is an HOA with 7 board members and there is a management company that helps to maintain the property.

Commissioner Brossy de Dios inquired about the number of parking spaces. Planner Tewasart replied that there are 73 parking spaces available on the property. The parking ratio for office use is 4 per 1,000 and for a college it is 3 per 1,000. The parking requirement will be less.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 14-19** approving Conditional Use Permit (CU-19-06) to allow operation of a business college in the O-P (Office Professional) Zone at 1455 Monterey Pass Road, #206, with an amended condition.

Amended:

10. If "~~as-built~~" amended plans are required, additional fees will be due for the review of the drawings.

Resolution No. 14-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-06) TO PERMIT OPERATION OF A BUSINESS COLLEGE AT 1455 MONTEREY PASS ROAD #206.

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None

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Abstain: Commissioners: None

3-B. GENERAL PLAN UPDATE

Director McAvoy provided a brief summary of the staff report.

Consultant Stetson provided a PowerPoint presentation.

Commissioner Robinson stated that the letter submitted by Cox Castle Nicholson regarding Atlantic Square is addressed to him as the chairperson; however, he is not the current chairperson of the Planning Commission.

Commissioner Salazar inquired if the updates looked at increasing the frequency of MTA bus services. Consultant Stetson replied that will be looked at in the Circulation Element.

Commissioner Amador inquired about the project schedule for the property located at 1688 West Garvey Avenue. She has lived in the City since the 1960s and the property has had health and safety issues for 25 years. She wanted to know if the proposed update would mean that the health and safety issues will be addressed.

Attorney Berger replied that per a settlement agreement with the property owner, the property would either be approved for a single-family subdivision by 2021 or the City would take action on its own, reimbursed by the property owner, to permanently stabilize the slope. Efforts are underway at present to “winterize” the slope.

Attorney Alfredo Fraijo Jr., SMRH, 333 South Hope Street, Los Angeles, CA 90071, stated that he is present on behalf of property owners.

Commissioner Choi inquired if policies can be included to more vigorously promote higher property maintenance standards.

Commissioner Amador inquired about the tool or mechanism to designate the Cascades Waterfalls, El Encanto, the Observatory and Historical Museum as historic properties. Consultant Stetson replied that there is an existing goal in the Resources Element that states to preserve the historical resources of Monterey Park.

Commissioner Amador inquired if the proposed updates to the Golf Course area meant that the two existing restaurants would be removed. Consultant Stetson replied that this is a policy document and no actual construction projects are proposed as part of the updates.

Commissioner Amador inquired about what buffers and transition areas mean. Consultant Stetson replied that it can either mean additional setbacks or the stepping back of building heights. The additional setback can be used for landscaping purposes or parking. The transition areas are proposed for properties that abut residential areas.

Commissioner Amador inquired about the proposed update around the Market Place area. Consultant Stetson replied that 20 years ago Southern California Edison had plans to consolidate their transmission facilities, thus leaving certain properties in Monterey Park

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available for other uses. The idea was to establish the land use for future commercial developments. However, with the decommissioning of the San Onofre Plant and construction of the MESA substation, Southern California Edison is no longer looking to sell of their property, so the proposed update is to reflect the current land use as public facility.

Commissioner Choi inquired if the proposed updates to the Atlantic Boulevard area will impact the project approved at the southwest corner of Atlantic Boulevard and Garvey Avenue. Planner Tewasart replied that the update will mostly affect the southeast corner of the Atlantic Boulevard and Garvey Avenue.

Commissioner Salazar inquired if the alleyway is the boundary of the mixed-use area on East Garvey. Consultant Stetson relied yes.

Chairperson Brossy de Dios inquired why the land use of the properties located south of Garvey Avenue was not changed from the Low Density Residential to Medium Density Residential to be more consistent with the properties located to the south. Consultant Stetson replied that a consistent comment received throughout the public outreach process was to maintain the residential areas as they exist today.

Chairperson Brossy de Dios inquired why the height was decreased in the Downtown Perimeter area. Consultant Stetson replied that it was to create a transition from the Downtown to adjacent residential areas.

Chairperson Brossy de Dios inquired if the environmental impact report can be adopted even though there are significant impacts that cannot be mitigated. Consultant Stetson replied that the California Environmental Quality Act specifically allows for this to occur with a Statement of Overriding Considerations.

Commissioner Brossy de Dios inquired if comments were received from AQMD. Consultant Lisa Brownfield replied that SCAQMD's 2016 RTP is based on the current General Plan. If a jurisdiction plans for growth beyond the existing General Plan, it is very likely that the proposed plan will exceed the 2016 RTP and SCAQMD standards. The EIR proposes a number of mitigation measures that lessen the air quality impacts but do not bring them below the threshold. The mitigation measures deal with construction emissions; paint/coating emissions; requiring some Cal Green voluntary measures for residential and mixed use developments; and requiring TDM for some non-residential development. SCAQMD provided a response to the DEIR. Many of the comments requested mitigation beyond the scope and focus of a program EIR.

Chairperson Brossy de Dios opened the public hearing.

Speaker Carlos Palafox, 4695 MacArthur Boulevard, Newport Beach, CA 92660, on behalf TRC, stated that the property ownership would like the Planning Commission to consider allowing a mixed-use land use extend over to their property east of Atlantic Boulevard. He summarized the letter addressed and provided to the Planning Commission.

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Commissioner Amador inquired about the current condition of the property and why there were so many vacancies, in particular behind Boston Market. Speaker Palafox replied that the market is changing and with the increase of on-line purchasing, retail stores are decreasing. They are evaluating all their options.

Commissioner Choi inquired why the Housing Element was not prepared along with the Land Use Element. Director McAvoy replied that the City Council's direction was to move forward with the Land Use Element first and consider subsequent elements at a later time. Planner Tewasart added that the State has just recently released their project population numbers and methodology for distribution, and the RHNA is still being considered.

Chairperson Brossy de Dios closed the public hearing.

Commissioner Choi inquired if staff could look into the request to what impacts there may be to the current proposal and the draft environmental impact report.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-19** recommending that the City Council Certify the Final Environmental Impact Report, adopt Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program for the Monterey Focused General Plan Update – Monterey Park 2040, with the corrections identified on page 4 of the staff report and the proposed land use change to property located at 1688 West Garvey Avenue.

Resolution No. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK– MONTEREY PARK 2040.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Robinson to consider an ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Amador and seconded by Commissioner Choi for staff to further to analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson

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Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador to consider adding policies to vigorously encourage and promote higher quality property maintenance standards, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Choi to revise on page 99 of the Land Use Element Implementation Plan, under Program 11: Climate Change Action Plan Time Frame to read, "Short and Intermediate," motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Salazar

[4.] **OLD BUSINESS:** None

[5.] **NEW BUSINESS:** None

[6.] **COMMISSION COMMUNICATIONS AND MATTERS:** None

[7.] **STAFF COMMUNICATIONS AND MATTERS:** None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 9:27 p.m.

Next regular scheduled meeting on October 8, 2019 at 7:00 p.m. in the Council Chambers.



Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

MISSION STATEMENT

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ATTACHMENT 5

City Council Staff Report dated November 20, 2019



City Council Staff Report

DATE: November 20, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a draft Land Use Element (LUE) of the General Plan, Final Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Adopting a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (2) Taking such additional, related, action that may be desirable.

SUMMARY

On October 28, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff report from that meeting is attached for reference. Following the public hearing, the City Council made the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to portions of Corporate Center Drive (100 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1); and
- Increased the Market Place height allowance to 80 feet (Figure LUE-4).

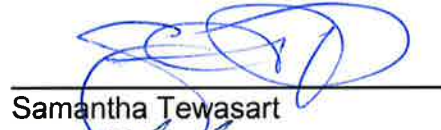
These changes were incorporated into the draft LUE for review and consideration. However, with regard to the new Corporate Center Drive Housing Overlay, the record is unclear as to the proposed limits of the Overlay zone in relation to Corporate Center Drive, e.g., whether the Overlay zone will be limited to the east side of Corporate Center Drive, or whether it will include both the east and west sides of Corporate Center Drive. Consequently, staff prepared two maps – Land Use Policy Map 1 (which limits the Overlay zone to the east side of Corporate Center Drive) and Land Use Policy Map 2 (which includes both the east and west sides of Corporate Center Drive into the

proposed Overlay zone) – and requests further clarification from Council as to which map accurately depicts Council's direction.

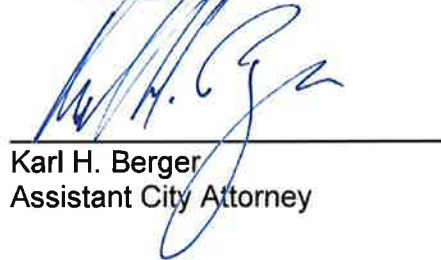
Respectfully Submitted by:

Prepared By:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Findings of Fact and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 4: City Council Staff Report dated October 28, 2019
- Attachment 5: Land Use Policy Map 1 and Land Use Policy Map 2

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019 and November 20, 2019, the City Council held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional

**CITY COUNCIL
RESOLUTION NO.
PAGE 2 OF 5**

information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall Council Chambers. A total of six written responses were received on the NOP.

**CITY COUNCIL
RESOLUTION NO.
PAGE 3 OF 5**

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that

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RESOLUTION NO.
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many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Council finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

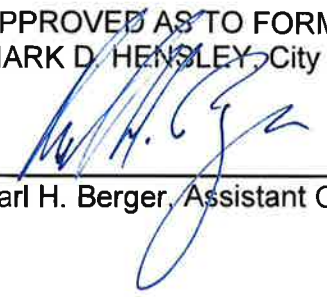
PASSED, APPROVED, AND ADOPTED this November 20, 2019.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney



Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Findings of Fact and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT __**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit __**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans ("UWMPs") that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggin Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. **RECIRCULATION.**

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

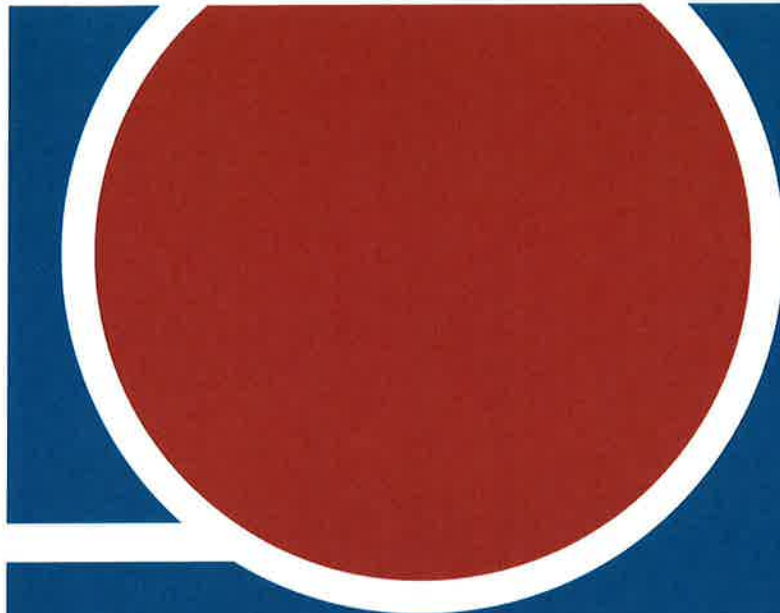
Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report



MONTEREY PARK

Land Use and Urban Design Element

ADOPTED OCTOBER 28, 2019





MONTEREY PARK

Land Use and Urban Design Element

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

www.montereypark.ca.gov

Adopted
October 28, 2019

acknowledgements

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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Economics

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- b. Planning Area

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- d. Mixed Use
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- g. Public Facilities
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Implementation Plan

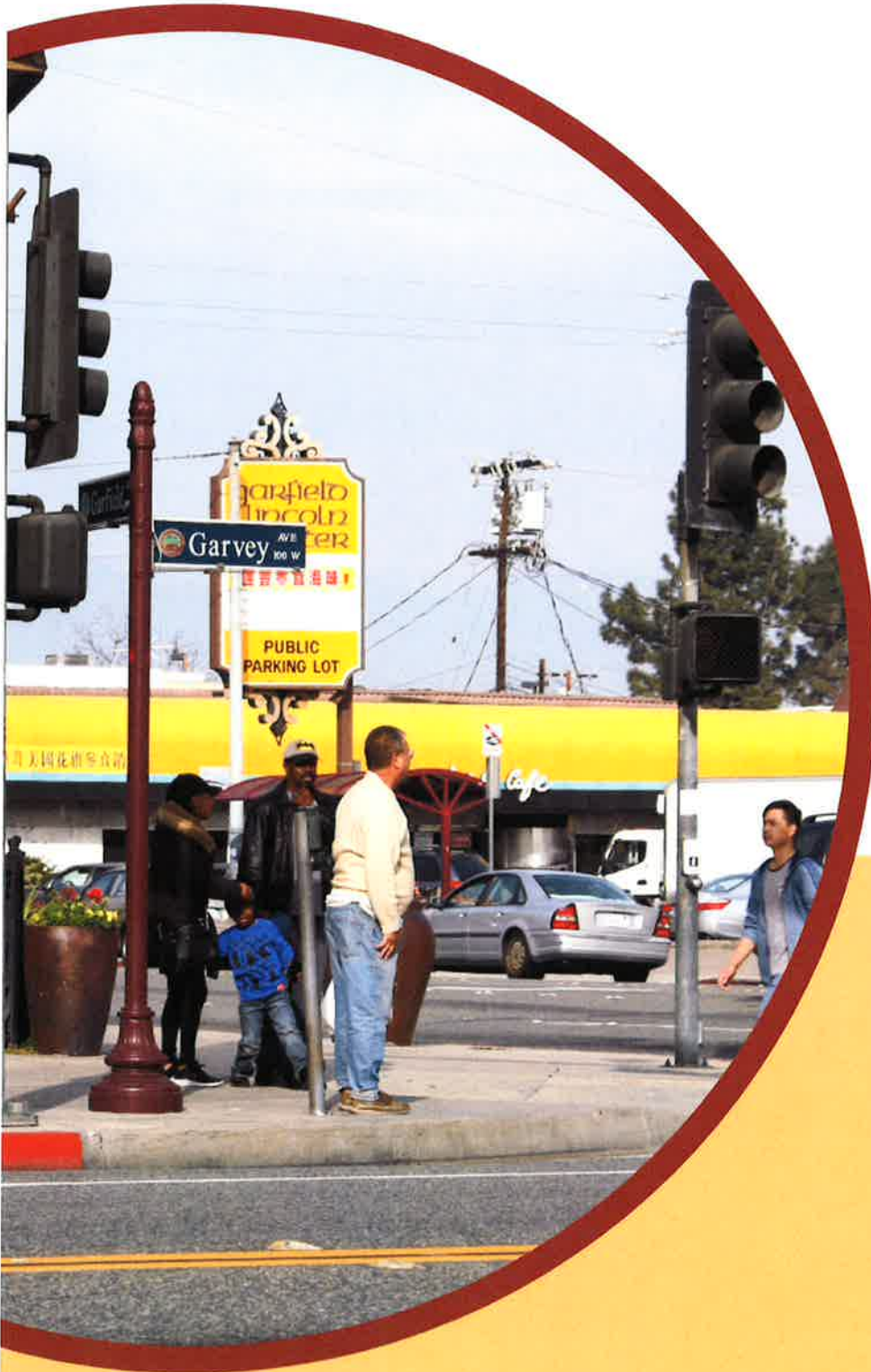
**“My Monterey Park will
continue to grow in its
vibrancy and diversity. I see
Monterey Park as a model
for neighboring cities and
as an introduction to the
San Gabriel Valley for our
Los Angeles friends to the
west. ”**

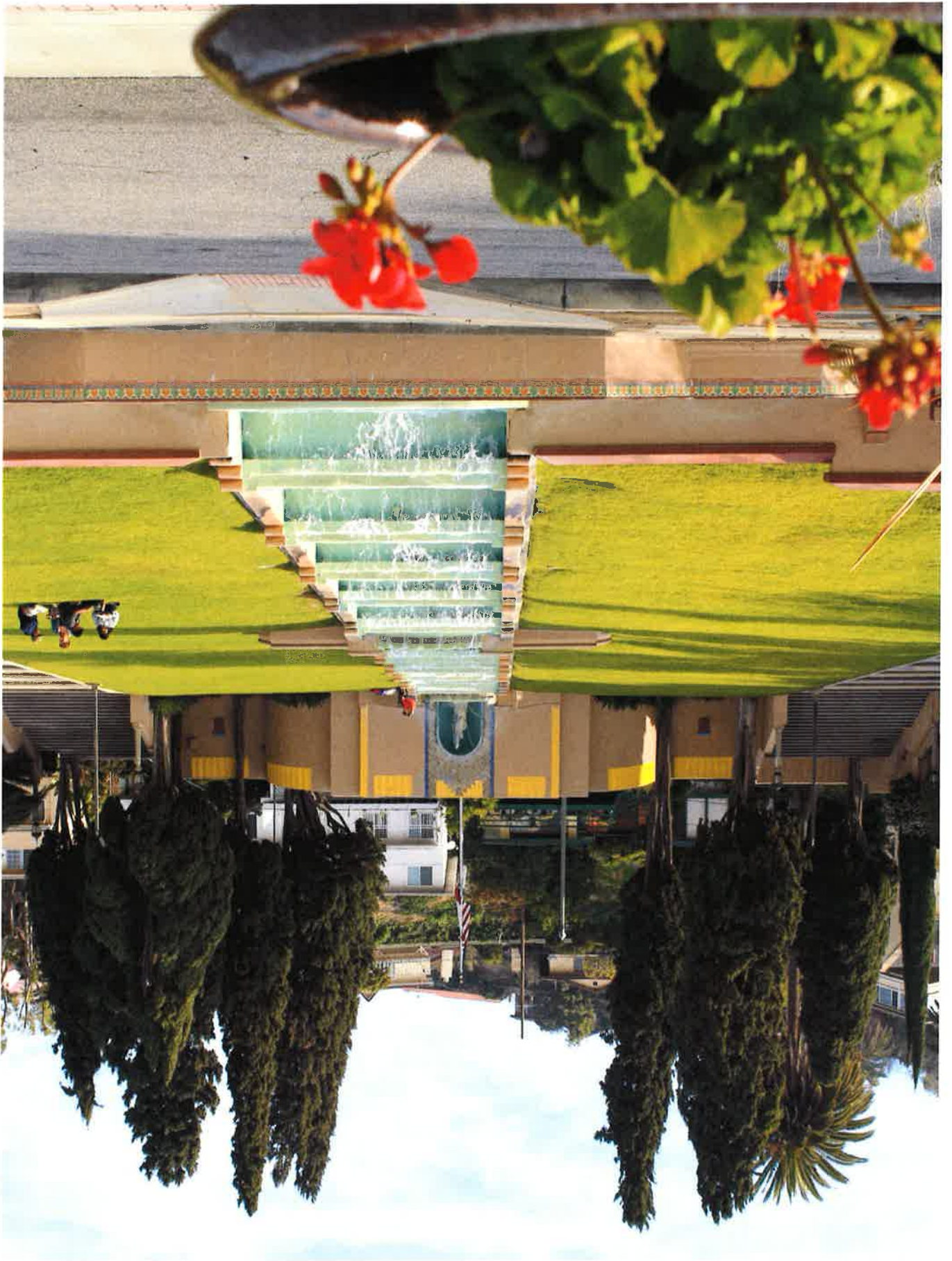
- Monterey Park resident



INTRODUCTION

1





01

INTRODUCTION

The types and physical distribution of land uses in Monterey Park—the residential neighborhoods, business district, parks, and community gathering places—affect the quality of life and local experiences for residents, people who work here, and visitors. By carefully crafting the interrelationship of uses and the urban form, we can create distinct places that encourage interaction, promote community pride, and support successful enterprises critical to economic development.

This Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City's designated sphere of influence, the unincorporated community of South San Gabriel. This element establishes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The element also provides the framework for all other General Plan elements, since the way land is used in Monterey Park affects:

- The design of the circulation system (Mobility Element);
- How the City pursues new business activity (Economic Development Element);
- Where new housing development occurs (Housing Element);
- How the City provides urban services to residents and businesses (Safety and Community Services Element);

- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element);
- The ability of the City to achieve its sustainability, resiliency, and healthy community goals (Sustainable Community and Healthy Community Elements).

Foremost, this element supports the community's desire to protect those features of Monterey Park that distinguish the city: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

California planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, mixed-use environments, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the Land Use Policy Map and Regulating Plan present graphical representations of land use policy.

**“In looking to the future,
Monterey Park will
have more mixed-use
development, improved
alternative transportation
options, and varied
entertainment amenities.
This city will become a
major jobs center.”**

- Monterey Park resident



CONTEXT



2



02

CONTEXT

REGIONAL

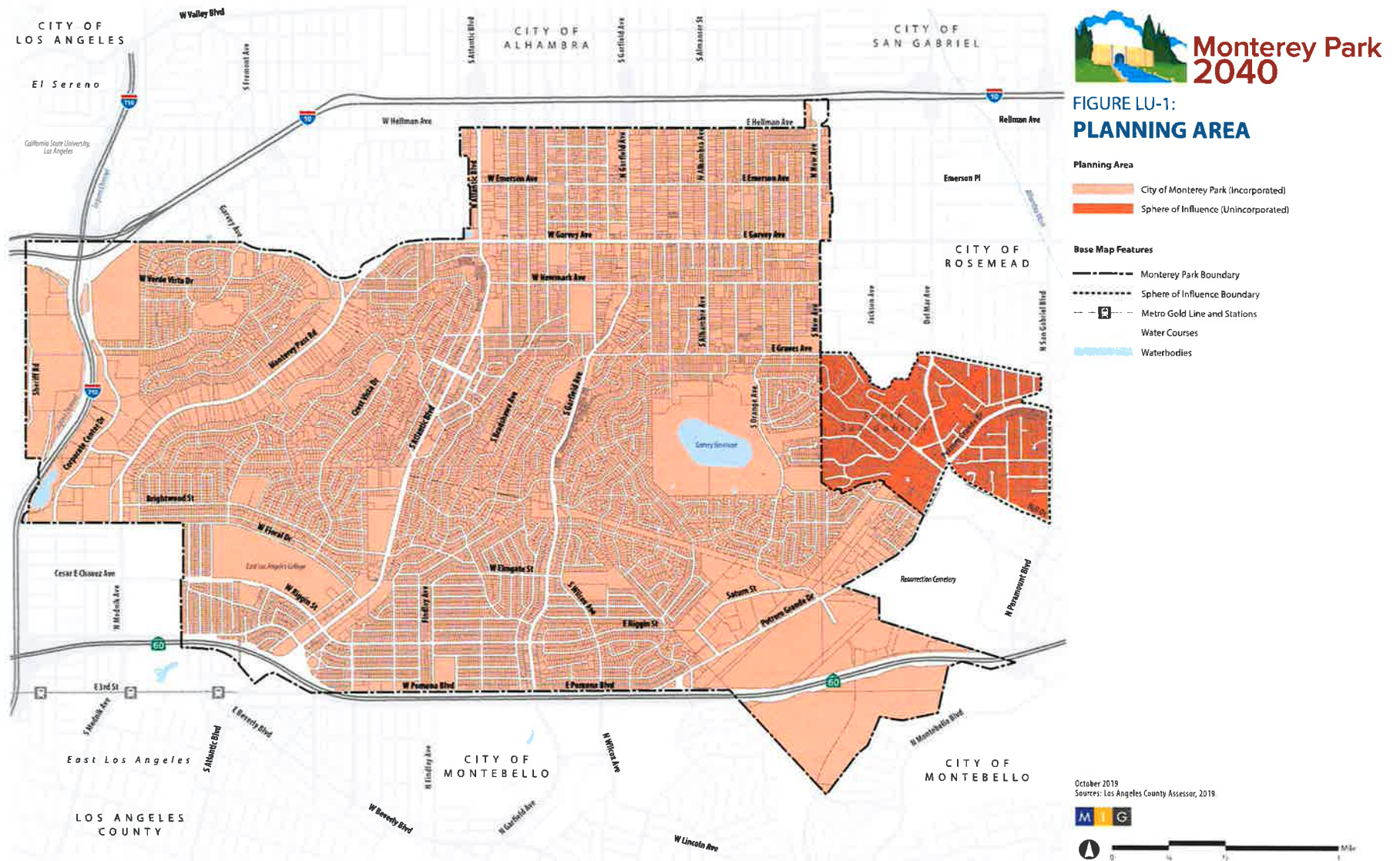
Monterey Park lies seven miles east of downtown Los Angeles, at the western edge of the San Gabriel Valley. Several freeways connect the City to downtown and destinations throughout Los Angeles County and beyond: the Pomona Freeway (SR-60) on the south, the San Bernardino Freeway (I-10) to the north, and the Long Beach Freeway (I-710) to the west. Regional arterial roads traversing the City include Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. And for people who opt to use transit to get around, the Metro light rail system and bus lines serve Monterey Park directly, as does the Montebello bus lines.

The hilly terrain that distinguishes Monterey Park from its neighboring cities creates distinct neighborhoods and districts, including neighborhoods offering panoramic views of downtown and the San Gabriel Valley. These neighborhoods—and Monterey Park as a whole—are largely built out, with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new

businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

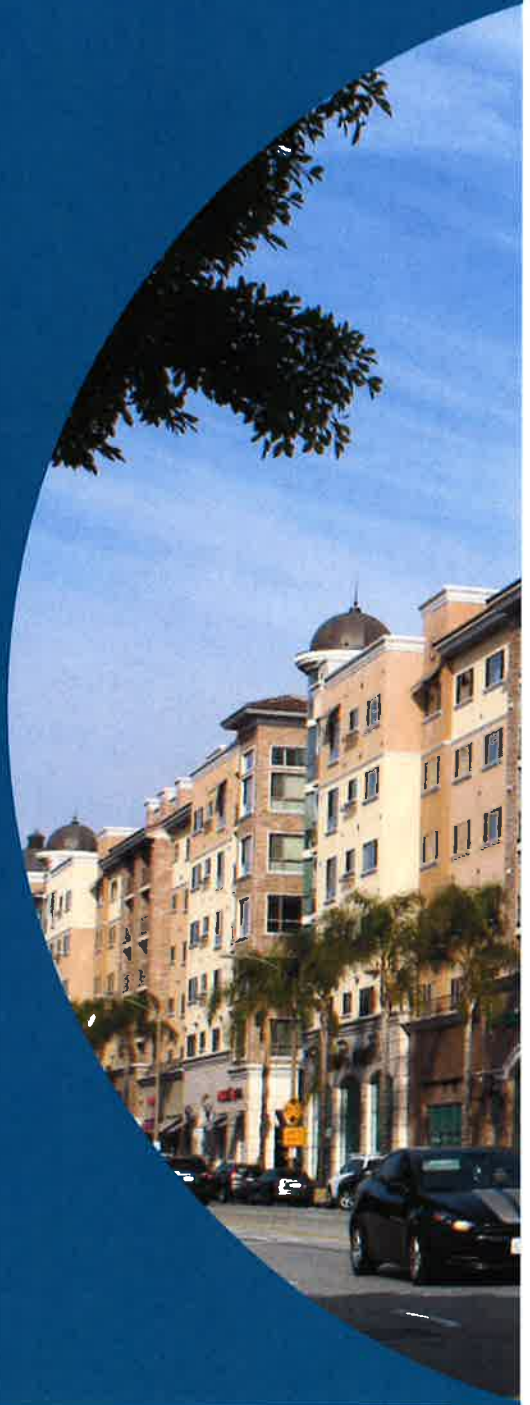
THE PLANNING AREA

The City of Monterey Park encompasses approximately eight square miles (3,980 acres), and the sphere of influence area covers 289 acres. California law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Gov't Code §56076). Together, these are the 4,270-acre Planning Area; see Figure LU-1 (Planning Area). While the City has no formal authority within the sphere of influence, it is empowered by the State to consider and proactively plan for areas that bear relation to the City's future.

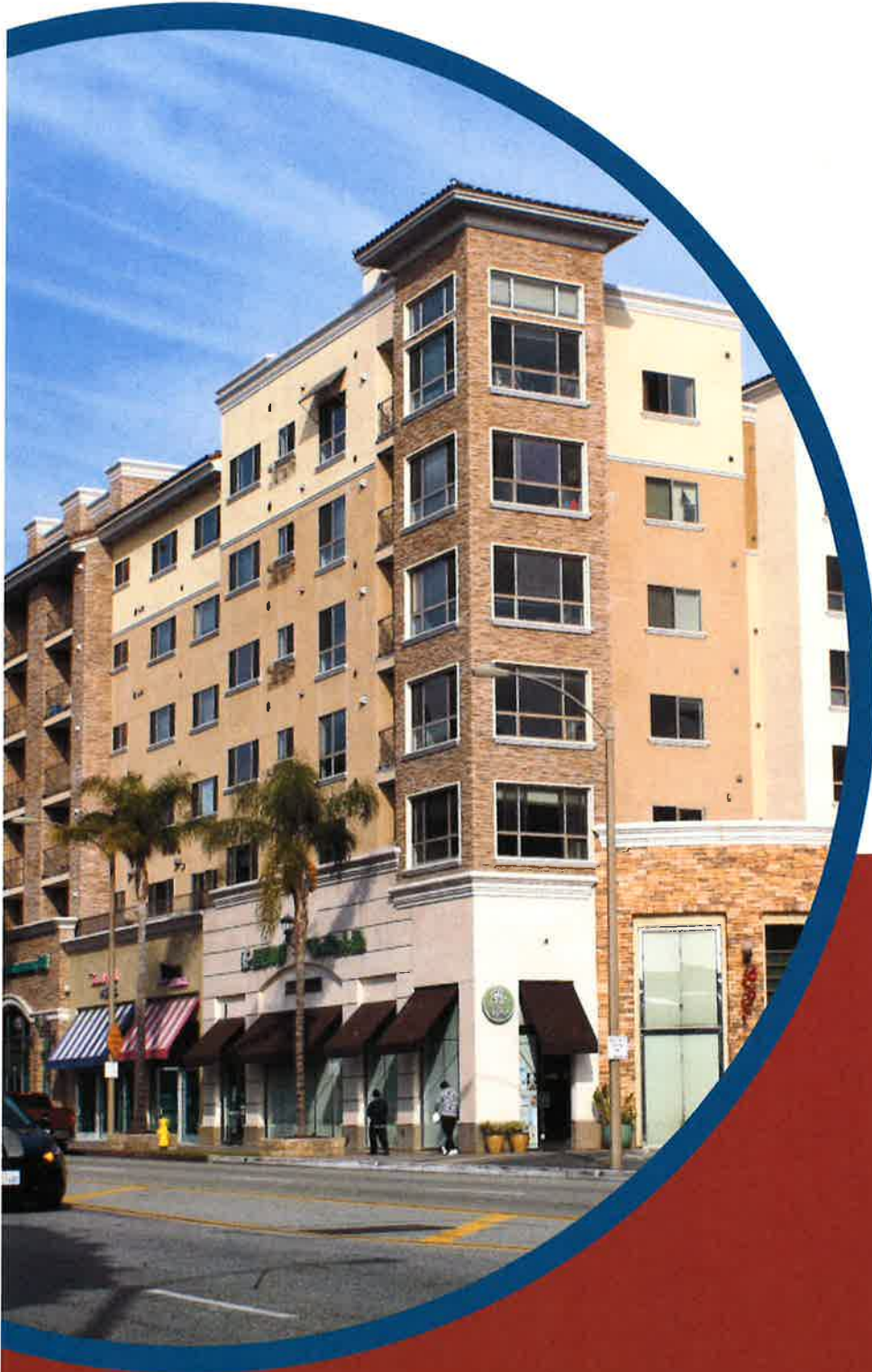


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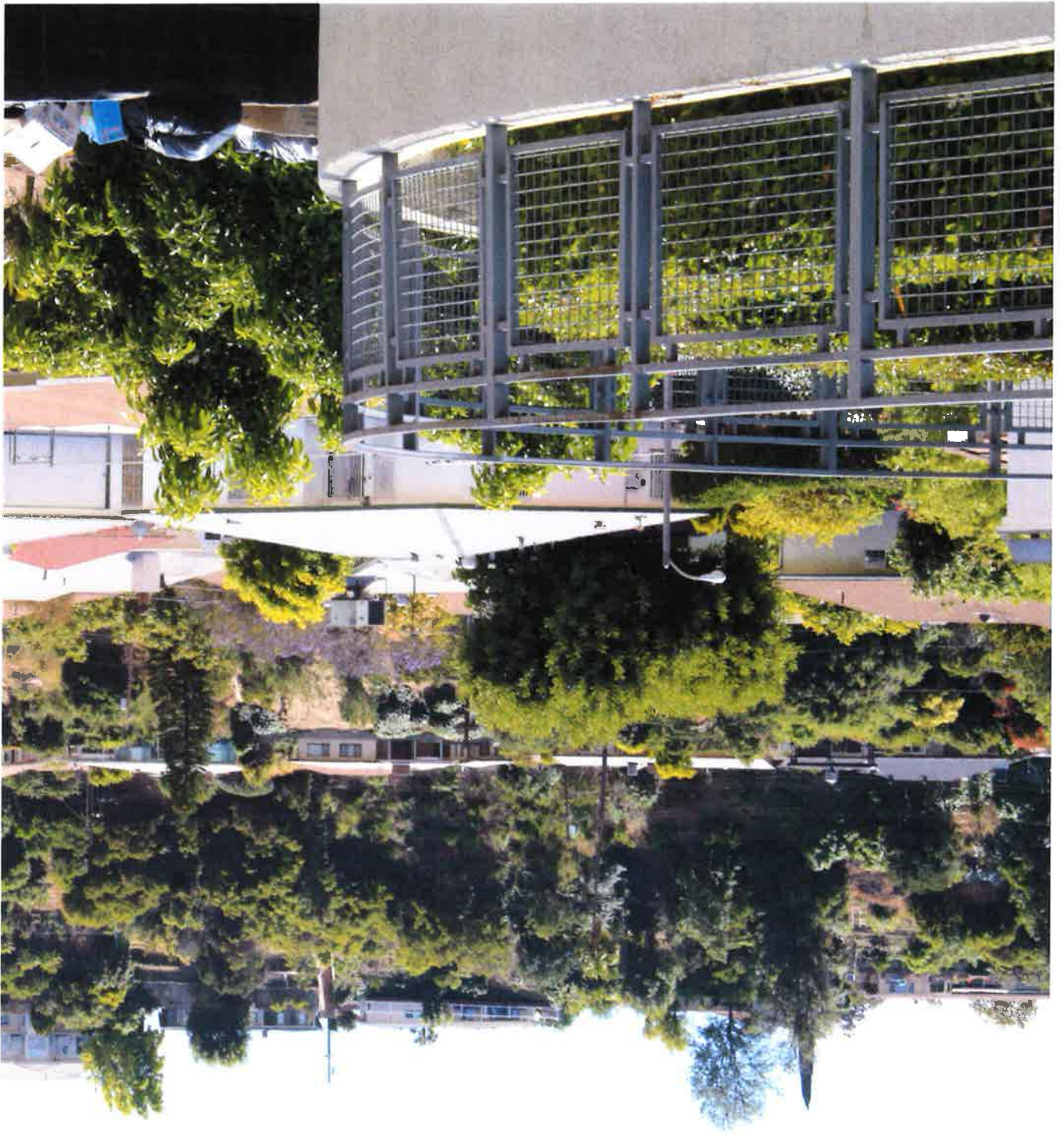
**“My favorite place in
Monterey Park?
My neighborhood.
My neighbors.”
- Monterey Park resident**



MONTEREY PARK 2040



3



03

MONTEREY PARK 2040

CHALLENGES

Through a comprehensive public engagement process, community members identified challenges.

Built Out and Inadequate Lots. Monterey Park has limited vacant land available for new development. Narrow and shallow lots and multiple property ownership along commercial corridors (i.e., Garvey Avenue and of Atlantic Boulevard) create hurdles for larger, cohesive development projects.

Unimproved Older Buildings. Older buildings with tired facades and outdated systems (plumbing, ventilation) are common along the commercial corridors. Many buildings have not been improved for quite some time and, therefore, do not encourage the highest and best use tenants. As the buildings age, the properties will continue to attract marginal tenants, resulting in reduced sales tax revenue.

Lackluster Streetscape. Streetscapes lack character and placemaking elements that create a sense of place and identity. Wayfinding signage is limited; gateways are poorly defined or absent. The paucity of street trees along some corridors creates a less desirable walking experience.

Lack of Commercial Diversity. Monterey Park is a regional draw for authentic Asian food; however,

restaurant diversity is lacking. As a result, residents seek restaurant alternatives elsewhere. Similarly, Monterey Park lacks general merchandise retail. Many residents leave Monterey Park to do basic shopping, thus increasing vehicles miles traveled and reducing sales tax revenue to fund community services and facilities.

Inadequate Parking. Some neighborhoods and commercial districts do not have enough off-street parking, which creates crowded street conditions. Commercial parking may spill over into surrounding neighborhoods. Parking unavailability can lead to increased congestion and vehicle exhaust as drivers circle local streets seeking available parking.

Cost and Shortage of Housing Options. The high cost of housing—and lack of land to build new housing—concerns many residents, particularly because their adult children cannot afford to purchase a home in the community. New and different housing types aimed at younger adults and families are desired.

Design Preference Toward Vehicles. Driving is the preferred transportation option. The large single-family neighborhoods, hillsides, and lack of street grid in some areas create an environment that makes walking difficult.

BIG IDEAS MOVING FORWARD

The Land Use and Urban Design Element proposes a number of big ideas for land use change over time that reflect community goals, address land use challenges, and move the City toward achieving its full potential.



Strategic Development Opportunity.

Allow for increased development opportunities along corridors and districts, where access to freeways and arterial roadways optimize economic development potential.

Attract Quality Employment Opportunities.

Pursue technology, professional, managerial, and tourism industries that can translate to higher-quality employment opportunities.



Protect Low-Density Residential Neighborhoods.

Create buffers between established low-density residential neighborhoods adjacent to higher-intensity development. Identify transition areas where potentially higher building heights will directly abut low-density residential neighborhoods. In the transition areas, integrate design approaches that step down building heights toward the homes, increase building setbacks, and incorporate landscaped buffers to address potential privacy, shade and shadow, noise, and other concerns.



Pedestrian-Friendly Environments and Outdoor Spaces.

Improve streetscape and building frontages—and specifically building store-front transparency—to create vibrant places for the pedestrian experience. Create unique urban public spaces that allow people to socially connect and gather in outdoors spaces. Outdoor dining spaces, comfortable outdoor “living rooms,” flexible courtyards and plazas, and innovative use of streets and sidewalks create exciting and unique destinations.



Environmentally Friendly Design. Promote sustainable building and site design approaches that minimize resource consumption and protect the environment. Approaches include using green building strategies, creating pedestrian-friendly environments to reduce vehicles trips, and integrating renewable energy approaches to minimize greenhouse gases and to sustain limited resources over the long term.



Build on Tourism and Hospitality.

Maximize hospitality uses—such as restaurants and hotels—in key areas of the city. Encourage restaurant and ancillary commercial uses along Corporate Drive to complement long-established professional office uses.



Flexible Zoning Options. Emphasize adjusting implementation tools to ensure that flexible zoning options allow for greater development opportunities for developing places that allow mixed-use development, housing, and emerging business types.

“My favorite places in Monterey Park are all the mom-and-pop eateries. Whether it’s going to my trusty usual places or trying new restaurants, our community of small businesses and our food scene make Monterey Park special. We stand out from other nearby cities because of this sort of small-town charm.”

- Monterey Park resident



UNDERSTANDING LAND USE TERMS



4



04

UNDERSTANDING LAND USE TERMS

The following terminology is used to describe planning strategies and design features applicable to public spaces and private development.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a ratio of the gross floor area permitted on a site divided by the total net area of the site. Intensity is measured in FAR and typically describes nonresidential uses.

DWELLING UNITS PER ACRE (DU/AC)

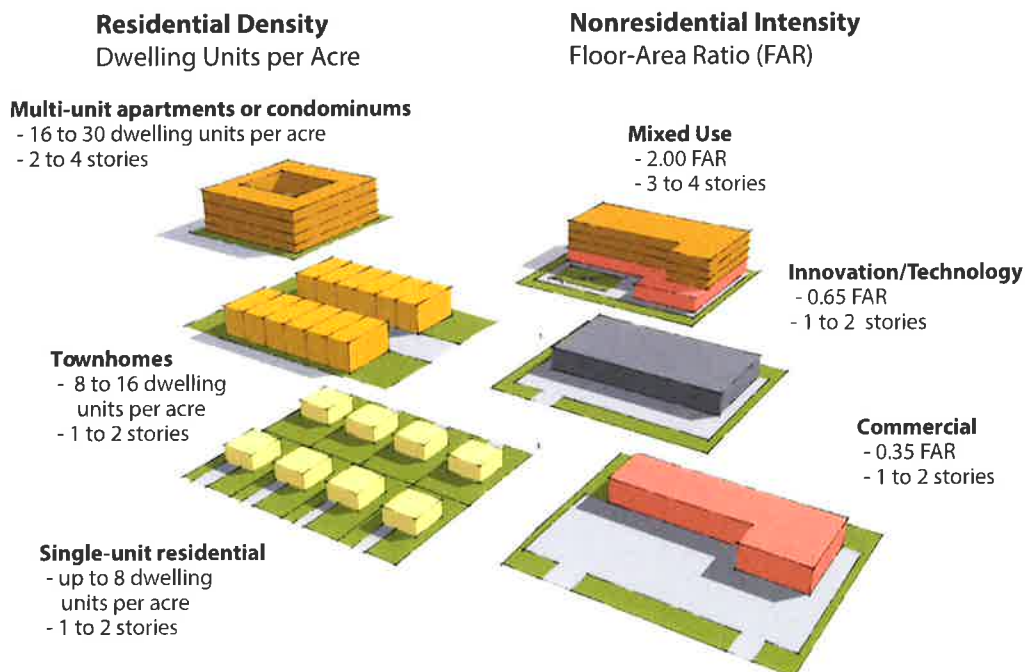
Dwelling units per acre (du/ac) refers to the maximum number of dwelling units allowed per acre of developable land. Density is measured in du/ac and only applies to residential uses.

DENSITY AND INTENSITY

Density and intensity are quantitative measures used to describe the degree to which land can be used and developed, see Figure LU-2 (Density and Intensity).

FIGURE LU-2

DENSITY AND INTENSITY





HEIGHT

The maximum allowable height (measured in feet) of a building.

This element establishes maximum building heights rather than maximum number of stories. Using building heights provides design flexibility — particularly for a building’s architectural detail — while maintaining consistent urban form. For example, a mixed-use building with a maximum FAR of 1.5 and maximum height of 50 feet might be built as either a three- or four-story building, depending upon how the architect designs each story. A building’s massing, placement, and orientation dictate its relationship to a street to a greater extent than the number of building stories.

PUBLIC REALM

The public realm comprises the streets, squares, parks, green spaces, and other outdoor places which are available, without charge, for everyone to use.

URBAN FORM

Urban form refers to the configuration of a place’s physical components (buildings and structures, street and infrastructure patterns and networks).

URBAN DESIGN

Urban design focuses on spatial relations within the public realm and how the built environment affects social interaction and communication. This includes site design (block size, building placement, massing, and orientation), street design (sidewalk widths, building frontages, and pedestrian amenities such as benches, street trees, and lighting), and building design (architectural character).

DEVELOPMENT POTENTIAL

Development potential is influenced by factors such as parcel size, building-to-land value ratio, environmental constraints, land use, and how extensive a property is developed.



GOALS AND POLICIES

Consistent with the overall City vision, this Element's goals and policies aim to preserve long-established residential neighborhoods and community assets. Either applied citywide or to a specific land use designation or focus area, the goals and policies integrate land use with urban design strategies to achieve consistent and predictable development patterns, high-quality design, and long-term viable growth.

- **A GOAL** sets general direction or vision. It is an ideal future end related to the public health, safety, and general welfare of people living in, working in, and visiting Monterey Park. A goal is a general expression of community values and may, therefore, be abstract in nature. Thus, a goal is generally not quantifiable or time dependent.
- **A POLICY** is a specific statement that guides decision-making and is carried out by implementation measures. A policy indicates the City's commitment to a course of action. A policy is based on and helps implement the goals and the larger vision.

LAND USE DESIGNATION

A land use designation describes the type of activity allowed to occur on a parcel of land, which in turn dictates how a parcel and/or building will be occupied.

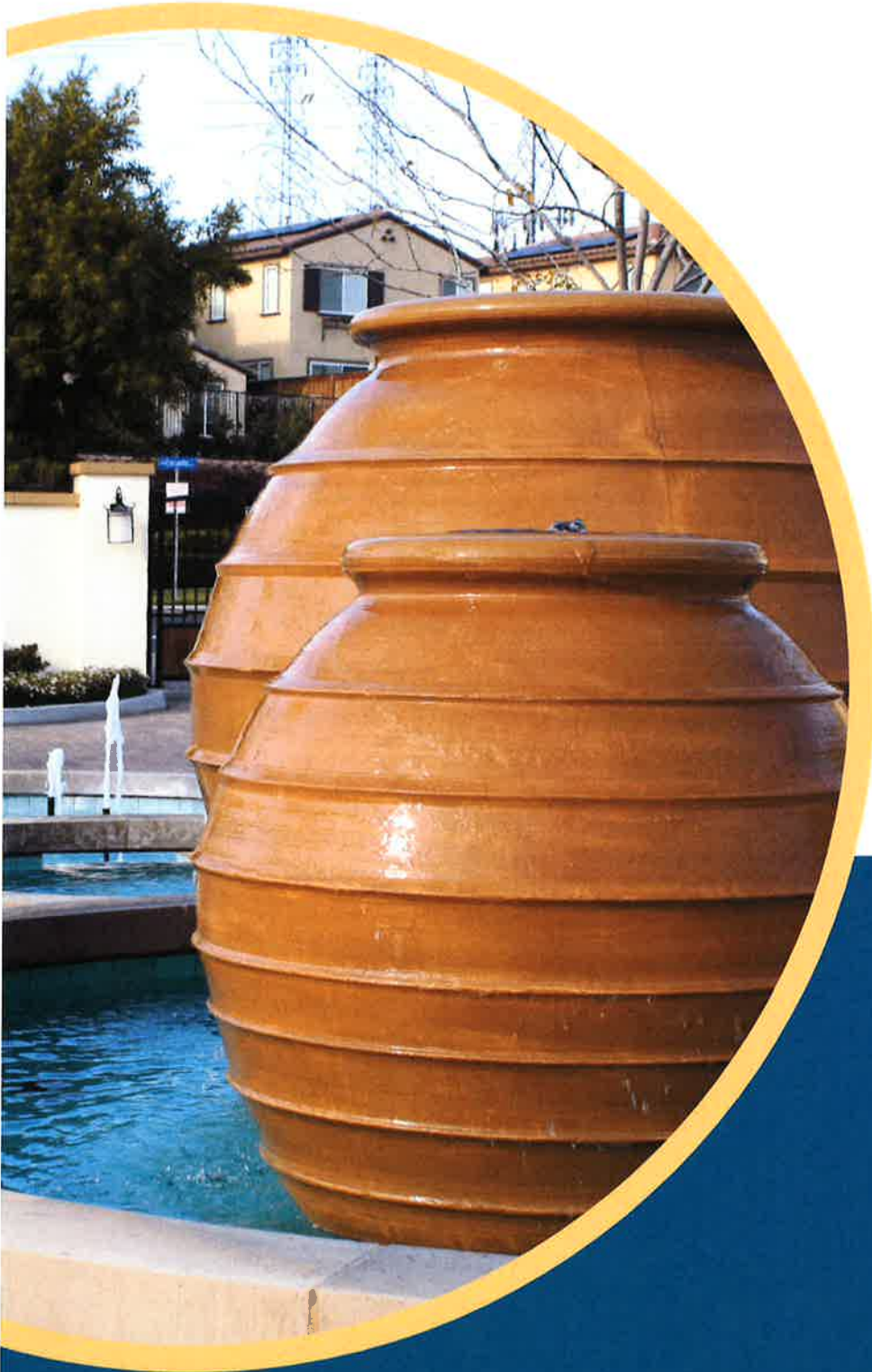
FOCUS AREA(S)

Monterey Park's land use patterns are well established. Residential neighborhoods are the predominant land use, with single-family homes representing approximately three-quarters of the residences. Given the overarching goal of preserving the integrity of these neighborhoods, this element identifies Focus Areas in which development activity will occur to create new business opportunities and provide housing in mixed-use projects and districts.

**"My vision for Monterey
Park? A family-oriented
community with great
schools, parks, multi-
cultural activities, shops,
and restaurants."
- Monterey Park resident**



LAND USE PLAN



5

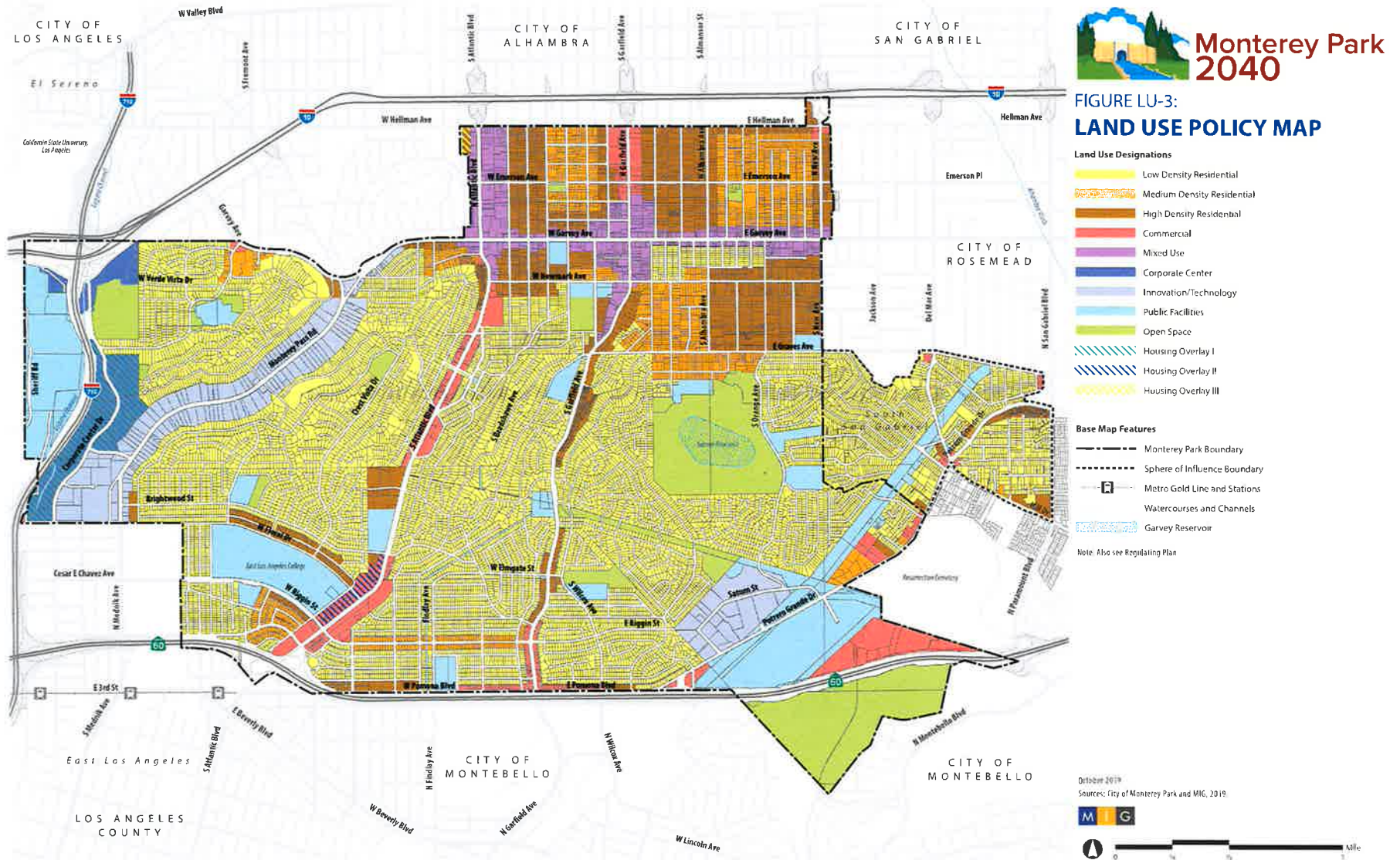


05

LAND USE PLAN

To achieve the desired balance of uses, thus achieving community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map and the associated Regulating Plan. The Land Use Policy Map (Figure LU-3) locates land use designations throughout

the Planning Area. The map's land use designation categories, their primary uses, and development intensities/densities are shown on Table LU-1 (Land Use Designations). Focus Area's densities/intensities and maximum heights are shown in the Regulating Plan (Figure LU-4).



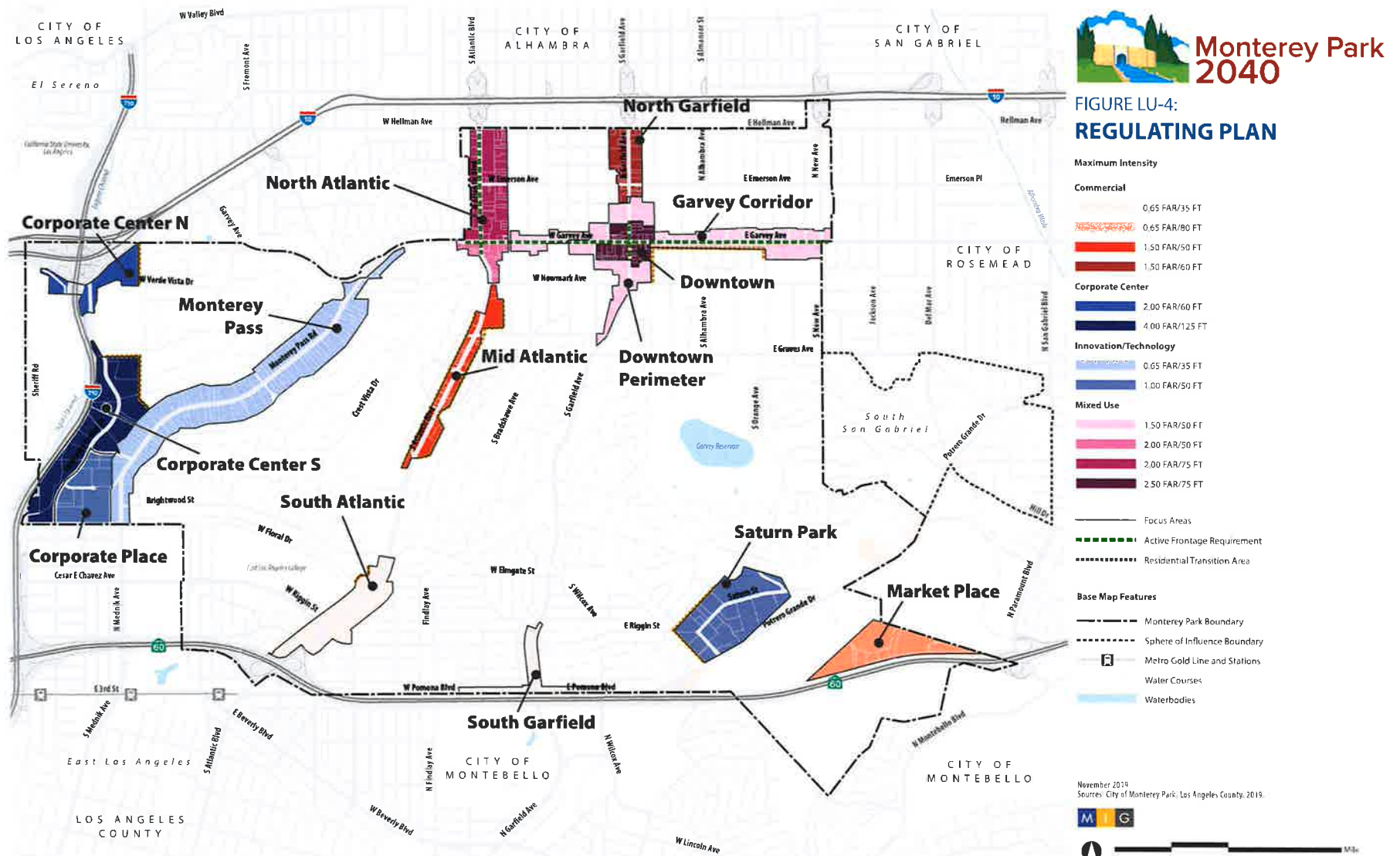


TABLE LU-1: LAND USE DESIGNATIONS

LAND USE		DEVELOPMENT LIMITS
Residential Designations and Uses		Density Range
Low Density	Primary Use: One residential unit per lot, with private open space Other Permitted Uses: Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre Approximate population density = 25 persons/acre
Medium Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre Approximate population density = 61 persons/acre
High Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0 units/acre Approximate population density = 184 persons/acre

Commercial and Business Designations and Uses	Intensity/Heights
Commercial	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Corporate Center	Primary Uses: Professional offices, hospitality, entertainment, and medical Support Uses: Retail and service commercial uses Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Innovation/Technology	Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing As indicated on Figure LU-4 (Regulating Plan)

Mixed Use Designation and Uses		Density/Intensity/Heights
Mixed Use	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-4 (Regulating Plan) Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan) No density maximum to provide flexibility in unit types and sizes.

Public Facilities and Open Space Designations and Uses		Intensity/Heights
Public Facilities	Primary Uses: Public buildings, childcare centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations	0.75 FAR maximum Maximum building height as specified in zoning regulations
Open Space	Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas Other Permitted Uses: Public utility facilities and historic landfills	0.35 FAR maximum Maximum building height as specified in zoning regulations
Overlay Designation and Uses		Density/Height
Housing Overlay	Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses	Housing Overlay I (Corporate Center) 90 units/acre maximum 100' height maximum Housing Overlay II (South Atlantic) 60 units/acre maximum 50' height maximum Housing Overlay III (Hellman Avenue) 30 units/acre maximum 45' height maximum



IMPLICATIONS OF LAND USE POLICY

As properties within the focus areas change over time from one use to another, land uses and intensities will gradually shift to align with the intent of this Land Use and Community Design Element. If Monterey Park is developed in accordance with the Land Use and Urban Design Element and at the intensities and densities permitted, then the Planning Area is anticipated to have 26,298 dwelling

units, 15.5 million square feet of nonresidential use, and 80,581 residents as shown in Table LU-2 (Land Use Plan Buildout).

(Please note other assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, nonresidential building square feet, and employment.)

TABLE LU-2: LAND USE PLAN BUILDOUT

Type		Monterey Park		Sphere of Influence		Planning Area	
		Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)
Dwelling Units	Single-Unit	12,219	12,039	1,269	1,429	13,488	13,468
	Multi-Unit	8,746	12,582	248	248	8,994	12,830
	Total	20,965	24,621	1,517	1,677	22,482	26,298
Population		64,240	75,442	4,648	5,139	68,888	80,581
Nonresidential Building Square Feet. ¹		14,179,900	15,426,450	37,950	68,100	14,217,860	15,494,550
Employees		31,532	34,206	58	113	31,590	34,320
Lodging Rooms		727	1,334	-	-	727	1,334
Students		43,234	48,211	-	-	43,234	48,211

Note: 1) Nonresidential building: commercial, office, medical and hospital, and industrial buildings.

Source: City of Monterey Park and Land Use and Community Design Element update GIS data, California Department of Finance, and Southern California Association of Governments, 2018 and 2019.

**“Monterey Park is and will
continue to be a city rich
with cultural heritage,
sustainable infrastructure,
and parks that provide
places for people to
enjoy the outdoors and
participate in community
life at farmers’ markets, at
free concerts, and along
biking and walking trails.”**

- Monterey Park resident



GOALS AND POLICIES



6



06

GOALS AND POLICIES

CITYWIDE GOALS AND POLICIES

GOAL 1 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

Policy 1.1 **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.

Policy 1.2 **Local Businesses.** Advocate for and support local businesses and small business owners.

Policy 1.3 **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.

Policy 1.4 **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

GOAL 2 Dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base

- Policy 2.1** **Flexibility.** Provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.
- Policy 2.2** **Business Growth.** Facilitate the growth of a diverse business sector resilient to change over time and compatible with a broad range of skills and workers.
- Policy 2.3** **Innovation.** Create a culture of innovation and growth, encouraging emerging businesses to attract high-quality jobs.

GOAL 3 Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community

- Policy 3.1** **Quality Neighborhoods.** Maintain the quality and character of residential neighborhoods.
- Policy 3.2** **Diversified Housing.** Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.
- Policy 3.3** **Established Housing.** Maintain and enhance the established housing stock.
- Policy 3.4** **Strategic Housing Opportunities.** Strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.
- Policy 3.5** **Improvement Prioritization.** Prioritize siting new public facilities and public spaces using creative use of land and streets, and facilitate new infrastructure improvements within a disadvantaged neighborhood.
- Policy 3.6** **Public Space.** Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.
- Policy 3.7** **Safe and Sanitary.** Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent, and sanitary housing for all residents.
- Policy 3.8** **Physical Activity.** Provide access to recreational facilities, including parks, trails, greenways, open spaces, and community centers that allow opportunities for physical activities for all ages and abilities.

Policy 3.9 **Housing Overlay.** Allow housing as part of a mixed-use development or stand alone residential in Corporate Center as designated by Housing Overlay I on Figure LU-3 (Land Use Policy Map) and Table LU-1 (Land Use Designations). Allow housing as part of a mixed-use development or stand-alone residential along the west side of Atlantic Boulevard (not fronting on Atlantic Boulevard) as designated by Housing Overlay II. Allow for stand-alone residential on Hellman Avenue as designated by Housing Overlay III.

GOAL 4 A built environment that is resilient and promotes health and wellness

Policy 4.1 **Climate Change.** Adapt to and mitigate the effects of climate change.

Policy 4.2 **Sustainable Practices.** Balance development with the preservation of environmental assets and the natural beauty of the area through sustainable practices in site planning, landscaping, construction, maintenance, and operations.

Policy 4.3 **Environmental Burden.** Prevent and reduce disproportionate environmental burdens and compounding health risks affecting low-income and minority populations.

Policy 4.4 **Freeway Buffer Greening.** Integrate greening buffers and maximize tree canopies within neighborhoods directly adjacent to SR-60 freeway to help improve air quality.

Policy 4.5 **New Development.** Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.

Policy 4.6 **Active Transportation.** Prioritize and integrate active transportation strategies into the built environment that increase walking, bicycling, and transit modes of travel, with a focus on improving first and last mile connectivity.

GOAL 5 A community that is equitable and inclusive

Policy 5.1 **Equitable Access.** Expand equitable access to community resources that improve quality of life. Community resources include cultural and natural amenities, health care services, education, commercial services, parks and recreation, and healthy foods.

Policy 5.2 **Services and Amenities.** Facilitate safe, convenient, and affordable access to basic services and community-based amenities.

Policy 5.3 **Community Involvement.** Engage residents, property owners, business owners, and organizations in the advanced and current planning processes.

Policy 5.4 **Translation.** Ensure residents are engaged in languages that allow for their participation in community events and community engagement activities.

RESIDENTIAL

DENSITIES

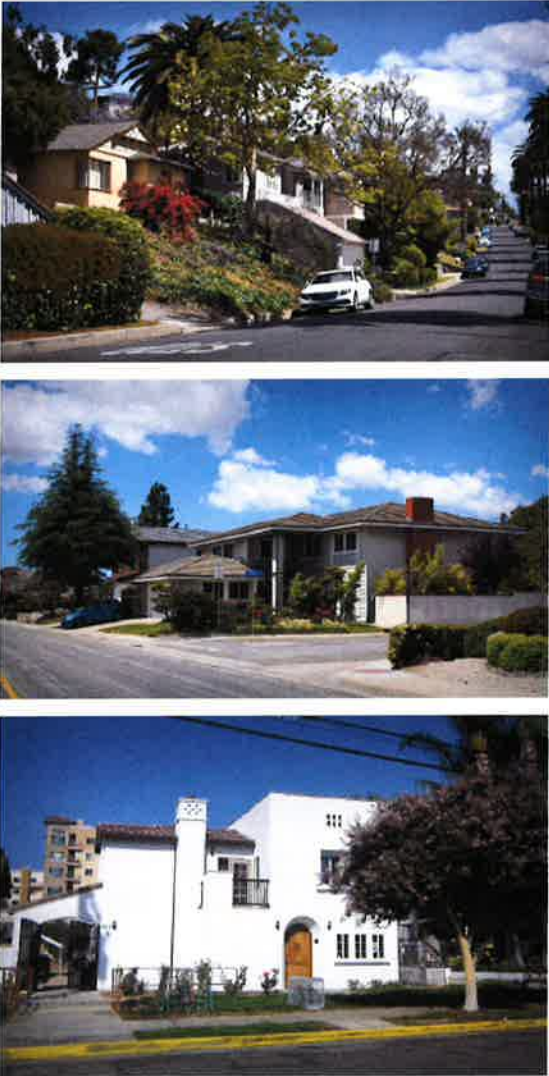
LOW DENSITY
DU/AC: 0.0-8.0

MEDIUM DENSITY
DU/AC: 8.1-16.0

HIGH DENSITY*
DU/AC: 16.1-30.0

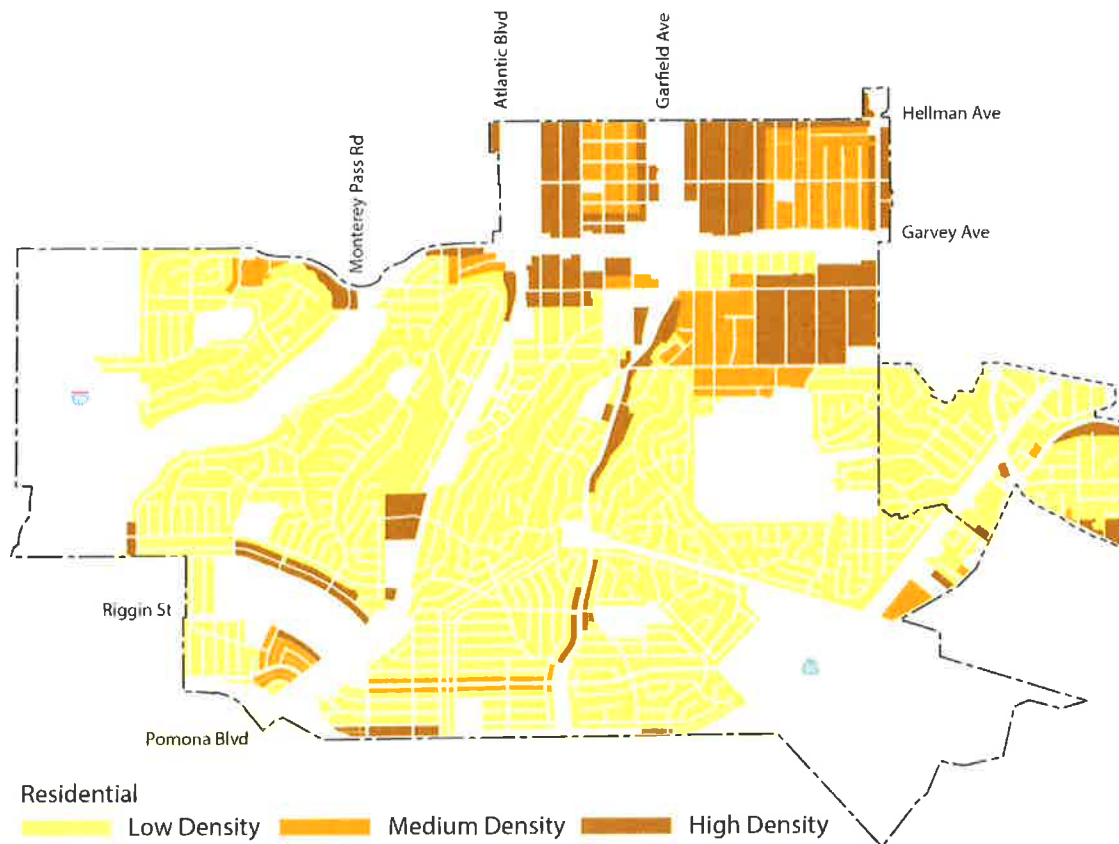
*Housing Overlay I applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.









The three residential land use categories reflect long-established development patterns and densities in Monterey Park. Monterey Park residents treasure their neighborhoods. During the public engagement process that produced this element, residents repeatedly expressed the importance of preserving and improving neighborhood character. To a large extent, this sentiment means maintaining long-established densities and scale of development in the neighborhoods and accommodating new housing largely in mixed-use districts. Thus, the goals and policies are focused on maintaining the qualities that define Monterey Park's many neighborhoods.

Many single-family homes in the City were constructed in the 1950s and 1960s. Maintenance levels vary from block to block. A key goal will be to encourage renovation and

maintenance that improve neighborhoods house by house.

In the Medium Density and High Density neighborhoods, housing types may consist of rowhouses, townhouses, stacked flats, and similar housing types, with the scale of development guided by the maximum permitted density and development standards set forth by the zoning regulations. Where new development is proposed, the City looks for design features that create quality living environments for residents: well-located and functional open spaces, common areas that encourage interactions among residents, parking facilities that are easily accessible and attractively designed, good pedestrian access and circulation, and use of building materials that weather well.



GOAL 6 Accommodating all household sizes and income levels with a variety of housing types

- Policy 6.1** **Standards.** Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.
- Policy 6.2** **First-Time Homeowners.** Encourage the construction of housing that can accommodate the needs of younger people and families seeking to buy their first home.

- Policy 6.3** **Accessory Dwelling Units.** Adopt accessory dwelling unit regulations and policies that can accommodate evolving housing needs and preferences.
- Policy 6.4** **Affordable Housing Units.** Support policies that facilitate and incentivize the development of affordable housing units, such as inclusionary housing requirements and development bonus programs.



GOAL 7 Enhanced neighborhood character

- Policy 7.1** **Complete Neighborhoods.** Ensure neighborhoods are “complete” neighborhoods by integrating schools, childcare centers, community centers, infrastructure, green spaces and parks, and other public amenities into each neighborhood.
- Policy 7.2** **Identity.** Foster a sense of community and facilitate engagement by encouraging residents to take pride in their neighborhoods and form neighborhood groups that address issues affecting the area where they live.
- Policy 7.3** **Protection.** Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.
- Policy 7.4** **Sensitive Design.** Require that new additions, renovations, and infill development be sensitive to neighborhood context and building form and scale (for example, upper stories, detached garages, setbacks, enhanced front entrances).
- Policy 7.5** **Transition.** Require high-density or mixed-use developments to transition sensitively to adjacent lower-density residential uses.
- Policy 7.6** **Home Occupations.** Encourage home occupations that have minimal traffic, parking, or other impacts to neighbors and neighboring uses.
- Policy 7.7** **Compatibility.** Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
- Policy 7.8** **Safety.** Address safety concerns associated with people living in illegal garage conversions or unpermitted accessory units.



GOAL 8 High-quality residential design

Policy 8.1

Streetscapes. Provide and maintain high-quality public streetscapes in all neighborhoods.

Policy 8.2

Street Relationship. Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.

Policy 8.3

Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 8.4

Site Frontages. Require building and site frontages that define public streets with high-quality architecture and landscape design, including small-scale architectural elements and plane changes.

Policy 8.5

New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.

Policy 8.6

Parking. Minimize the street presence and visibility of parking facilities from public streets and neighboring properties.



GOAL 9 Increase in homeownership

Policy 9.1 **Homeownership.** Create homeownership opportunities by encouraging development of smaller scale, for-sale residential units such as condominiums, townhomes, and duplexes.

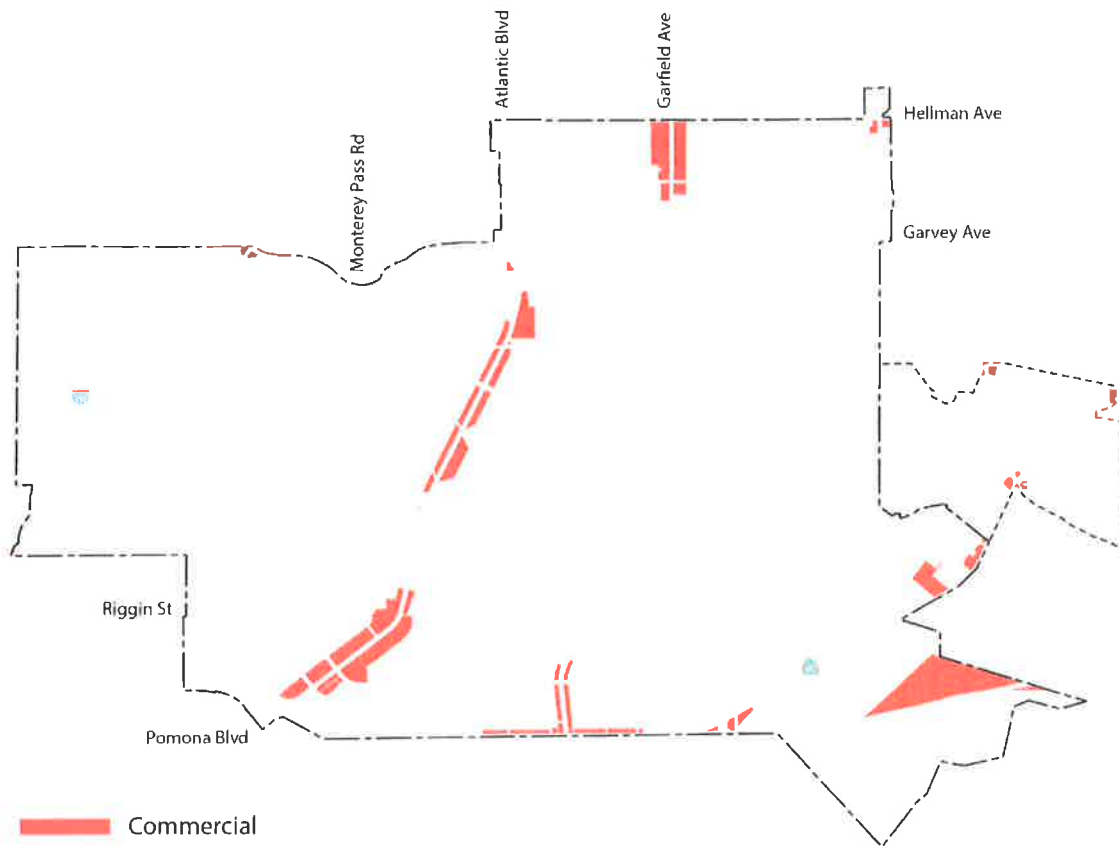
Policy 9.2 **Cooperative Homeownership.** Explore opportunities for cooperative homeownership programs such as a condominium conversion program that transfers ownership from apartment complex owners to the renters of that apartment complex.

COMMERCIAL



DENSITIES & INTENSITIES
GENERAL COMMERCIAL FAR: 0.65 HEIGHT: 35 FEET
MARKET PLACE FAR: 0.65 HEIGHT: 80 FEET
SOUTH ATLANTIC* FAR: 0.65 HEIGHT: 35 FEET
SOUTH GARFIELD FAR: 0.65 HEIGHT: 35 FEET
MID ATLANTIC FAR: 1.50 HEIGHT: 50 FEET
NORTH GARFIELD FAR: 1.50 HEIGHT: 60 FEET
*Housing Overlay II applies. See Figure LU-3 and Table LU-1.

A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.

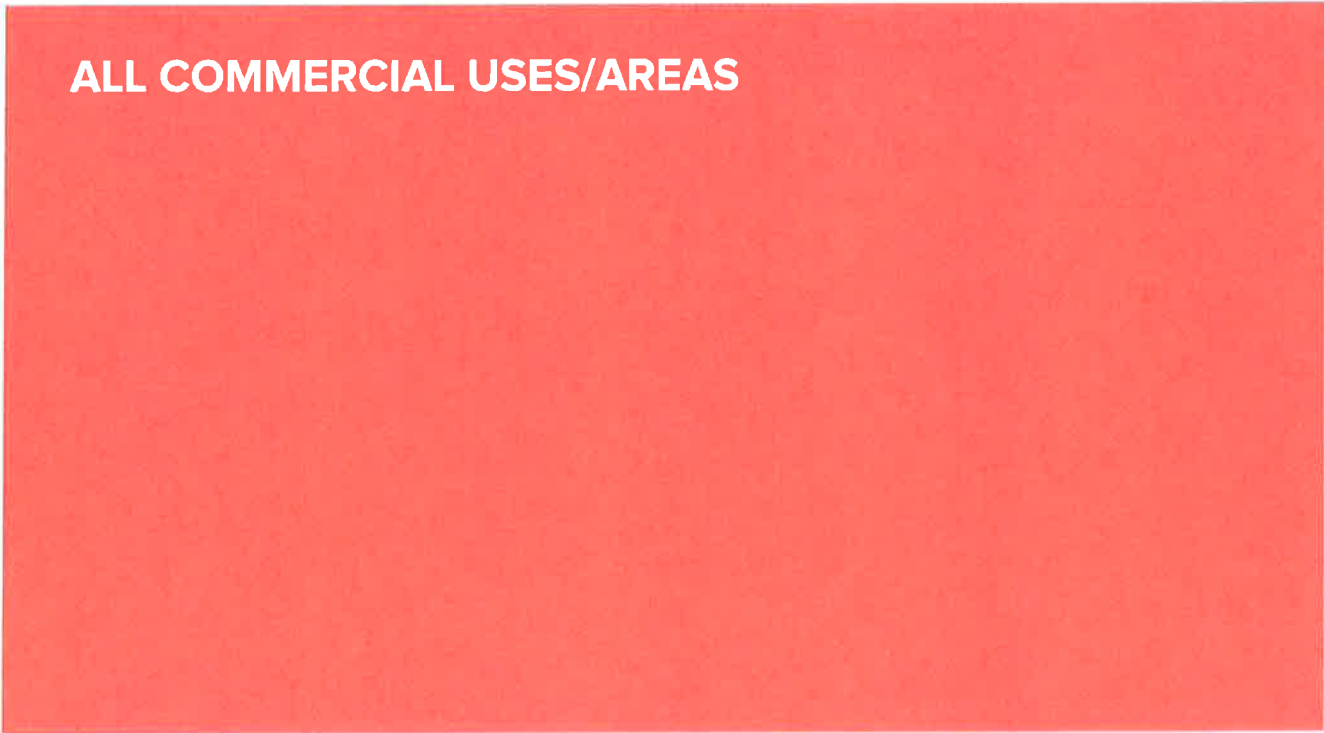


Commercial districts are located primarily along the City's major thoroughfares: Atlantic Boulevard, South Garvey Avenue, and Garfield Avenue. With the opening of the Market Place regional center along SR-60 in 2017, new large-format retail stores and national restaurants added variety to the commercial mix.

A healthy, balanced mix of home-grown businesses and national chains provides variety for shopping, dining, socializing, accessing services—like getting a haircut or visiting an architect's office—and entertainment. This diversity also creates more assurance of economic stability

for Monterey Park as the economy ebbs and flows. Also, by establishing flexible areas for small and large businesses alike, the City is better prepared for continually evolving changes in how people buy goods and receive services. The land use plan allows for varied development intensities, as shown on Figure LU-4 (Regulating Plan).

Branding each of the commercial districts with signage and unique streetscapes will help market businesses both locally and to visitors, including—importantly—foreign visitors.





GOAL 10 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

- Policy 10.1** **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.
- Policy 10.2** **Local Businesses.** Advocate for and support local businesses and small business owners.
- Policy 10.3** **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.
- Policy 10.4** **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

ALL COMMERCIAL USES/AREAS

GOAL 11 Transition and compatibility of new commercial development with and to adjacent residential districts

Policy 11.1 **Privacy.** Ensure new commercial developments address privacy issues relative to any abutting residential neighborhoods.

GOAL 12 High design quality in all new commercial developments and rehabilitation projects

Policy 12.1 **Compatibility.** Require new, infill, and rehabilitation projects in commercial districts be compatible with existing contexts in terms of site design, scale, building design, materials, and architectural approaches.

Policy 12.2 **Comprehensive Design.** Provide for comprehensive design review of new commercial development.

Policy 12.3 **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within commercial districts.

GOAL 13 Identifiable, unique commercial districts

Policy 13.1 **Streetscape.** Establish well-defined streetscape treatments for each commercial district.

Policy 13.2 **Wayfinding.** Use a comprehensive, city-wide wayfinding program to identify Monterey Park's commercial areas.



FOCUS AREA: MARKET PLACE

GOAL 14 The Market Place as a regional destination for diverse shopping, dining, and entertainment experiences

- Policy 14.1** **Flexibility.** Ensure that zoning regulations applicable to the Market Place properties provide focus for the uses the City looks to attract while providing flexibility to accommodate emerging new uses and markets over time.
- Policy 14.2** **Traffic.** Work with property owners and property managers to address and manage traffic associated with the Market Place so that visitors avoid traveling through adjacent residential neighborhoods.
- Policy 14.3** **High Design Quality.** Insist upon high design quality and landscape treatments upon establishment and over time.
- Policy 14.4** **Transit Access.** Advocate for alignment of the Gold Line east extension that places a station adjacent to the Market Place.



FOCUS AREA: SOUTH ATLANTIC

GOAL 15 A commercial district that meets local commercial needs, caters to students and employees at East Los Angeles College, and takes advantage of proximity to the Gold Line Atlantic Station

Policy 15.1 **Commercial.** Allow for commercial uses focused on daily shopping and service needs while continuing to accommodate long-established regional-serving uses, such as automobile dealerships, at appropriate locations.

Policy 15.2 **Pedestrian Movement.** Require that new development and rehabilitation of existing centers and buildings accommodate safe pedestrian movement from sidewalks and within internal parking lots.

Policy 15.3 **Streetscape Improvements.** Use urban design and streetscape improvement strategies to create an identifiable and pleasant travel path for pedestrians from Atlantic Station to the South Atlantic commercial district.

Policy 15.4 **Landscaping.** Ensure new development incorporates and maintains attractive on-site landscaping.

FOCUS AREA: SOUTH GARFIELD

GOAL 16 An attractive, village-like neighborhood commercial district with lower-intensity retail, office, and service-oriented businesses that cater to surrounding residential neighborhoods and Gold Line transit users

Policy 16.1 **South Garfield Village.** Regulate land uses and development and guide public realm enhancements in accordance with the South Garfield Village Specific Plan.

Policy 16.2 **Accommodate Pedestrians.** Pursue roadway, sidewalk, crosswalk, and traffic control improvements that well accommodate pedestrian traffic in the district.

Policy 16.3 **Incentives.** Provide incentives for local businesses to establish and thrive in the district.





FOCUS AREA: MID ATLANTIC

GOAL 17 A commercial corridor for businesses of all types, with public realm improvements that work to reduce vehicle speeds to enhance the visibility of and access to businesses along Mid Atlantic

- Policy 17.1** **Zoning.** Ensure zoning regulations accommodate office, service-oriented, retail, dining, and medical-related uses.
- Policy 17.2** **Mix of Uses.** Encourage a mix of uses that have operating hours that extend past 5:00 in the evening.
- Policy 17.3** **Land Assembly.** Use land assembly strategies and incentives to promote compatible infill development.
- Policy 17.4** **Streetscape.** Enrich the streetscape with themed lighting, benches, and trees. Consider using excess street width and adjacent public rights-of-way to create parklets, greenspace, and places for public art.
- Policy 17.5** **Mobility.** Improve pedestrian and vehicular mobility and safety with urban design interventions such as additional mid-block crossings, designated pedestrian walkways through surface parking lots, and shortened street crossings.
- Policy 17.6** **Design Inspirations.** Draw from the Cascades fountain, historical structures and historical influences, and landscaping within the public realm as inspirations for public space design treatments, site design and architecture, and landscaping. Use these inspirations to create a cohesive public realm plan for Mid Atlantic.
- Policy 17.7** **Land Use Transitions.** Remain sensitive to the adjacency of low-scale residential neighborhoods by providing appropriate transitions such as parking lots and landscaped areas as buffers and step-down building approaches.

FOCUS AREA: NORTH GARFIELD

GOAL 18 A district centered on intensive medical and office uses, with lower-scale buildings housing varied commercial uses

Policy 18.1 **Healthcare Facilities.** Encourage the concentration of established and proposed healthcare facilities and their related uses.



MIXED USE



DENSITIES* & INTENSITIES

GARVEY CORRIDOR
FAR: 1.50
HEIGHT: 50 FEET

DOWNTOWN PERIMETER
FAR: 1.50
HEIGHT: 50 FEET

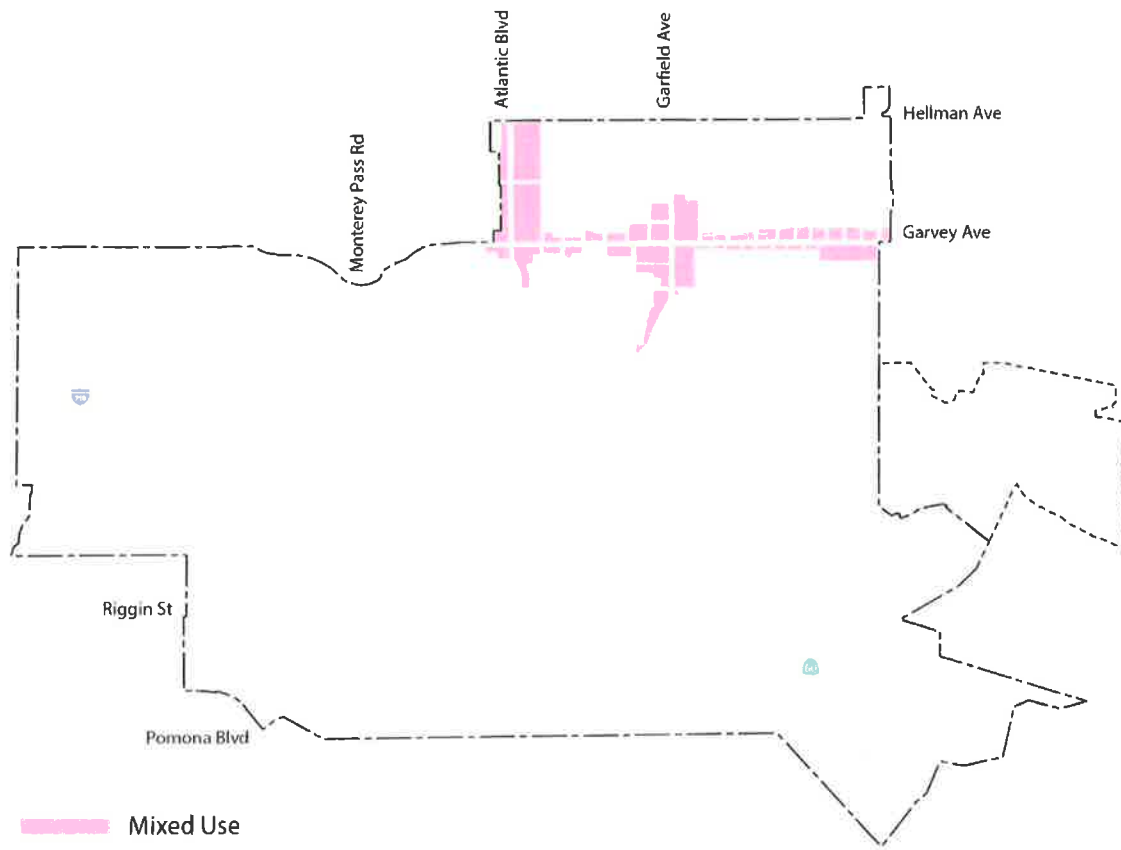
NORTH ATLANTIC
FAR: 2.00
HEIGHT: 75 FEET

DOWNTOWN
FAR: 2.50
HEIGHT: 75 FEET

No density maximum to provide flexibility in unit types and sizes

A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Mixed-use development is characterized by pedestrian-friendly environments that integrate residential, commercial, cultural, and institutional uses. Mixed-use development works to create vibrant, compact, walkable environments, with shorter pedestrian connections between living, working, learning, and recreational destinations. In Monterey Park, the Mixed Use designation allows a combination of compatible retail, entertainment,

office, residential, hotel, civic, cultural, and recreation uses that establish authentic physical environments. Mixed-use developments will incorporate social gathering places for the community and foster economic vitality. This variety of uses creates spaces for people to live, work, play, learn, and shop without getting into their cars to get from place to place.





GOAL 19 Dynamic pedestrian-oriented mixed-use districts that provide vibrant uses, spaces, buildings, and experiences

- Policy 19.1** **Diversified Uses.** Attract diversified uses, including urban housing options, a mix of cultural and entertainment uses, a variety of businesses and restaurants, and places for people to connect.
- Policy 19.2** **Pedestrian Activity and Experiences.** Create pedestrian-friendly activity and experiences by requiring active uses on the ground floor, with storefronts providing ample window space along street frontages.
- Policy 19.3** **Attractive Streetscape.** Create attractive streetscape environments by using thematic design that integrates landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art, and other amenities and improvements.
- Policy 19.4** **Mixed-Use Compatibility.** Promote design solutions and construction techniques to ensure that new development is compatible with established uses, taking into account noise and other pre-existing conditions.

ALL MIXED USES/AREAS

- Policy 19.5** **Transition.** Transition mixed-use areas that border low-density residential neighborhoods to minimize visual and shade impacts by stepping down building heights, creating landscape buffers, and creating larger setbacks.
- Policy 19.6** **Parking.** Develop parking management strategies for mixed-use corridors that include shared parking lots and structures and park-once-and-walk districts to provide adequate and convenient parking for customers and employees.
- Policy 19.7** **Enhanced Character.** Incentivize property owners to renovate and improve tired and outdated buildings along mixed-use corridors to improve their aesthetic appearance, create readily identifiable places, utilize cohesive architectural design, and enhance the streetscape character.
- Policy 19.8** **Meeting the City and Community Needs.** Encourage a diverse mix of uses that are innovative, competitive, entrepreneurial, local, and sustainable, thereby promoting economic development, increasing City revenues, expanding job growth, increasing property values, and meeting residents' and visitors' desires and needs.
- Policy 19.9** **Housing.** Accommodate a variety of housing options, including medium- and high-density apartments and condominiums, live/work units, and mixed-use buildings with a residential component.
- Policy 19.10** **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within mixed-use districts.



FOCUS AREA: DOWNTOWN

Downtown is the urban core of Monterey Park, located at the intersection of Garvey and Garfield Avenues. Downtown's urban form is compact in character, with more intense infill development and pedestrian connections to the Civic Center and Barnes Park, the Garvey Avenue corridor, and medical uses along Garfield Avenue.

GOAL 20 A vibrant urban core that accommodates high-quality residential, entertainment, commercial, hospitality, civic, and public spaces

- Policy 20.1** **Community Focal Point.** Establish Downtown as the anchor for local businesses, public amenities, and public space experiences.
- Policy 20.2** **Destination.** Create a destination that includes uses and spaces for public gathering areas, community events, and local activities.
- Policy 20.3** **Pedestrian Connections.** Create pedestrian connections from Downtown to the Civic Center, Garvey Corridor, and Garfield Avenue medical uses using urban design and landscaping approaches.
- Policy 20.4** **Identity.** Strengthen the identify and character of Downtown through design, landscaping, public art, branding, and signage using consistent themes.
- Policy 20.5** **Wayfinding.** Establish a wayfinding program to assist in identifying location of Barnes Park, Monterey Park Bruggemeyer Library, the Garfield Medical Center, and other surrounding landmarks and uses.



FOCUS AREA: NORTH ATLANTIC

Located at the northern boundary of the City along Atlantic Boulevard, the North Atlantic Mixed Use District serves a gateway that combines hospitality, retail and commercial services, culture and arts, entertainment, and residential uses. Development along this corridor is urban and compact and, while Atlantic Boulevard is a heavily traveled vehicular corridor, encourages people to walk and frequent businesses and uses on both sides of the corridor.

GOAL 21 A vibrant, urban gateway that integrates commercial, hospitality, entertainment, and residential uses

- Policy 21.1 Gateway Identity and Urban Design.** Establish a focal northern gateway into Monterey Park that welcomes visitors and identifies the district as a key destination. Incorporate gateway signage, wayfinding, and landscaping to create a sense of arrival. Extend similar treatments within the district to identify the district visually.
- Policy 21.2 Tourism and Entertainment.** Expand upon mixed-use activities that support tourism and complement economic success, vibrancy, and livability, with a special focus on hospitality, cultural events and institutions, retail, public spaces, and arts and entertainment.
- Policy 21.3 Encourage Activity.** Encourage the development of uses that are active in the evenings and on weekends, such as restaurants, commercial services, retail stores, and performance spaces.
- Policy 21.4 Active Streetfront.** Require new development fronting Atlantic Boulevard to be clearly oriented toward the street, with buildings near the front lot line and parking either underground or to the rear of a lot.
- Policy 21.5 Design Approaches.** Require design approaches that provide for façade articulation vertically and horizontally, transition appropriately to abutting lower-scale residential uses in residential zones, incorporate pedestrian-oriented design on the ground floor (such as ample windows and inviting entrances), make use of plazas, and incorporate interesting roof forms.



FOCUS AREA: DOWNTOWN PERIMETER

The Downtown Perimeter encompasses properties around the urban core, extending to the Civic Center and Barnes Park and north and south along Garfield Avenue. The goal is to extend the mixed-use character of the Downtown core but at lower development intensities and to allow stand-alone residential uses.

GOAL 22 A Downtown-core-adjacent district of high-quality residential, commercial, civic, and public spaces

- Policy 22.1** **Integration of Civic Center with Mixed-Use District.** Allow for a mix of compatible residential and commercial uses that connect the Civic Center to the Downtown Core.
- Policy 22.2** **Transitions.** Ensure development within the Downtown Perimeter transitions in scale to the adjacent low-density residential neighborhoods.



FOCUS AREA: GARVEY CORRIDOR

The Garvey Corridor, stretching from Atlantic Boulevard to New Avenue, is a lower-intensity mixed-use corridor that emphasizes commercial businesses on the ground floor, integration of residential and/or office uses on the upper floors, and restaurants, retail services, and convenience goods for residents and visitors. New development is encouraged to provide opportunities for people to live and work in the same building. Many of the single-story buildings will transition to multi-story buildings, with interfaces to adjacent low-density residential neighborhoods respected by increased building setbacks and rear building forms that step down toward the neighborhoods. Incentives and procedural enticements are provided to encourage consolidating smaller lots to allow for complete developments.

To address parking needs at a district level, the City envisions construction of one or more public parking garages at central locations, thus allowing visitors to park once to patronize numerous businesses (and to have employees park, thus freeing up spaces adjacent to business for less mobile visitors).

GOAL 23 A modest-intensity, pedestrian-friendly, mixed-use corridor that provides active street frontage with a mix of retail, commercial services, restaurants, and residential uses

- Policy 23.1** **Active Street Front.** Encourage pedestrian activity along Garfield Avenue by requiring active street frontage commercial uses, buildings, and entrances oriented to the street and sidewalks, outdoor dining, and transparent building frontages.
- Policy 23.2** **Balance.** Encourage pedestrian-oriented specialty retail shops offering quality goods, a diverse range of restaurants, and service businesses. Attract a balance of locally owned businesses and franchise or corporate enterprises.
- Policy 23.3** **Incentives for Lot Consolidation.** Develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects.
- Policy 23.4** **Building Façade Renovations.** Encourage the renovation and updating of older building façades.
- Policy 23.5** **Parking.** Promote a variety of parking opportunities that take advantage of alleyways

and parking structures that promote park-once-and-walk strategies.

Policy 23.6 **Transition.** Maintain established alleyways and use landscaped buffers, building step-downs, and setbacks to transition mixed-use buildings to adjoining low-density residential neighborhoods.

Policy 23.7 **Parklets.** Considering using side streets that intersect Garvey Avenue for adding parklets to expand outdoor dining options and add public gathering and urban green spaces.



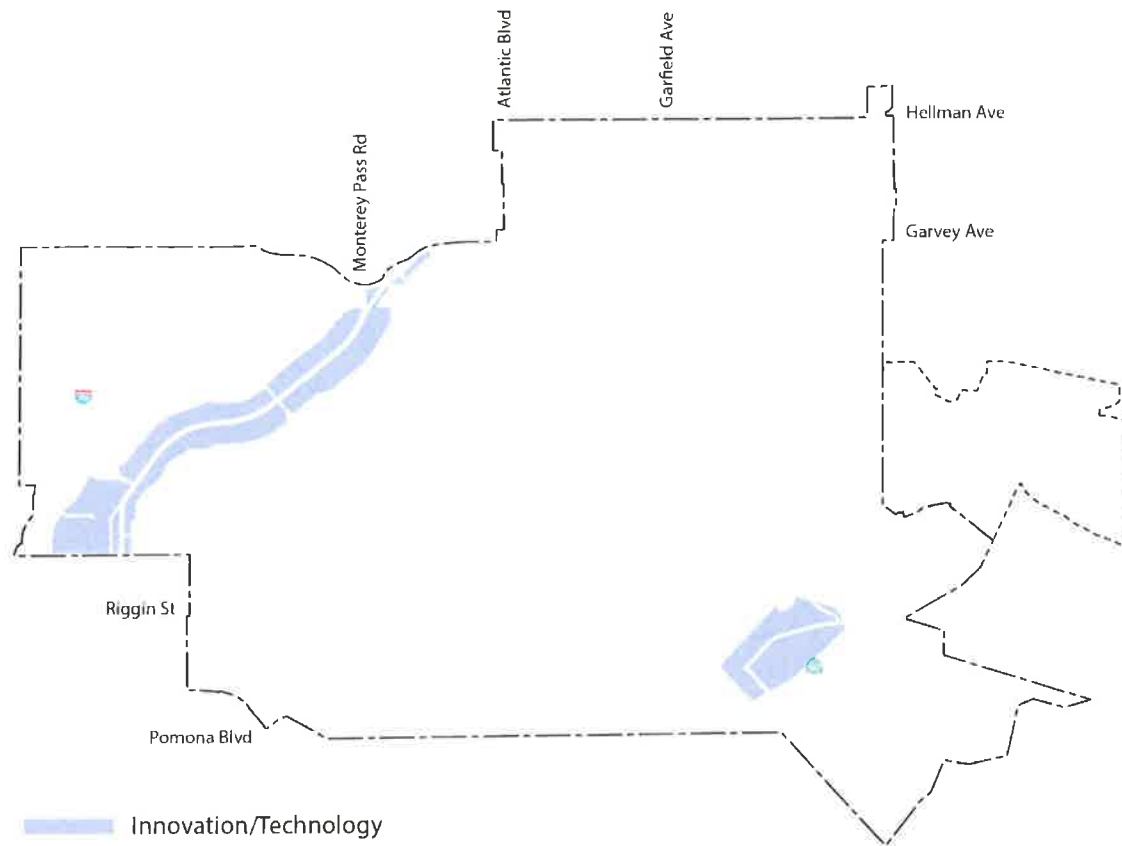
INNOVATION/
TECHNOLOGY
USES



INTENSITIES	
MONTEREY PASS	
FAR: 0.85	
HEIGHT (FT.): 35	
SATURN PARK	
FAR: 1.00	
HEIGHT (FT.): 50	
CORPORATE PLACE	
FAR: 1.00	
HEIGHT (FT.): 50	

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Technology will continue to evolve rapidly, changing how people work and do business. The City aims to accommodate and encourage new businesses that promote innovation and advances in technology, creating places for high-skilled and knowledge workers. The Monterey Pass Road corridor and Saturn Park district (on Saturn Street) provide prime properties, easy access to arterial roadways and freeways, and locations near housing perfect for new, clean technology, and creative industries.

The Monterey Pass Road corridor and Saturn Park district historically have been areas where a range of industrial businesses—including intensive manufacturing operations—have thrived. However, in Saturn Park, uses transitioned in the latter 1990s to lighter industrial and office enterprises in response to public concerns about the proximity of heavy industrial uses to residential neighborhoods. Along Monterey Pass Road, warehousing, trucking, and auto repair uses increased because of the distance from neighborhoods and relatively easy freeway access. While these uses have provided service-oriented jobs, the City is interested in attracting industries that offer higher-paying jobs and attract people of diverse interests, incomes, and talents who wish to both live and work in Monterey Park.

Properties along Monterey Pass Road and south of Davidson Drive between Monterey Pass Road and Corporate Center Drive have interesting and unique industrial buildings that can be retrofitted for creative office, research and development, and even commercial space such as breweries. The City's goal is to phase out trucking-intensive uses in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Finally, to provide for better interaction among land uses along the corridor, the City will provide better accommodations for pedestrians and cyclists and limit cut-through traffic, as described in the Mobility Element.

Saturn Park will continue to function as a business park, focused on office-type and research and development uses, with supportive commercial businesses. Private reinvestment in properties will be encouraged through higher development intensity allowances. In turn, the City will require greater attention to landscaping, creative site design, and building quality.



GOAL 24 Monterey Pass Road as a prime location for new technology-oriented, creative-industry, and emerging-trends businesses

Policy 24.1 **Zoning.** Ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals, including prohibition of warehousing and trucking-related uses.

Policy 24.2 **Amortization.** Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for the Monterey Pass Road corridor.

Policy 24.3 **Identity.** Create a distinct physical identity for the Monterey Pass Road Innovation/Technology district.

Policy 24.4 **Market.** Market the premier location of the Monterey Pass Road Innovation/Technology district relative to its proximity to California State University Los Angeles and East Los Angeles College for incubator businesses and public/private partnerships and investments.



GOAL 25 Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs

- Policy 25.1** **Zoning.** Ensure that zoning regulations applicable to Saturn Park permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with the goals.
- Policy 25.2** **Market.** Market the Saturn Park district as a premier location in the San Gabriel Valley for emerging technology businesses.
- Policy 25.3** **Identity.** Create a distinct physical identity for the Saturn Park district.

CORPORATE
CENTER USES



INTENSITIES

CORPORATE CENTER N
FAR: 2.00
HEIGHT (FT.): 60

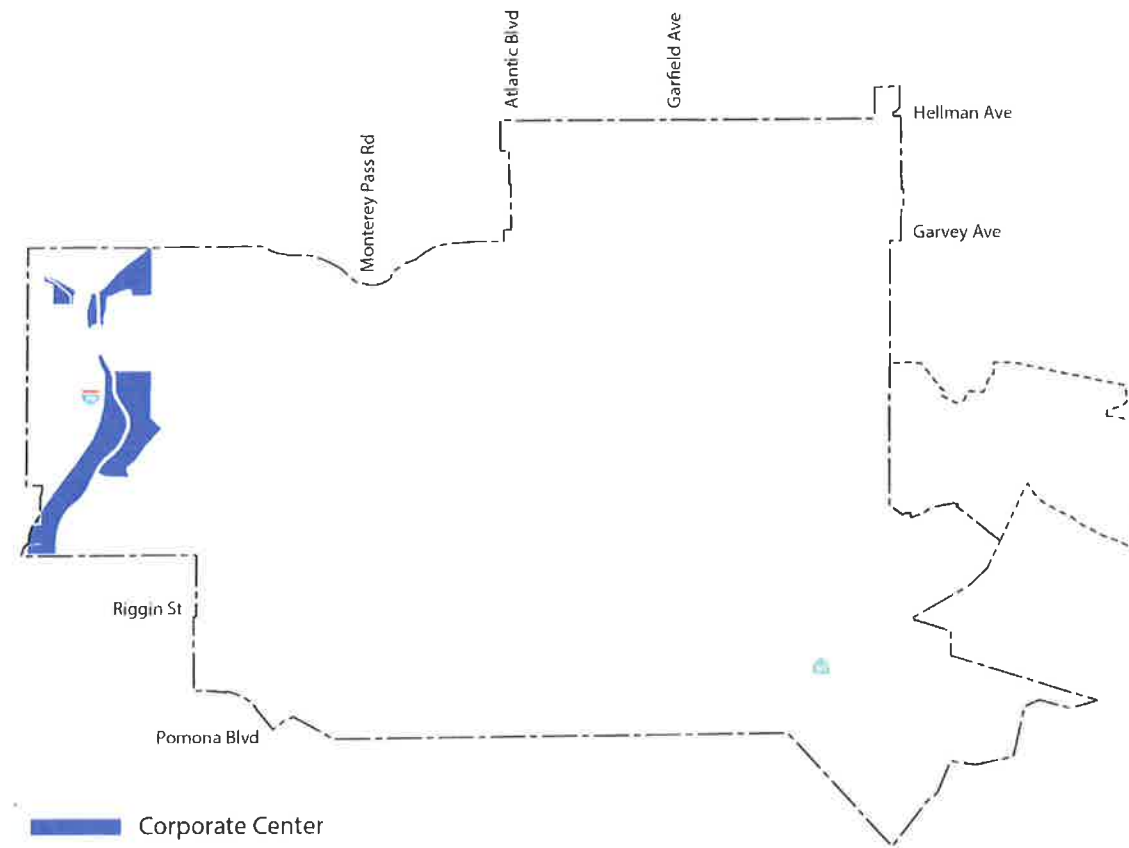
CORPORATE CENTER S*
FAR: 4.00
HEIGHT (FT.): 125

*Housing Overlay III applies.
See Figure LU-3 and Table LU-1.



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Corporate Center Drive winds along the west side of Monterey Park, parallel to I-710 and up a steep south-to-north grade that terminates at Ramona Boulevard, adjacent to the City-owned Monterey Park Golf Club. The hilly terrain provides tremendous views to the west. City land-use policy has long recognized that topography in this area and its relative separation from the rest of Monterey Park provide opportunity to allow more intense, high-rise development approaches. Also, City-owned properties adjacent to the golf course offer sites for hospitality businesses that can take advantage of views and proximity to I-710 and I-10. With downtown Los Angeles a short drive west along I-10 and California State University Los Angeles just across the freeway, the Corporate Center Drive district is well located to offer a market for corporate office, hotel, and support uses.

This district is divided into two subdistricts to reflect location-appropriate FAR and building height limits. The

district will continue to provide places for higher intensity office uses, as well as hotels, conference facilities, and ancillary restaurant and retail businesses. Building intensities will be allowed consistent with Figure LU-4 (Regulating Plan).

Regarding the golf course-adjacent properties, the City's aim is to maximize revenue-generating businesses that attract tourist and business visitor dollars.

New investment consisting of taller buildings may incorporate multi-story parking structures. Design standards will require design approaches that well integrate parking facilities into overall site design and architectural treatments. Ample landscaping will be required. Where multi-story structures abut residentially zoned properties, project design will make use of increased setbacks and building tiering and stepbacks to minimize shadow and privacy impacts on residential uses.

ALL CORPORATE CENTER USES

GOAL 26 Corporate Center corridor as a premier regional location for high-rise office, hospitality, and complementary uses

- Policy 26.1** **Zoning.** Ensure that zoning regulations applicable to Corporate Center properties permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals.
- Policy 26.2** **Market.** Market the premier location of the Corporate Center district relative to its proximity to downtown Los Angeles, California State University Los Angeles, and East Los Angeles College for corporate headquarters, research and development facilities, hotels, conference facilities, and related uses.
- Policy 26.3** **Maximize Use of City Properties.** Actively seek users for City-owned properties adjacent to the Monterey Park Golf Club that maximize use of the properties and generate reliable revenue streams.



PUBLIC
FACILITIES



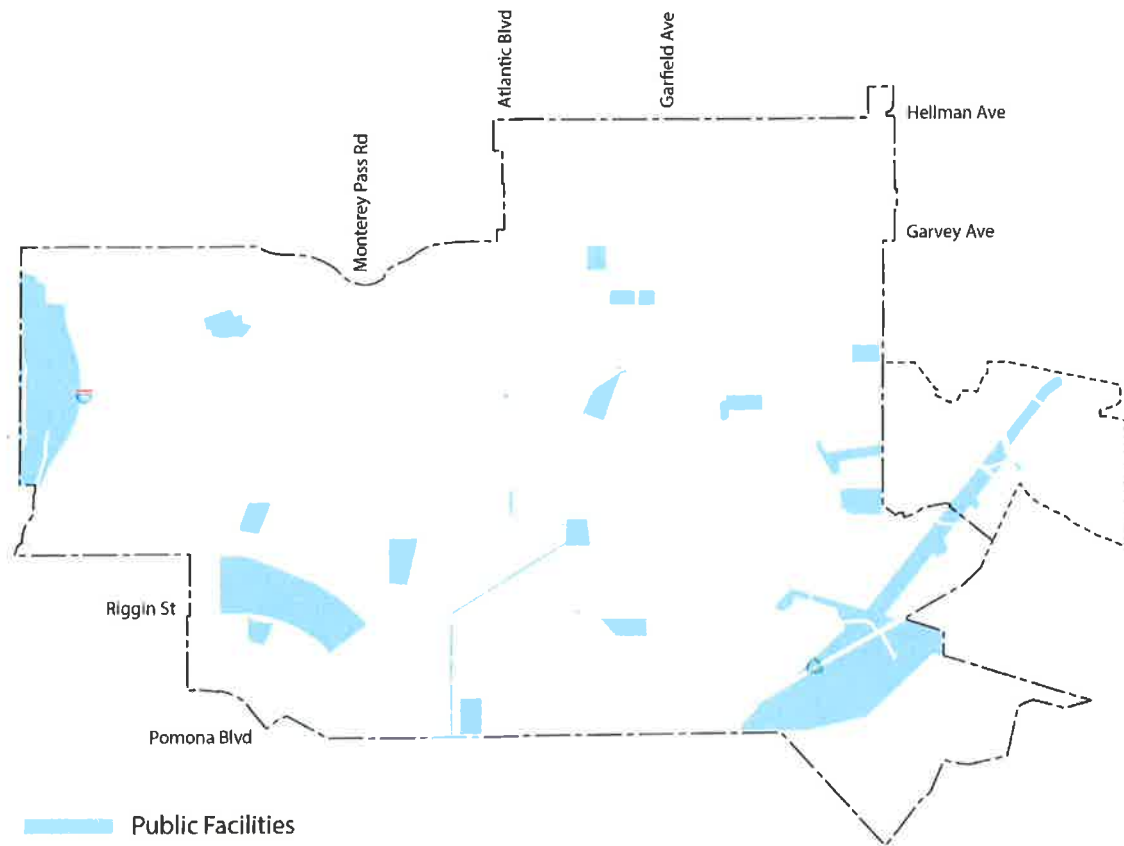
INTENSITIES

All Public Facilities
FAR: 0.75
HEIGHT (FT.): Per Zoning



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





The Public Facilities designation encompasses government, civic, cultural, public school, and infrastructure uses that support community needs. Monterey Park has well-used community facilities and a library that provide important places for gathering and education. Programs at these facilities contribute significantly to community life; residents have expressed the importance of upgrading these facilities in response to heavy use.

Regarding public schools, four distinct school districts serve City students, which is unusual, as well as a bit chaotic and confusing for residents. Often home values can be affected by the school district's quality, which in turn affects neighborhood quality. While the land use plan recognizes the location of established schools, it does not and cannot address the influences of school district boundaries. However, the City is supportive of efforts to consolidate districts or redraw district boundaries.



GOAL 27 State-of-the-art community facilities that support established programs, accommodate future needs, and are accessible to all community members

Policy 27.1 **Functional and Flexible.** Maintain multi-functional, flexible, and complementary space at Monterey Park's community buildings and spaces.

Policy 27.2 **Maximize Use.** Maximize public facility use by sharing with nonprofit organizations, school districts, and community organizations.

Policy 27.3 **New Facilities.** Locate new community facilities in neighborhoods and centers where they will serve populations of the greatest needs. Look for opportunities to create joint-use community space at facilities owned by private organizations such as faith-based groups, service groups, and hospitals.

Policy 27.4 **Library.** Maintain a state-of-the art library collection in an attractive and inviting facility capable of accommodating users of all ages and abilities.



GOAL 28 Utility infrastructure that minimize adverse visual impacts

Policy 28.1 **New Facilities.** Locate and design new capital-intensive potable water storage and distribution facilities, particularly storage tanks, in a manner that minimizes visual, cost, and environmental impacts on the surrounding areas.

Policy 28.2 **Reduce Visual Impact.** Reduce visual impact of aboveground and overhead utilities, including electric lines, by working with local providers to maximize opportunities to place utilities underground.

Policy 28.3 **Utilities Placement.** Continue to require the placement of utilities underground within new development.

Policy 28.4 **Undergrounding.** Strengthen requirements for underground utilities in older sections of the City as part of private redevelopment projects to improve the aesthetic quality of streets and neighborhoods.

Policy 28.5 **Alternative Energy.** Accommodate alternative energy infrastructure as new technology evolves.

OPEN SPACE



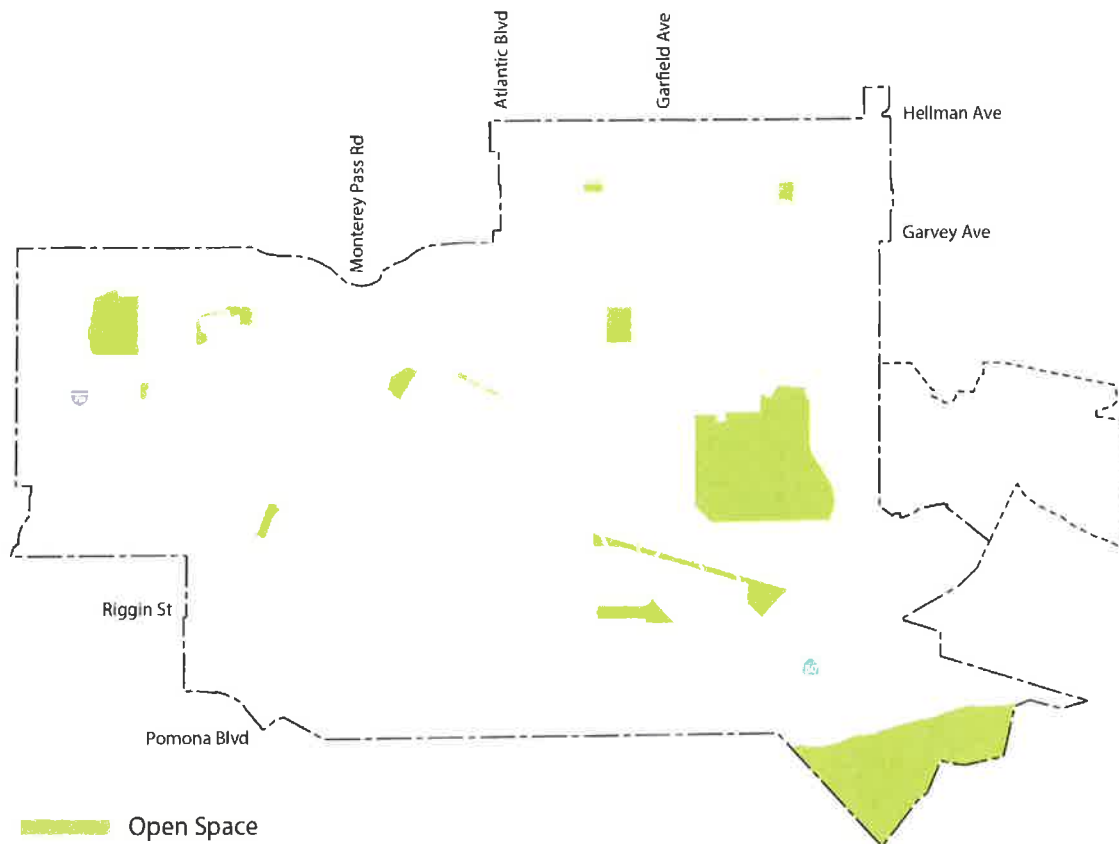
INTENSITIES

All Open Space
FAR: 0.35
HEIGHT (FT.): Per Zoning



A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Natural open spaces and urban recreation areas contribute to a healthy and environmentally sustainable community. While Monterey Park has well-used parks, establishing new green space will be difficult given the community's built-out character. The General Plan features traditional concepts for open space, as well as innovative open space such as parklets, public right-of-way conversions, and urban recreation/plazas/facilities.

Other open spaces include a former landfill and the Monterey Park Golf Club. While the portion of the former landfill north of SR-60 has been remediated and developed as the Market Place commercial center, the 145-acre portion south of SR-60 remains a Superfund site (as designated by the U.S. Environmental Protection Agency)

and is thus unavailable for development or even passive open space use due to extensive contamination. The Monterey Park Golf Club, a City-owned nine-hole facility, is available for general public use.

Given the very limited opportunities to create new open space, focused creative solutions to meet demands of new residents include:

- Creating mini green spaces in conjunction with roadway enhancements
- Creating urban recreation spaces through public plazas and linear greenways
- Supporting urban agriculture and community gardens

GOAL 29 Unique new open spaces to complement the City's established and well-used park and trails systems

- Policy 29.1** **Trails System.** Create and maintain a system of trails, sidewalks, linear parks, and other connections that provide residents of all abilities with opportunities to exercise, enjoy nature, and access recreation facilities within a five-minute walk from home. Activate and encourage discovery along urban trails.
- Policy 29.2** **Green Space.** Consider the development of new park land or green space through the repurposing of excess street rights-of-way.
- Policy 29.3** **Gardens.** Pursue the use of Edison Trails Park for community gardens and urban agriculture.
- Policy 29.4** **Public Spaces.** Develop guidelines for commercial and mixed-use development projects to incorporate accessible plazas, paseos, and other public spaces into project design.
- Policy 29.5** **Community Gathering Spaces.** Design, construct, and program community gathering spaces, plazas, and an outdoor stage/amphitheater in the Downtown Core, Garvey Corridor, North Atlantic, and South Atlantic focus areas.
- Policy 29.6** **Parkland.** Require parkland dedications and/or provision of usable on-site public space for significant development projects involving new residential construction.
- Policy 29.7** **Surplus Land.** Consider the acquisition of surplus land owned by public agencies for future open space.
- Policy 29.8** **Urban Agriculture.** Create urban agriculture areas to encourage property owners of vacant parcels to convert them into community gardens through the incentives made available through the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code).
- Policy 29.9** **Recreational Space.** Enhance street corridors, parkways, and public property between buildings to serve as green space and functional recreation space (e.g., community gardens, parklets, play spaces, public seating).

GOAL 30 Public places evolve to meet the needs of changing demographics and public interests

- Policy 30.1** **Flexible Design.** Incorporate flexible design characteristics into the renovation of existing and development of new parks and community facilities.
- Policy 30.2** **Environmental Responsibility.** Continue to build, renovate, and maintain parks and community facilities in a manner that is environmentally responsible.



“Now and in the future, our city will offer a comfortable and modern environment with plenty of job opportunities.”

- Monterey Park resident



IMPLEMENTATION PLAN



TABLE LU-2 IMPLEMENTATION PLAN TABLE

Procedures, Permits, Agreements, and Ordinances

PROGRAM 1: AMEND ZONING REGULATIONS

Program Description	Amend the zoning regulations and zoning map to reflect General Plan land use policy and design standards. In particular: • Require active storefronts in Mixed Use designated areas • Provide flexibility to accommodate emerging new uses, markets, and business practices over time • Implement development incentives geared toward land assembly • Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations • Match development standards, including maximum densities, intensities, FAR, du/ac, building heights, to General Plan land use designation standards • Include standards that address building massing and front façade transparency • Create standards for transition areas to ensure new development is compatible with established uses • Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard • Ensure compliance with California law as to affordable housing, density bonuses and inclusionary housing requirements • Allow for urban agriculture, community gardens, and gathering spaces
Related Land Use & Urban Design Element Policies	11, 1.2, 1.5, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 3.7, 3.9, 6.1, 6.2, 6.4, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 9.1, 9.2, 10.1, 10.2, 11.1, 12.1, 14.1, 14.4, 15.1, 16.3, 17.1, 17.2, 17.3, 17.7, 18.1, 19.1, 19.4, 19.5, 19.8, 19.9, 21.5, 23.6, 24.1, 25.1, 26.1
Time Frame	After LUE approval
Responsibility	Planning, Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 2: ACCESSORY DWELLING UNIT (ADU) LAW COMPLIANCE

Program Description	Update accessory unit requirements and regulations to comply with current California law.
Related Land Use & Urban Design Element Policies	6.3, 7.8
Time Frame	Short Term
Responsibility	Planning, Building and Safety, Code Enforcement
Funding Source(s)	General Fund

PROGRAM 3: DEVELOPMENT STANDARDS AND GUIDELINES

Program Description	Create and codify development standards and guidelines to direct site and building design in accordance with the Land Use and Urban Design Element. Standards and guidelines should address: • Private and public realm standards requirements that reflect a distinctive community character • Pedestrian circulation and safety • Parking • Building materials, massing and orientation • Architectural character, drawing design inspiration from historical influences (i.e. Cascades fountain) • Landscaping and public art • Pedestrian amenities (e.g., benches, trash receptacles, street trees, and lighting)
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 8.2, 8.3, 8.4, 8.5, 8.6, 10.4, 13.1, 14.3, 15.3, 15.4, 16.2, 17.4
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 4: AMORTIZATION

Program Description	Conduct an investigation of uses throughout nonresidential designated areas to determine which are inconsistent with the policy direction outlined in sections 2.7 through 2.14 of the Land Use and Urban Design Element. Establish a program for the gradual relocation, or elimination, of specific nonconforming uses.
Related Land Use & Urban Design Element Policies	24.2
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 5: DEVELOPMENT APPLICATION PROCESS AND DESIGN REVIEW

Program Description	Examine the current plan review, permitting, and design review processes to ensure: • Comprehensive review of all new commercial and industrial development • Dependable, transparent, and on schedule processing of all applications
Related Land Use & Urban Design Element Policies	12.2
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund, Application Fees

PROGRAM 6: PLAN CONSISTENCY

Program Description	• Repeal the North Atlantic, Mid Atlantic, and Garvey-Garfield specific plans and replace them with zone districts. As needed, develop streetscape plans for these areas. • Review the Pedestrian Linkages Plan and update as necessary to implement land use and urban design policies.
Related Land Use & Urban Design Element Policies	16.1, 20.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

Plans and Studies

PROGRAM 7: STREETSCAPE PLAN

Program Description	Create and implement a citywide streetscape plan that: • Enhances streetscapes with aesthetic treatments that also contribute to the comfort and safety of pedestrians • Creates well-defined, recognizable districts and neighborhoods • Provides consistent design themes • Requires integrated street and pedestrian amenities such as landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art • Uses the public realm to connect places and districts citywide • Includes durable pedestrian and bicycle facilities including trails, sidewalks, bike lanes, and linear parks • Incorporates design strategies that encourage flexibility and a range of uses and users • Provides residents and visitors with functional and flexible spaces at and around the City's public community buildings and facilities
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 19.2, 19.3, 21.4, 23.1, 24.3, 25.3, 27.1, 29.1, 29.9, 30.1
Time Frame	Intermediate to Long Term
Responsibility	Planning, Engineering, Public Works
Funding Source(s)	CIP Funds, Grants

PROGRAM 8: ECONOMIC DEVELOPMENT PLAN

Program Description	As part of the City’s ongoing economic development efforts: • Seek well-known, economically proven hospitality users for City-owned properties within the Corporate Center district • Consider land acquisition as a way to create larger, marketable properties • Promote and market the City’s assets and opportunities • Ensure access between residential and nonresidential uses, services, and public facilities
Related Land Use & Urban Design Element Policies	5.1, 5.2, 10.3, 24.4, 25.2, 26.2, 26.3, 29.7, 29.8, 29.5
Time Frame	Ongoing
Responsibility	Planning, Community and Economic Development, City Council
Funding Source(s)	General Fund, BID Funds, Grants

PROGRAM 9: GATEWAY AND WAYFINDING PLAN

Program Description	Develop a citywide gateway and wayfinding plan to: • Help identify major activity areas, landmarks, key businesses, and community facilities • Create a sense of arrival • Foster a sense of community and identity • Welcome visitors and increase tourism revenue
Related Land Use & Urban Design Element Policies	13.2, 19.3, 20.4, 20.5, 21.1
Time Frame	Intermediate Term
Responsibility	City Manager, Public Works, Community and Economic Development
Funding Source(s)	General Fund, Grants

PROGRAM 10: PARKING MANAGEMENT PLAN

Program Description	Develop a parking management plan to address: • Traffic flow • Parking lot circulation (including landscaping and pedestrian passageways) • Vehicular and pedestrian circulation and safety • New development requirements (including parking needs along Garvey Avenue)
Related Land Use & Urban Design Element Policies	14.2, 15.2, 19.6, 23.5
Time Frame	Short Term
Responsibility	Public Works
Funding Source(s)	General Fund

PROGRAM 11: CLIMATE CHANGE ACTION PLAN

Program Description	Develop a Climate Change Action Plan to address: • Sustainable development best practices and new development requirements • Reducing environmental burdens, particularly in identified disadvantaged communities • Mitigating urban heat island effect and increased tree canopy coverage • Approaches to decrease vehicle miles traveled and increase active transportation (walking, bicycling)
Related Land Use & Urban Design Element Policies	4.1, 4.2, 4.3, 4.4, 4.5, 4.6
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund, Grants

Physical Improvements

PROGRAM 12: EXPAND RECREATIONAL AND OPEN SPACES

Program Description	Encourage active living, physical activity, health, and wellness by creating and maintaining a green network that provides ready access to parks, open space, trails, gardens, plazas, and public spaces.
Related Land Use & Urban Design Element Policies	3.6, 3.8, 27.1, 27.2, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 30.1, 30.2
Time Frame	Ongoing
Responsibility	Planning, Recreation and Community Services
Funding Source(s)	General Fund, Grants

PROGRAM 13: COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Program Description	Identify financial incentives that will encourage property and business owners to improve the exterior appearance of their buildings and storefronts.
Related Land Use & Urban Design Element Policies	19.7, 23.4
Time Frame	Intermediate Term and Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, Grants, BID Fees, Loans

PROGRAM 14: PARKLET PROGRAM

Program Description	Develop a parklet program that identifies potential locations and the permitting process to allow businesses, property owners, and other groups to install parklets in public rights-of-way.
Related Land Use & Urban Design Element Policies	21.4, 23.1, 23.7
Time Frame	Short Term and Ongoing
Responsibility	Planning, Public Works
Funding Source(s)	General Fund

PROGRAM 15: BUSINESS IMPROVEMENT DISTRICT (BID)

Program Description	Continue to consult with the Business Improvement District to: • Promote event programming • Prioritize and fund public and capital improvement projects
Related Land Use & Urban Design Element Policies	19.4, 19.7, 20.1, 20.2, 20.4, 20.5, 21.2, 21.3, 21.4, 23.1, 23.4, 23.7
Time Frame	Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, BID Fees

PROGRAM 16: SERVICE PROVIDER COORDINATION

Program Description	Consult and coordinate with local service providers (such as Southern California Edison, AT&T, etc.) to: • Underground overhead utility lines concurrent with new development • Maximize use of existing public facilities and utilities • Strategically locate new public facilities and utilities to minimize cost, and mitigate visual and environmental impacts • Incentivize alternative energy infrastructure, technology, and use
Related Land Use & Urban Design Element Policies	12.3, 19.4, 28.1, 28.2, 28.3, 28.4, 28.5
Time Frame	Ongoing
Responsibility	Public Works
Funding Source(s)	General Fund, Grants, Development Agreements

Special Programs and Projects**PROGRAM 17: LOT CONSOLIDATION PROGRAM**

Program Description	Develop a lot consolidation program that identifies regulatory and financial incentives to encourage lot consolidation to achieve the scale and quality of development envisioned in the Land Use and Urban Design Element.
Related Land Use & Urban Design Element Policies	23.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 18: COMPLETE STREETS AND NEIGHBORHOODS

Program Description	Develop and implement a Complete Streets and Neighborhoods program that: • Accommodates all modes of travel (e.g. walking, bicycling, scooting, driving) • Integrates schools, childcare and community centers, green spaces and parks, and public amenities Consult with developers and project applicants to require publicly accessible urban public spaces—such as plazas, courtyards, parklets, mini-parks, and similar public spaces—to be integrated into mixed-use projects.
Related Land Use & Urban Design Element Policies	7.1, 17.5, 20.1, 20.2, 21.2, 21.3
Time Frame	Intermediate Term and Ongoing
Responsibility	Planning, Engineering, Recreation and Community Services, Community and Economic Development
Funding Source(s)	General Fund, Grants, Development Agreements

Education and Outreach

PROGRAM 19: ONGOING COMMUNITY EDUCATION AND ENGAGEMENT

Program Description	Encourage diverse participation in local planning and decision-making processes by: • Targeting outreach events to accommodate populations that are typically underserved and/or underrepresented • Publishing outreach and meeting materials in English, Spanish, and other languages, as appropriate • Engaging the public early and often throughout planning and design processes
Related Land Use & Urban Design Element Policies	5.3, 5.4, 7.2
Time Frame	Ongoing
Responsibility	City Manager, Planning
Funding Source(s)	General Fund, Grants

PROGRAM 20: EDUCATIONAL BROCHURE OR MANUAL

Program Description	Develop a graphic brochure or manual that includes illustrations and images to identify zoning standards and design approaches that effectively transition the massing and scale of taller buildings adjacent to existing Low Density residential.
Related Land Use & Urban Design Element Policies	19.5, 21.5, 22.2, 23.6
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund



Monterey Park
2040

**320 West Newmark Avenue
Monterey Park, CA 91754
montereypark2040.org**

ATTACHMENT 4

City Council Staff Report dated October 28, 2019



City Council Staff Report

DATE: October 28, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to consider the draft Land Use Element of the General Plan, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution adopting the Land Use Element (subject to voter approval); and certifying the Final Focused Environmental Impact and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element;
- (5) Directing the City Manager, or designee, to prepare appropriate documents to place a proposition on the ballot for the previously called March 3, 2020 election seeking voter ratification of the City Council's actions; and
- (6) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The City prepared a draft environmental impact report ("DEIR") pursuant to CEQA Guidelines § 15080. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant. As may be seen, the DEIR identifies several significant and unavoidable impacts.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this Project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these improvements. The benefits of the proposed Project that should be weighed against

these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing. Accordingly, the recommendation is that the City Council adopt a Statement of Overriding Considerations in order to adopt the draft Land Use Element ("LUE").

EXECUTIVE SUMMARY:

In 2018, the City Council commenced the process for updating the Monterey Park General Plan. The first element identified by the City Council for consideration was the Land Use Element ("LUE").

On September 24, 2019, the Planning Commission reviewed the proposed draft LUE, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations (the "Project"). After considering the Project, the Commission adopted a resolution recommending that the City Council approve the draft documents. The Planning Commission staff report dated September 24, 2019, and the minutes from the September 24, 2019 Planning Commission meeting are attached for reference.

TYPE OF ACTION (LEGISLATIVE)

The recommended action includes a proposed change to the Monterey Park General Plan. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the LUE, the City Council must find that it complies with California's General Plan regulations including Government Code § 65358(a), namely that the LUE is in the public interest. Additionally, the action of placing the LUE onto the ballot for voter consideration is a legislative act under Elections Code § 9222.

These findings are included with the draft Resolution; the facts upon which these findings rely are also included with the draft documents.

The City Council may approve, modify or disapprove the Project as recommended by the Planning Commission. However, any substantial modifications proposed by the Council, which were not previously considered by the Planning Commission during its hearing(s), must first be referred back to the Planning Commission (Government Code § 65356).

Certification of the FEIR is also considered a quasi-legislative act because the City Council would need to adopt a statement of overriding considerations. This type of statement is interpreted to focus "on the larger, more general reasons for approving the project, such as the need to create new jobs, provide housing, generate taxes, and the like." Accordingly, the dominant concern of the action is broad and public.

BACKGROUND

In 2018, the City Council began the process for updating the Monterey Park General Plan, which was last updated in 2001. To facilitate this process, the City Council directed that the LUE be updated first. While these updates were initially planned to be completed for the November 2019 election, the cost of placing a proposition on a ballot for that election was prohibitive. Accordingly, the schedule for the LUE consideration was adjusted for the previously called March 3, 2020 election.

Between February and May of 2019, the City participated in various engagement efforts related to amending the LUE including, the formation of the General Plan Advisory Committee, a City Council initiated workshop, seven events for public attendance, a dedicated webpage on the City's website and circulation of a public survey. Following these efforts, an update was provided to the City Council on September 4, 2019. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction.

On September 24, 2019, the Planning Commission considered both the DEIR and the LUE. A complete overview of the information provided to the Planning Commission – including a more in-depth explanation of proposed changes to the LUE – is included as attachments to this staff report.

Following the public hearing, the Planning Commission made the following changes to the draft LUE:

- Designated the parcel located at 1688 West Garvey Avenue from “High Density Residential” to “Low Density Residential;”¹
- Revised the language under the heading Program 11: Climate Change Action Plan Time Frame (on page 99 of the Land Use Element Action Plan) to read “Short and Intermediate.”

ALTERNATIVE COMMISSION CONSIDERATIONS:

While separate from the Planning Commission's consideration of the LUE, the Planning Commission also requested that the following items be brought to the attention of the City Council:

- Further analyze whether the proposed zone change for Atlantic Square (from “Commercial” to “Mixed-Use”) in the draft LUE would allow for a housing overlay zone;²

¹ From a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

- An ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City; and
- Adding policies to vigorously encourage and promote higher quality property maintenance standards

FISCAL IMPACT:

The City Council has authorized \$749,607 for this Project.

Respectfully Submitted by:

Prepared By:



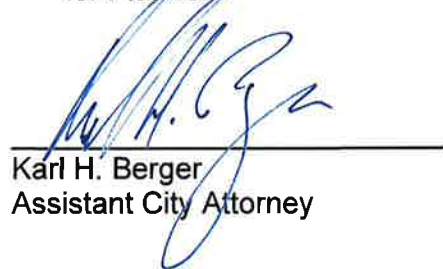
Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner



Ron Bow
City Manager



Samantha Tewasart
Senior Planner



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report
- Attachment 4: Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)
- Attachment 5: Planning Commission Staff Report dated September 24, 2019
- Attachment 6: Planning Commission Minutes dated September 24, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019, the City Council held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and

**CITY COUNCIL
RESOLUTION NO.
PAGE 2 OF 6**

testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall

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Council Chambers. A total of six written responses were received on the NOP.

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to

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a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Council finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work

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within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this October 28, 2019.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

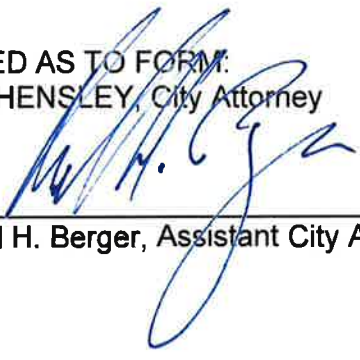
Vincent D. Chang, City Clerk
City of Monterey Park, California

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on the 28th of October, 2019, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

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APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 
Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans (“UWMPs”) that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. RECIRCULATION.

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

[General Plan Documents available by clicking here](#)

Council Members were provided a copy.

ATTACHMENT 4

Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)



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Sean T. Matsler
949.260.4652
smatsler@coxcastle.com

File No. 083868

October 24, 2019

VIA E-MAIL AND U.S. MAIL [MPCLERK@MONTEREYPARK.CA.GOV]

Mayor Liang and Honorable Members of the City Council
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754

Re: Atlantic Square Shopping Center

Mayor Liang and Honorable Members of the City Council:

This Firm represents TRC Retail, owner of the 14.65 acre Atlantic Square Shopping Center. I recently sent the attached letter to the Planning Commission asking the City to extend the General Plan's Housing Overlay to Atlantic Square. This request was favorably received by the Planning Commission. Indeed, at its September 24th meeting, the Planning Commission moved and unanimously approved direction to staff to "*further analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard.*" Subsequently, TRC has received no communication from staff indicating it has commenced an analysis, nor any request for information that would be helpful in that analysis.

Nevertheless, in lieu of the Planning Commission's requested analysis, we are respectfully requesting the City Council apply a residential overlay and a mixed-use designation to the Atlantic Square Shopping Center as a formal part of its resolution approving the Land Use and Urban Design Element.

TRC regrets that it was not made aware of Atlantic Square's exclusion from the South Atlantic Focus Area sooner. After making a proactive inquiry, TRC had an informal conversation with the City's consultant in July but has yet to receive any written notice of the pending General Plan update. We find this curious. Not only is TRC a major landowner in the City, but the City's own *General Plan Amendment Purpose and Intent* document (attached) requires mailed notice to all property owners within 300' of a property subject to a proposed General Plan Amendment at least 10 days prior to a Planning Commission hearing. This certainly would have included Atlantic Square given its proximity to the South Atlantic Focus Area. We understand that staff did extensive outreach to City *residents* in connection with the pending General Plan update; we only wish that TRC (a non-resident property owner) had been involved earlier.

Mayor Liang and Honorable Members of the City Council
October 24, 2019
Page 2

While TRC's early involvement in the General Plan update would have been ideal and welcomed, its absence should not hinder the Council's willingness to extend the Housing Overlay to Atlantic Square. Doing so would make a meaningful 'dent' in the City's Regional Housing Need Allocation and would best position Atlantic Square for long-term success as a mixed-use destination. Given the existing housing crisis and rapidly changing global retail environment, we believe this would be a win-win for all. Your consideration and support are most appreciated.

Sincerely,



Sean T. Matsler

Enclosures

cc: Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

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Attachment 1

September 24, 2019 letter to Planning Commission

September 24, 2019

VIA E-MAIL [MMCAVOY@MONTEREYPARK.CA.GOV]Chairperson Delario Robinson and Members of the Planning Commission
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754Re: Atlantic Square Shopping Center

Chairperson Delario Robinson:

This Firm represents TRC Retail (TRC), owner of the 14.65 acre Atlantic Square Shopping Center on Atlantic Boulevard in the City of Monterey Park (Atlantic Square or Property). The Property is located on the eastside of Atlantic Boulevard, directly across from the South Atlantic Focus Area, as shown in Figure 1. Both the Property and the South Atlantic Focus Area are currently designated "Commercial" in the General Plan. The pending General Plan Update proposal, however, only recommends that the South Atlantic Focus Area receive a new Housing Overlay allowing attached residential uses at 60 dwelling units per acre. Given the transitioning nature of the retail industry and the State's ongoing Regional Housing Need Allocation (RHNA) process, the purpose of this letter is to formally and respectfully request that the City apply the Housing Overlay to Atlantic Square as well as the South Atlantic Focus Area.

Figure 1: Current General Plan Update Proposal

1. Atlantic Square Overlay Needed to Satisfy City's RHNA Obligations

As part of the California Department of Housing and Community Development's (HCD) ongoing Regional Housing Need Allocation (RHNA) process, the Southern California Association of Governments (SCAG) will allocate the total number of homes that the City needs to plan for in order to meet the housing needs of people at all income levels. Once the allocation occurs, it is the City's responsibility to update its general plan to show the locations where that housing can be built. Applying the Housing Overlay to Atlantic Square will help the City meet its RHNA obligations, and prevent the City from adopting a General Plan Update that will soon be made obsolete.

In its August 22, 2019 letter to SCAG, HCD determined that the minimum regional housing need determination for SCAG to distribute among its local governments was 1,344,740 units among four income categories. This is over *three-times* the 430,000 units that SCAG had advocated for, which provides a glimpse into how seriously the State is taking the housing crisis.

SCAG is responsible for determining how the 1,344,740 unit regional housing need determination will be allocated to cities and counties across the six-county SCAG region.¹ The allocation of these 1,344,740 units to individual cities is ongoing and will not be final until October 2020. However, as an interim planning tool, SCAG has published a spreadsheet that estimates each city's potential allocation under three different methodologies. These three methodologies are shown in Figure 2 below as Options 1, 2 and 3:

Figure 2: RHNA Methodology Options²

Option 1	Option 2	Option 3
• Share of population • Share of population within high quality transit areas • Share of regional undersupply of building permits issued • Local input/Future vacancy need/Replacement need • Social equity adjustment	• Share of population • Share of population within high quality transit areas • Social equity adjustment	• Local input/Future vacancy need/Replacement need • Social equity adjustment

¹ The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

² Source: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA101-072919webinar.pdf>

The City's allocation under each of the three options is between 1,701 and 5,248 units, as shown in Figure 3 below. Even the lowest scenario of 1,701 units is more than double the City's existing 815 unit allocation.

Figure 3: SCAG's Monterey Park RHNA Estimates³

<u>Option 1: 4,401 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 1,635 units • Low income (50-80% of AMI) = 1,194 units • Moderate income (80-120% of AMI) = 1,230 units • Above moderate income (>120% of AMI) = 342 units	<u>Option 2: 5,258 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 1,259 units • Low income (50-80% of AMI) = 816 units • Moderate income (80-120% of AMI) = 846 units • Above moderate income (>120% of AMI) = 2,337 units	<u>Option 3: 1,701 units total</u> consisting of the following: • Very-low income (<50% of AMI) = 407 units • Low income (50-80% of AMI) = 264 units • Moderate income (80-120% of AMI) = 274 units • Above moderate income (>120% of AMI) = 756 units
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General Plan Update Table 3-4 estimates that it would increase the number of housing units within the Planning Area by 3,656 units. While laudable, this figure is still well short of the Option 1 and 2 estimates. By extending the City's proposed Housing Overlay to Atlantic Square, the City could plan for an additional 879 housing units (i.e., 60 du/acre x 14.65 acres).

2. Changing Nature of Retail Favors Mixed-Use at Atlantic Square

TRC remains committed to the long-term success of Atlantic Square, which has been an important fixture in the Monterey Park community. That said, Atlantic Square—like many other brick-and-mortar shopping centers throughout the County—suffers financially from the on-going consumer transition to online sales. This is why the long term trend in the retail industry is to shift from in-line, anchor-based retail centers like Atlantic Square to food, beverage and service destinations where residential and retail uses cohabitate. This new retail model prioritizes the

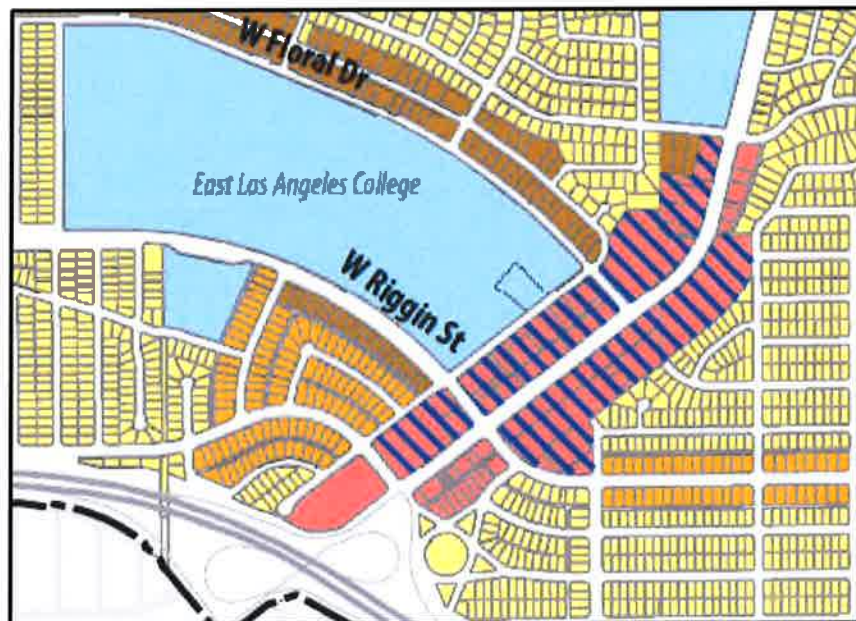
³ The Proposed RHNA Methodology Estimate Tool for Options 1, 2 and 3 (Updated 8/26/19) is available at: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Proposed-Methodology-Estimate-Tool-Options1-3.xlsx>

convenience associated with mixed-uses and seeks to provide consumer experiences relevant to their lifestyles and contemporary consumer habits. TRC believes that the General Plan Update represents the right process at the right time to lay the ground for repositioning Atlantic Square for future success.

3. Proposed General Plan Land Use Map

In lieu of the proposed General Plan Land Use Map shown in Figure 1, TRC respectfully requests that the City adopt the map shown in Figure 4 below. The Figure 4 map applies the 60 du/acre Housing Overlay to Atlantic Square, thereby increasing the City's progress toward its ultimate RHNA obligation by 879 housing units. The proposed extension of the Housing Overlay will also allow TRC the flexibility to respond to retail and housing industry market trends in the coming years.

Figure 4: TRC Retail's General Plan Update Proposal



4. **Conclusion**

While it is TRC's intent to continue working with the City to upgrade and reposition Atlantic Square for optimum performance in the near term, we believe Atlantic Square's long-term contributions to Monterey Park will be as a mixed-use destination whose improved sales and property tax increments will provide a significant net-benefit to the City's General Fund. TRC thanks you for your consideration.

Sincerely,



Sean T. Matsler

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cc: Mr. Mark McAvoy, Director of Public Works/City Engineer
Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Karl H. Berger, Esq., Asst. City Attorney (via e-mail: kberger@hensleylawgroup.com)
Mr. Jon Turner, Acting City Planner (via hand delivery)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

Attachment 2

City of Monterey Park: General Plan Amendment Purpose and Intent



CITY OF MONTEREY PARK

GENERAL PLAN AMENDMENT PURPOSE AND INTENT

A General Plan Amendment is an entitlement application which requires a public hearing at the Planning Commission and City Council level. The Planning Commission serves as an advisory body and recommends to the City Council either denial or approval of the General Plan Amendment. The City Council is the legislative body which adopts the General Plan Amendment. Each Element of the General Plan can be amended a total of five times per year and on a quarterly basis. Typically, General Plan Amendments are initiated by staff unless a specific request is made by an applicant as part of a development proposal and is usually prepared in conjunction with a Zone Change. The purpose and intent of the General Plan Amendment is to allow the City the opportunity to modify an area of each Element in order to accommodate a change to the physical, social or economic development of the community. However, the proposed amendment can not result in creating internal inconsistencies and internal conflicts with the Elements of the General Plan. Also, the amendment can not result in creating a land use which will be inconsistent and incompatible with existing and anticipated uses within the area.

APPLICATION PROCESS

1. An application for a General Plan Amendment shall be made by a property owner or his/her authorized agent. An application shall be properly filled-out with the notarized signature of the property owner of record as of the date the application is submitted.
2. The Planning Division shall assess and collect an application filing fee. The fees as based upon the most recent fee scheduled adopted by the City Council.
3. The applicant shall submit all of the application materials outlined on the application checklist.
4. Staff reviews, researches and evaluates the proposal, then prepares an environmental assessment and a Staff Report with recommendations for the Planning Commission.
5. Within 30 days of application receipt, Staff will deem the application complete or incomplete. If incomplete, the applicant is notified and advised how to prepare the application for re-submittal. If complete, the Secretary to the Planning Commission shall place the item on the Planning Commission agenda for public hearing.
6. Notice of such hearing shall be given by mailing the notice, postage prepaid, at least 10 days prior to the hearing to all property owners whose names and addresses appear on the latest adopted tax roll as owning property within a distance of 300 feet from the exterior boundaries of the applicant's property.
7. The time and place of such hearing shall be set by the Secretary to the Planning Commission. Such notice shall include a general explanation of the matter to be considered and a general description of the area affected.
8. The Planning Commission convenes the public hearing where the applicant's representative presents the request and answers any questions from the Commission. Public input is solicited at this time.
9. The Planning Commission, based on the information and evidence presented in the hearing, makes a recommendation to the City Council. The recommendation will be to approve or deny the application. Notice of the action taken shall be mailed to the applicant.
10. The item will be set at the next available City Council meeting. The City Council will vote to approve or deny the amendment. Certain amendments require ratification by the voters of the City in a general or special election. In these cases, the City Council will set the election date and certify the amendment for the ballot.
11. If an election is required per MPMC 21.78, the amendment will be final when the election results are certified by the City Clerk.

ATTACHMENT 5

Planning Commission Staff Report dated September 24, 2019



Planning Commission Staff Report

DATE: September 24, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration and possible action to adopt a Resolution recommending that the City Council approve the draft Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution recommending that the City Council approve the Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15060 provides that if a lead agency determines that an **environmental impact report ("EIR")** will clearly be required for a project, the agency may by-pass initial review of the project and immediately begin work on the EIR pursuant to CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or **potentially significant**. **The City determined that preparation of a Draft EIR ("DEIR") was required for the Project.** No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these

improvements. The benefits of the proposed Project that should be weighed against these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing.

EXECUTIVE SUMMARY:

The City Council authorized an update to the Monterey Park General Plan in 2018 (termed "Monterey Park 2040"). While the General Plan contains several elements, the first element identified by the City Council for consideration is the Land Use Element (the "LUE"). The LUE contemplates the future use and reuse of land within the City and establishes long-range goals for development in terms of land use type and intensity, as well as urban character and form. This update to the LUE reflects City Council direction; input from the General Plan Advisory Committee (which was appointed by the City Council); consideration of comments submitted by members of the public; and recommendations by City staff.

BACKGROUND:

At the direction of the City Council in 2018, the City began the process for updating the Monterey Park General Plan (the "GP"). Under California law, the GP must include seven elements: Land use; Circulation (traffic); Housing; Conservation (natural resources); Open space (recreation, etc.); Noise; and Safety (fires, seismic & geological hazards). The GP – particularly the Land Use Element – constitutes the City's "constitution" for economic, social, and land use development. The last comprehensive update to the GP occurred in 2001.

In Monterey Park, voter approval is required for amendments to the Land Use Element ("LUE"). Accordingly, the City Council opted to proceed with updating the LUE first with the objective of placing a proposition on the November 2019 ballot. For various reasons – including election costs estimated at nearly \$500,000 – the Council opted instead to place a proposition on the March 2020 ballot. Since this is already a general municipal election, the cost savings to the City is significant.

On February 20, 2019, the City Council formed the GPAC by appointing 11 individuals to help facilitate updates to the LUE (a list of the GPAC members is included within Attachment 4). Between March 11, 2019 and May 6, 2019, the GPAC held four meetings to consider the draft LUE. Additionally, the City Council held a workshop on May 7, 2019 to consider the matter. Overall, the City conducted seven events for public attendance – including a booth at the Cherry Blossom Festival (held from April 27-28th) – to solicit public input. These efforts were in addition to the dedicated webpage regarding the matter that solicits public input (<https://www.montereypark.ca.gov/1249/General-Plan-Update---Monterey-Park-2040> or <https://tinyurl.com/yyvc4xto>) and a public survey that ended on April 15, 2019.

The EIR and LUE are now in draft form and ready to be considered by the Planning Commission. Notice for a public hearing on September 24, 2019 before the Planning

Commission was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on August 20, 2019 and published in the Wave on September 5, 2019, with affidavits of posting on file.

On September 4, 2019, an update was provided to the City Council regarding the process and next steps. Additionally, the City Council was provided the opportunity to give direction to staff as to the LUE process, e.g., whether further meetings by the GPAC or public workshops should be held. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction regarding additional outreach efforts.

PROPOSED UPDATES:

The attached Focused Area Summary Table summarizes the Land Uses, Current Floor Area Ratio (FAR) and Height Maximums, and Proposed FAR and Height Maximums. No changes are proposed to the existing Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) Land Uses. The updates proposed concentrate on the Focused Areas identified in the 2001 General Plan, including Downtown Monterey Park, East Garvey, Atlantic Boulevard, Mid Atlantic, South Atlantic, North Garfield, South Garfield, Monterey Pass Road, Corporate Center, Oil/Edison, and Saturn Park.

Since the draft LUE was published, a request was made by a property owner to change the land use density at 1688 W. Garvey Avenue from HDR to MDR land use. Attached is the correspondence supporting that request. Based upon that correspondence, it is recommended that the Planning Commission change the land use designation for that property.

Throughout the public outreach process, members of the community were asked about strengths, challenges and opportunities within the current conditions of the City. Many members of the public expressed that they want to see new and diverse economic opportunities within the City. The Focused Area Summary Table shows current land Designations and FAR and Height Maximums. Since 2001, the City has experienced redevelopment predominately in the North Atlantic and Oil/Edison Focus Areas with little to no changes in the other identified Focused Areas. This absence of redevelopment was the driving force behind the proposed updates and a reevaluation of the Land Uses and FAR and Height Maximums. The Focused Area Summary Table also shows the proposed updates; both increases and decreases in FAR and Height Maximums are proposed to more accurately reflect existing conditions and development patterns since the 2001 General Plan update. In some of the Focused Areas, the FAR is proposed to remain the same while the height may slightly increase and in other Areas the height may remain the same while the FAR may slightly increase. The goals and objectives identified in the draft General Plan Land Use Element is to find a balance between land use, FAR, and heights, in order to form the long-range vision for the City for the next 20 years.

In preparation of the resolution and staff report, Staff has identified the following corrections and clarifications to the draft LUE (included as Attachment 4 to this staff report):

The parcel located at 1688 W. Garvey is currently proposed to be zoned as High Density Residential; however, from a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

Additionally, MIG has identified the following insubstantial corrections to the attached draft of the Land Use Element:

- Renumber goals and policies to Goal 1, policies 1.1, 1.2, etc. (on page 39 of the LUE);
- Fix policy numbering under Goal 3 (see page 40 of the LUE);
- Replace the phrase "home ownership" with the word "homeownership" (on page 47 of the LUE);
- Change "North Atlantic" to "North Garfield" within the list located on page 48; and
- Change "North Atlantic" to "North Garfield" on page 59.

FISCAL IMPACT:

As part of the Fiscal Year 2018/2019 annual budget, the City Council authorized \$400,000 for the General Plan update and an additional amount of \$349,607 was allocated from the Capital Improvement Projects – Downtown Improvements set aside funds, which has a balance of \$916,760.

Respectfully submitted,

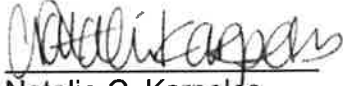


Mark A. McAvoy
Director of Public
Works/City Engineer/City
Planner

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Focused Area Summary Table
- Attachment 4: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 5: 1688 West Garvey Avenue Zoning Clarification Letters, dated
September 4, 2019 and September 10, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1. The Planning Commission finds and declares that:

- A. California Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically”; and
- B. The City is currently proposing a focused update to the General Plan – Monterey Park 2040 – currently consisting only of revisions to the Land Use Element (the “Project”), and which warrants preparation of an Environmental Impact Report (EIR);
- C. The City of Monterey Park, as lead agency, has prepared an EIR for the Project (State Clearing House No. 2001-01-1074). The EIR consists of the Draft EIR (“DEIR”) and the Final EIR (“FEIR”);
- D. The Project includes a wide variety of objectives, policies, and implements programs designed to enhance the public health, safety, and welfare. The Project further protects the public health by and safety through reliance on mitigation measures and policies requiring the adoption of impact fees.
- E. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); and
- F. On September 24, 2019, the Planning Commission held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk’s office.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

**PLANNING COMMISSION
RESOLUTION NO. 15-19
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- A. In 2018, the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City has sought to proactively engage the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The Planning Commission makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall Council Chambers. A total of six written responses were received on the NOP.
- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies,

**PLANNING COMMISSION
RESOLUTION NO. 15-19
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neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Planning Department. A total of three written responses were received on the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
 - 1. DEIR and Technical Appendices (June 2019).
 - 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 - 3. Clarifications and Revisions.
 - 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The Planning Commission finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the Planning Commission finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific

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mitigation”) and by other, non-corresponding, mitigation measures recommended for approval by the Planning Commission that were already incorporated into the Project (“general mitigation”). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The Planning Commission recommends that the City Council takes the following actions:

- A. Adopts the LUE attached as Attachment 4, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 4, and incorporated by reference, subject to the mitigation monitoring and reporting program (“MMRP”) required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 4, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The

**PLANNING COMMISSION
RESOLUTION NO. 15-19
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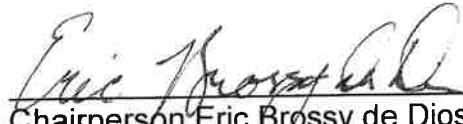
absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution will take effect immediately upon adoption.

ADOPTED AND APPROVED this 24th day of September 2019.


Chairperson Eric Brossy de Dios

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 24th day of September 2019, by the following vote of the Planning Commission:

AYES:	Commissioners Brossy de Dios, Choi, Amador, Salazar, and Robinson
NOES:	None
ABSTAIN:	None
ABSENT:	None


Mark A. McAvoy, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Consideration

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans ("UWMPs") that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. RECIRCULATION.

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3
Focused Area Summary Table

Focus Area	Current GP FAR/Height	Proposed GP FAR/Height
Corporate Center	2.0/100'	4.0/125' 2.0/60' (north end)
Corporate Place	0.60/40' (commercial only)	1.0/50' (added industrial)
Monterey Pass Road	0.65/zoning controls	0.65/35'
North Atlantic	2.0/75'	2.0/75'
Mid Atlantic	0.75/50' Mixed use	1.5/50' Commercial only
South Atlantic	0.65/40' No housing	0.65/40' Housing overlay @60 du/ac, 50'
North Garfield	1.0/60'	1.5/60'
Downtown Core	1.0/75'	2.5/75'
Downtown Perimeter	0.65/55'	1.5/50'
East Garvey	0.5/zoning controls With housing 0.75	1.5/50' Stand-alone residential okay on nonarterial streets
Saturn Park	0.60/40'	1.0/50'
MarketPlace	0.5-2.0 based on lot size/50'	0.65/35'

ATTACHMENT 4

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

ATTACHMENT 5

1688 West Garvey Avenue Zoning Clarification Letters,
dated September 4, 2019 and September 10, 2019

CITY OF MONTEREY PARK

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City Council

Peter Chan
Mitchell Ing
Stephen Lam
Hans Liang
Teresa Real Sebastian

City Clerk

Vincent D. Chang

City Treasurer

Joseph Leon

Mr. Karl H. Berger
Assistant City Attorney
City of Monterey Park
320 West Newmark Ave
Monterey Park, CA 92614

September 4, 2019

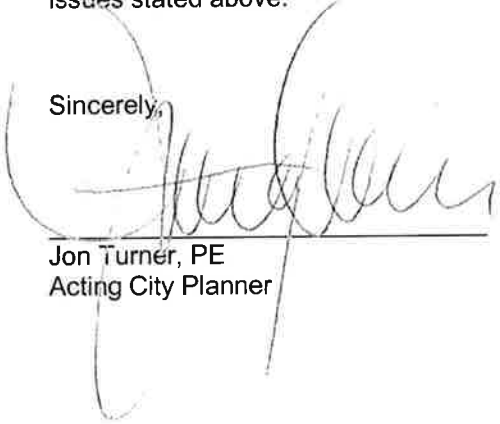
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential. They state that from a plan view perspective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

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320 West Newmark Ave
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September 10, 2019

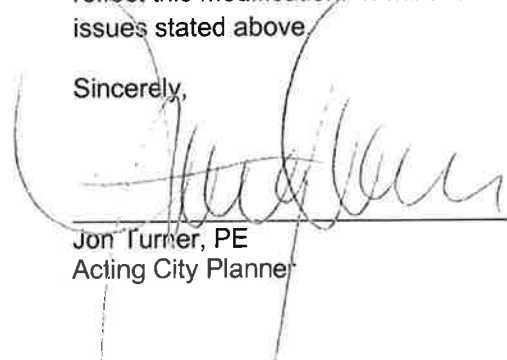
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential (Figure LU-3 – page 26 of the document). Additionally, the definition of the density is provided in Table LU-1 on page 28 of the document. They state that from a plan view prospective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

Enclosures

ATTACHMENT 6

Planning Commission Minutes dated September 24, 2019

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, September 24, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy de Dios called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Eric Brossy De Dios, Ricky Choi, Theresa Amador, Antonio Salazar, and Delario Robinson,

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Mark A. McAvoy, Public Works Director/City Engineer/City Planner, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. **CONDITIONAL USE PERMIT (CU-19-06) TO ALLOW FOR A BUSINESS COLLEGE (COMPUTER TRAINING) IN THE O-P (OFFICE PROFESSIONAL) ZONE – 1455 MONTEREY PASS ROAD #206**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Jian Feng Liu, 1455 Monterey Pass Road, #206, Monterey Park, CA 91754, stated that he worked at AT&T's IT department for 12 years and then became Cisco certified and now would like to offer the same certification services to others who are looking for higher paying jobs.

Commissioner Salazar inquired about how the space will be utilized. Applicant Liu replied that the space will not be setup in the traditional sense. The business is computer training and many of the courses are offered on-line.

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Commissioner Robinson inquired if the applicant would be one of the instructors. Applicant Liu replied that he will be one of the instructors, but there will be other instructors as well. Many of the courses will be taught through WebEx.

Commissioner Amador inquired if the unit will be accessible. Property Owner, Duke Hwynn, 1455 Monterey Pass Road, Suite #206, Monterey Park, CA 91754, stated that he has been a Monterey Park resident for many years. He operated an import/export business at the location for many years and now is looking to sell the unit to the applicant. The building is older and does not have an elevator. Director McAvoy stated that there may be an occupancy change with this application which may trigger upgrades to the building. This is something the Applicant would work with the Building Official on.

Commissioner Choi inquired if the building has different property owners. Planner Tewasart replied that the building is an office condominium.

Commissioner Amador inquired if there is a management company. Owner Hwynn replied that there is an HOA with 7 board members and there is a management company that helps to maintain the property.

Commissioner Brossy de Dios inquired about the number of parking spaces. Planner Tewasart replied that there are 73 parking spaces available on the property. The parking ratio for office use is 4 per 1,000 and for a college it is 3 per 1,000. The parking requirement will be less.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 14-19** approving Conditional Use Permit (CU-19-06) to allow operation of a business college in the O-P (Office Professional) Zone at 1455 Monterey Pass Road, #206, with an amended condition.

Amended:

10. If "~~as-built~~" amended plans are required, additional fees will be due for the review of the drawings.

Resolution No. 14-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-06) TO PERMIT OPERATION OF A BUSINESS COLLEGE AT 1455 MONTEREY PASS ROAD #206.

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None

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Abstain: Commissioners: None

3-B. GENERAL PLAN UPDATE

Director McAvoy provided a brief summary of the staff report.

Consultant Stetson provided a PowerPoint presentation.

Commissioner Robinson stated that the letter submitted by Cox Castle Nicholson regarding Atlantic Square is addressed to him as the chairperson; however, he is not the current chairperson of the Planning Commission.

Commissioner Salazar inquired if the updates looked at increasing the frequency of MTA bus services. Consultant Stetson replied that will be looked at in the Circulation Element.

Commissioner Amador inquired about the project schedule for the property located at 1688 West Garvey Avenue. She has lived in the City since the 1960s and the property has had health and safety issues for 25 years. She wanted to know if the proposed update would mean that the health and safety issues will be addressed.

Attorney Berger replied that per a settlement agreement with the property owner, the property would either be approved for a single-family subdivision by 2021 or the City would take action on its own, reimbursed by the property owner, to permanently stabilize the slope. Efforts are underway at present to "winterize" the slope.

Attorney Alfredo Fraijo Jr., SMRH, 333 South Hope Street, Los Angeles, CA 90071, stated that he is present on behalf of property owners.

Commissioner Choi inquired if policies can be included to more vigorously promote higher property maintenance standards.

Commissioner Amador inquired about the tool or mechanism to designate the Cascades Waterfalls, El Encanto, the Observatory and Historical Museum as historic properties. Consultant Stetson replied that there is an existing goal in the Resources Element that states to preserve the historical resources of Monterey Park.

Commissioner Amador inquired if the proposed updates to the Golf Course area meant that the two existing restaurants would be removed. Consultant Stetson replied that this is a policy document and no actual construction projects are proposed as part of the updates.

Commissioner Amador inquired about what buffers and transition areas mean. Consultant Stetson replied that it can either mean additional setbacks or the stepping back of building heights. The additional setback can be used for landscaping purposes or parking. The transition areas are proposed for properties that abut residential areas.

Commissioner Amador inquired about the proposed update around the Market Place area. Consultant Stetson replied that 20 years ago Southern California Edison had plans to consolidate their transmission facilities, thus leaving certain properties in Monterey Park

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available for other uses. The idea was to establish the land use for future commercial developments. However, with the decommissioning of the San Onofre Plant and construction of the MESA substation, Southern California Edison is no longer looking to sell of their property, so the proposed update is to reflect the current land use as public facility.

Commissioner Choi inquired if the proposed updates to the Atlantic Boulevard area will impact the project approved at the southwest corner of Atlantic Boulevard and Garvey Avenue. Planner Tewasart replied that the update will mostly affect the southeast corner of the Atlantic Boulevard and Garvey Avenue.

Commissioner Salazar inquired if the alleyway is the boundary of the mixed-use area on East Garvey. Consultant Stetson relied yes.

Chairperson Brossy de Dios inquired why the land use of the properties located south of Garvey Avenue was not changed from the Low Density Residential to Medium Density Residential to be more consistent with the properties located to the south. Consultant Stetson replied that a consistent comment received throughout the public outreach process was to maintain the residential areas as they exist today.

Chairperson Brossy de Dios inquired why the height was decreased in the Downtown Perimeter area. Consultant Stetson replied that it was to create a transition from the Downtown to adjacent residential areas.

Chairperson Brossy de Dios inquired if the environmental impact report can be adopted even though there are significant impacts that cannot be mitigated. Consultant Stetson replied that the California Environmental Quality Act specifically allows for this to occur with a Statement of Overriding Considerations.

Commissioner Brossy de Dios inquired if comments were received from AQMD. Consultant Lisa Brownfield replied that SCAQMD's 2016 RTP is based on the current General Plan. If a jurisdiction plans for growth beyond the existing General Plan, it is very likely that the proposed plan will exceed the 2016 RTP and SCAQMD standards. The EIR proposes a number of mitigation measures that lessen the air quality impacts but do not bring them below the threshold. The mitigation measures deal with construction emissions; paint/coating emissions; requiring some Cal Green voluntary measures for residential and mixed use developments; and requiring TDM for some non-residential development. SCAQMD provided a response to the DEIR. Many of the comments requested mitigation beyond the scope and focus of a program EIR.

Chairperson Brossy de Dios opened the public hearing.

Speaker Carlos Palafox, 4695 MacArthur Boulevard, Newport Beach, CA 92660, on behalf TRC, stated that the property ownership would like the Planning Commission to consider allowing a mixed-use land use extend over to their property east of Atlantic Boulevard. He summarized the letter addressed and provided to the Planning Commission.

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Commissioner Amador inquired about the current condition of the property and why there were so many vacancies, in particular behind Boston Market. Speaker Palafox replied that the market is changing and with the increase of on-line purchasing, retail stores are decreasing. They are evaluating all their options.

Commissioner Choi inquired why the Housing Element was not prepared along with the Land Use Element. Director McAvoy replied that the City Council's direction was to move forward with the Land Use Element first and consider subsequent elements at a later time. Planner Tewasart added that the State has just recently released their project population numbers and methodology for distribution, and the RHNA is still being considered.

Chairperson Brossy de Dios closed the public hearing.

Commissioner Choi inquired if staff could look into the request to what impacts there may be to the current proposal and the draft environmental impact report.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-19** recommending that the City Council Certify the Final Environmental Impact Report, adopt Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program for the Monterey Focused General Plan Update – Monterey Park 2040, with the corrections identified on page 4 of the staff report and the proposed land use change to property located at 1688 West Garvey Avenue.

Resolution No. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK– MONTEREY PARK 2040.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Robinson to consider an ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Amador and seconded by Commissioner Choi for staff to further to analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson

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

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador to consider adding policies to vigorously encourage and promote higher quality property maintenance standards, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Choi to revise on page 99 of the Land Use Element Implementation Plan, under Program 11: Climate Change Action Plan Time Frame to read, "Short and Intermediate," motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Salazar

[4.] **OLD BUSINESS:** None

[5.] **NEW BUSINESS:** None

[6.] **COMMISSION COMMUNICATIONS AND MATTERS:** None

[7.] **STAFF COMMUNICATIONS AND MATTERS:** None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 9:27 p.m.

Next regular scheduled meeting on October 8, 2019 at 7:00 p.m. in the Council Chambers.



Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

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

ATTACHMENT 5

Land Use Policy Map 1 and Land Use Policy Map 2

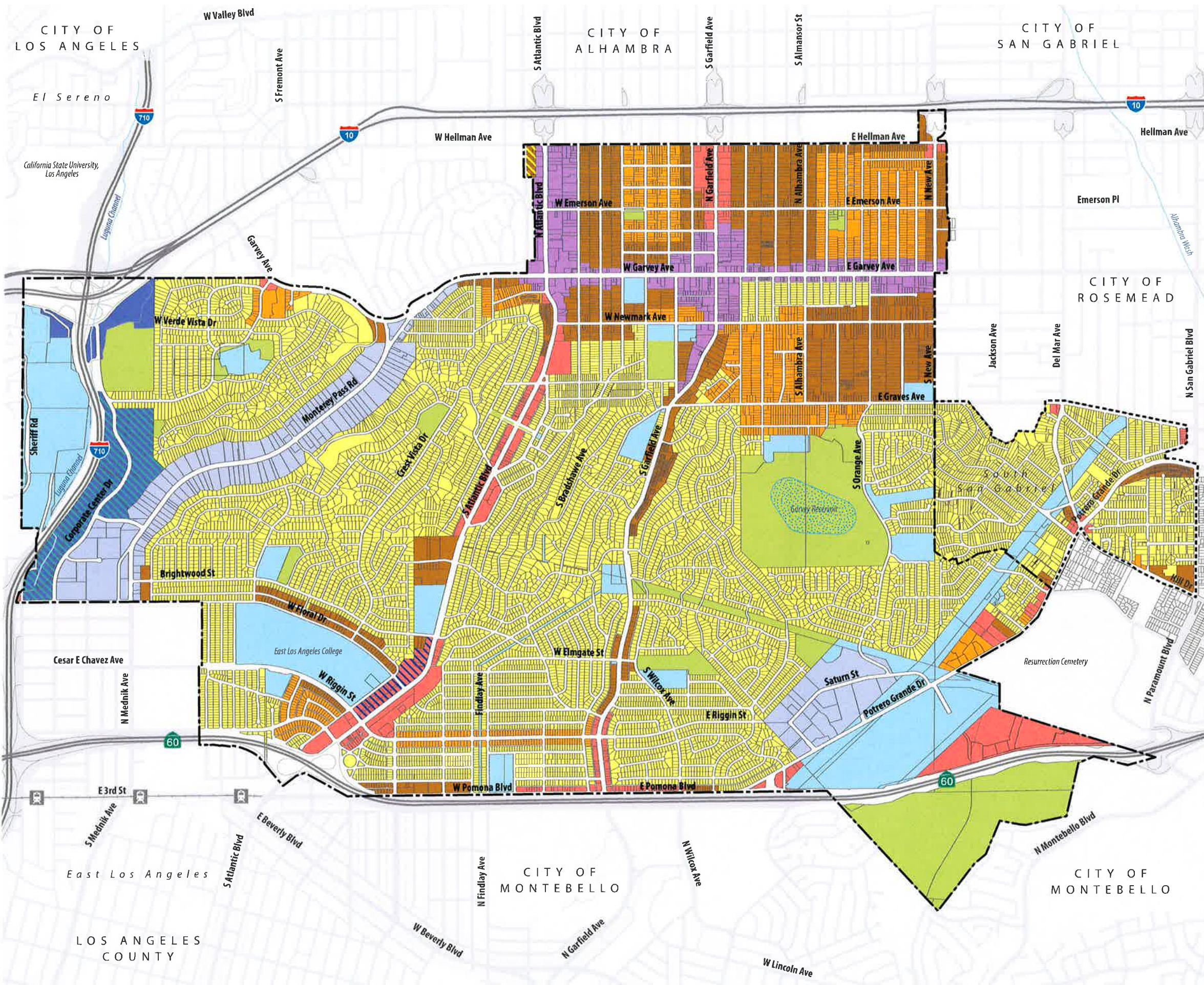
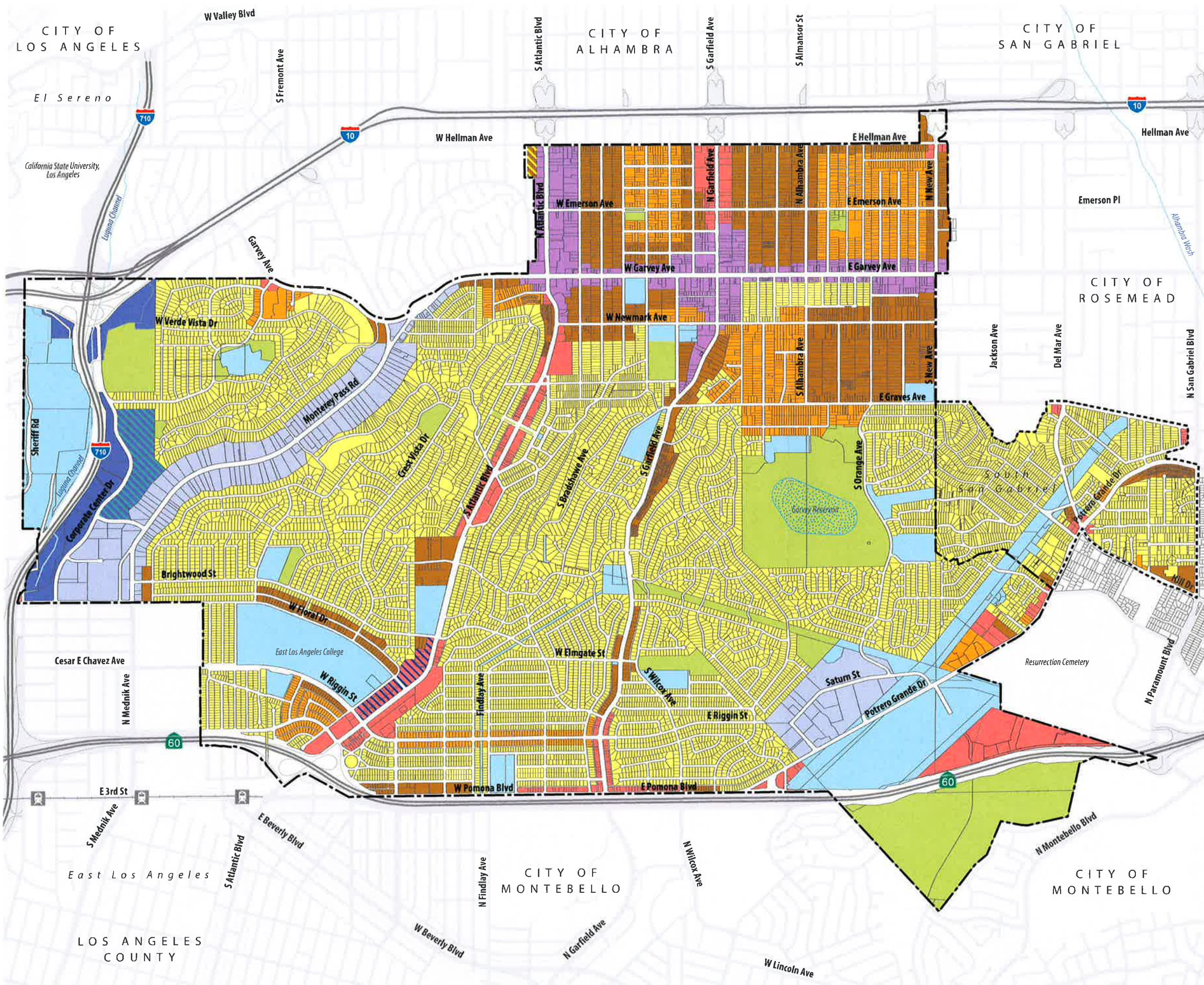


FIGURE LU-3:
LAND USE POLICY MAP
Option 1

- Land Use Designations**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Mixed Use
 - Corporate Center
 - Innovation/Technology
 - Public Facilities
 - Open Space
 - Housing Overlay I
 - Housing Overlay II
 - Housing Overlay III

- Base Map Features**
- Monterey Park Boundary
 - Sphere of Influence Boundary
 - Metro Gold Line and Stations
 - Watercourses and Channels
 - Garvey Reservoir

Note: Also see Regulating Plan



Monterey Park 2040

FIGURE LU-3:
LAND USE POLICY MAP
Option 2

Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Corporate Center
- Innovation/Technology
- Public Facilities
- Open Space
- Housing Overlay I
- Housing Overlay II
- Housing Overlay III

Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Garvey Reservoir

Note: Also see Regulating Plan

October 2019
Sources: City of Monterey Park and MIG, 2019.



ATTACHMENT 6

Options Matrix Table

Scenario	Potential Number of Additional Units	Proposed General Plan Designation	Covered by General Plan Final EIR?	Cumulative Net New Unit Count (relative to current conditions)
Proposed Land Use Plan with no housing overlay on Corporate Center	-	Corporate Center (Office, Hospitality)	Yes	3,836
Option 1: Proposed Land Use Plan + Housing Overlay I on both sides of Corporate Center Drive	1,400 @90 units/acre	Corporate Center (Office, Hospitality)	Yes – FEIR assumes 9,971 net new trips. If instead of offices, residential units are built, then approximately 1,400 residential units could be built without requiring additional CEQA analysis.	5,236
Option 2: Add Housing Overlay II to Sybil Brand site & adjacent vacant parcel ACRES: 23.5	1,410 @60 units/acre	Public Facility	No – FEIR assumes no new trips. This option would add approximately 10,321 new trips; therefore, this option is not covered by the FEIR.	6,646
Option 3: Add Housing Overlay II to Garvey Reservoir ACRES: 129	3,870 @30 units/acre	Open Space	No – FEIR assumed no new trips. This option would add approximately 28,328 new trips; therefore, this option is not covered by the Final.	10,516

Note: For both the Sybil Brand and reservoir sites, units reported represent maximum hypothetical yield. Both sites are heavily constrained by topography, adjacent uses, and access. Thus, actual yield likely would be substantially lower.

ATTACHMENT 7

Land Use Policy Maps 1, Land Use Policy Map 2, and
Land Use Policy Map 3



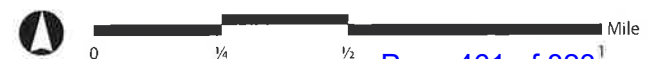
- | | |
|---|----------------------------|
|  | Low Density Residential |
|  | Medium Density Residential |
|  | High Density Residential |
|  | Commercial |
|  | Mixed Use |
|  | Corporate Center |
|  | Innovation/Technology |
|  | Public Facilities |
|  | Open Space |
|  | Housing Overlay I |
|  | Housing Overlay II |
|  | Housing Overlay III |

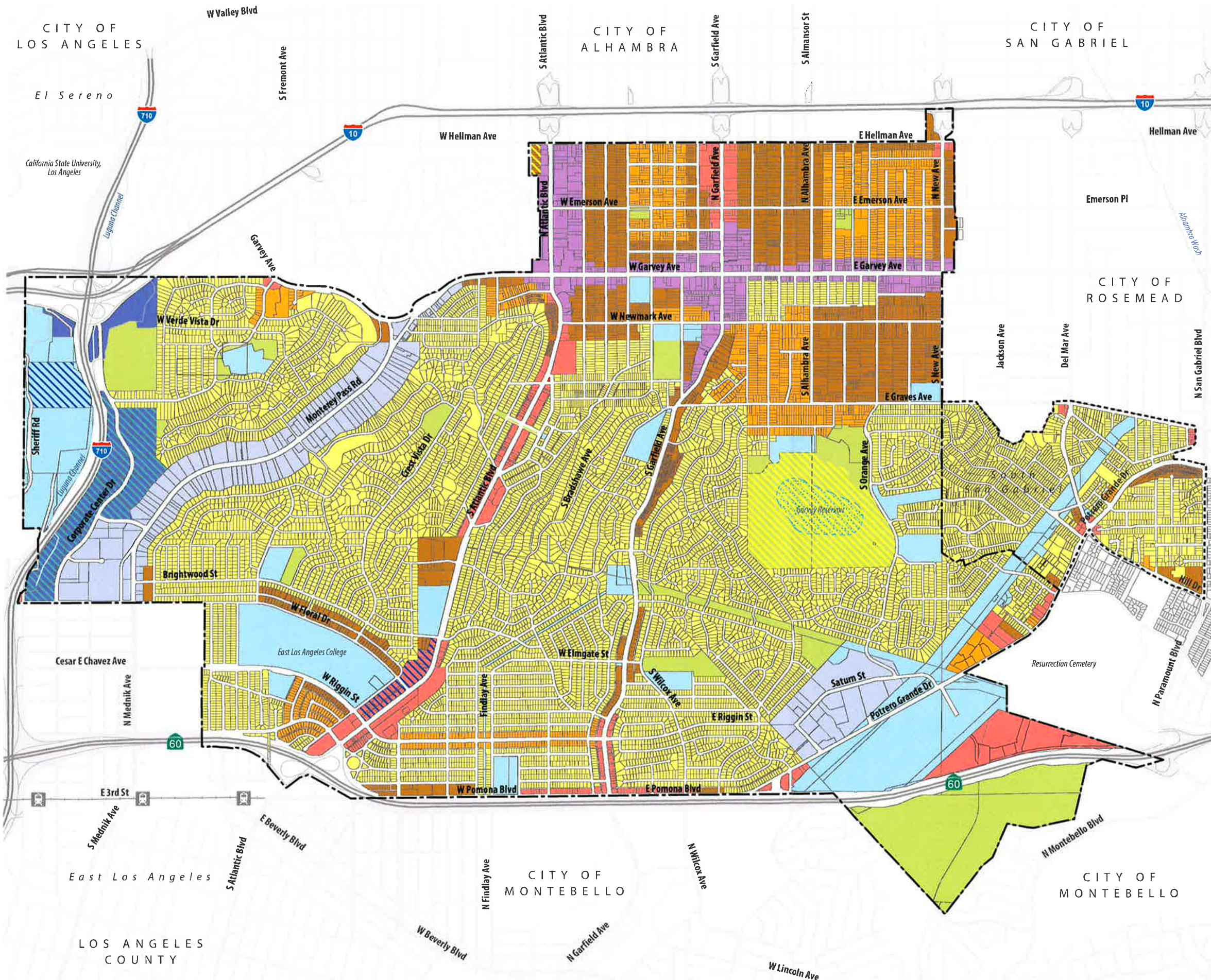
Base Map Features

-  Monterey Park Boundary
-  Sphere of Influence Boundary
-  Metro Gold Line and Stations
- Watercourses and Channels
-  Garvey Reservoir

Note: Also see Regulating Plan

Sources: City of Monterey Park and MIG, 2019.





Option 3 Proposed Land Use Plan + Sybil Brand + Garvey Reservoir

Land Use Designations

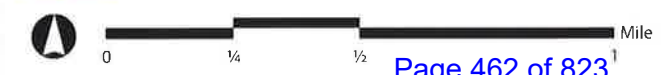
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Corporate Center
- Innovation/Technology
- Public Facilities
- Open Space
- Housing Overlay I
- Housing Overlay II
- Housing Overlay III

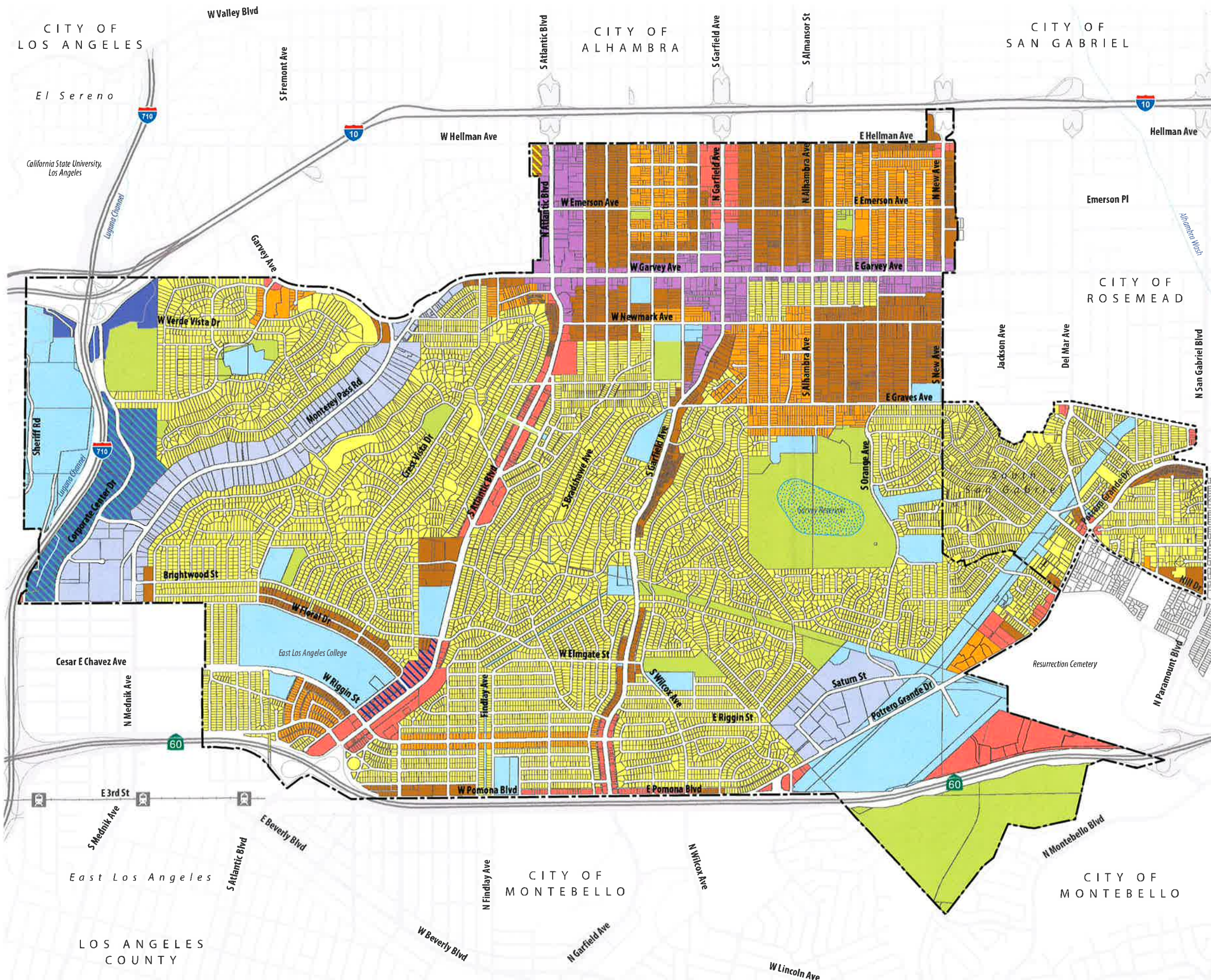
Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Garvey Reservoir

Note: Also see Regulating Plan

December 2019
Sources: City of Monterey Park and MIG, 2019.





Option 1 Proposed Land Use Plan

Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Corporate Center
- Innovation/Technology
- Public Facilities
- Open Space
- Housing Overlay I
- Housing Overlay II
- Housing Overlay III

Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Garvey Reservoir

Note: Also see Regulating Plan

December 2019
Sources: City of Monterey Park and MIG, 2019.





City Council Staff Report

DATE: December 5, 2019

AGENDA ITEM NO: Old Business
Agenda Item 3-A

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Mark McAvoy, Public Works Director/City Engineer/City Planner
SUBJECT: Consideration and direction regarding placing a proposition on the March 3, 2020 ballot to adopt the Land Use Element to the Monterey Park General Plan

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution adding a proposition entitled the "Monterey Park 2040 Land Use Element Proposition" to the previously called March 3, 2020 ballot;
2. Adopting a resolution requesting that the City Attorney prepare an impartial analysis for the Monterey Park 2040 Land Use Element Proposition;
3. If desirable, direct that the City Manager draft a resolution for City Council consideration on a future meeting agenda supporting the Monterey Park 2040 Land Use Element Proposition;
4. If desirable, designate one or more Councilmembers to draft an argument in favor of the Monterey Park 2040 Land Use Element Proposition; and
5. Take such additional, related, action that may be desirable.

BACKGROUND:

At the November 20, 2019 meeting, the City Council gave direction regarding the proposition seeking voter ratification for the City Council's approval of Land Use Element ("LUE") as contemplated on a different agenda item. A copy of the staff report from that meeting is attached for reference.

During that meeting, the City Council directed that staff return with two draft ballot propositions: (1) a proposition approving the LUE; and (2) a proposition that would potentially amend Monterey Park Municipal Code ("MPMC") Chapter 21.42 (added by Measure L in 1982). The latter proposition is a separate agenda item.

For the LUE, the City Council agreed that the ballot proposition should incorporate these substantive issues: (1) ratification of the City Council's action in approving the LUE; (2) authorizing the City Council to implement that LUE by adopting applicable zoning regulations; (3) ratifying the City Council's previous land use decisions made in

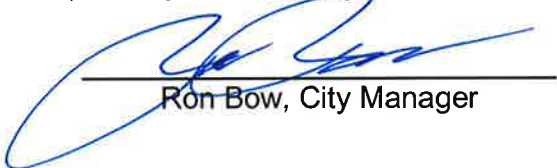
accordance with the current LUE and MPMC; and (4) authorizing the City Council to amend the LUE and MPMC upon its own authority in response to legislative mandates imposed by the California Legislature. The last item arose in the context of the City Council's discussion regarding Regional Housing Needs Assessment ("RHNA") and affordable housing legislation. Both of these state imposed requirements may necessitate future amendments to the City's General Plan, including the LUE, and also the MPMC. The draft ballot proposition addresses these substantive issues.

Also included for the City Council's consideration is a resolution requesting that the City Attorney prepare an impartial analysis regarding the ballot proposition. An impartial analysis is not legally required for ballot propositions; the City Council may opt for one to be prepared.

Two last items for consideration are (a) whether staff should prepare a resolution for City Council consideration supporting the ballot proposition; and (b) if the City Council wishes to appoint Councilmembers to draft a ballot argument in favor of the proposition. At its November 20th meeting, the City Council adopted a resolution regulating ballot arguments; no new resolution needs to be adopted.

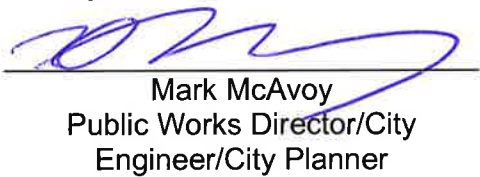
The deadline for placing propositions on the March 3, 2020 ballot is December 6, 2019.

Respectfully submitted by:



Ron Bow, City Manager

Prepared by:



Mark McAvoy
Public Works Director/City
Engineer/City Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

- November 20, 2019 staff report regarding LUE ballot proposition;
- Draft Ballot Proposition entitled the "Monterey Park 2040 Land Use Element Proposition"; and
- Draft Resolution requesting an Impartial Analysis.

ATTACHMENT 1

November 20, 2019 staff report regarding LUE ballot proposition



City Council Staff Report

DATE: November 20, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration of a draft Land Use Element (LUE) of the General Plan, Final Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Adopting a Resolution adopting the Land Use Element (subject to voter approval); certifying the Final Environmental Impact Report; and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element; and
- (2) Taking such additional, related, action that may be desirable.

SUMMARY

On October 28, 2019, the City Council considered both the Draft Environmental Impact Report and the LUE. The staff report from that meeting is attached for reference. Following the public hearing, the City Council made the following changes to the draft LUE:

- Reduced the Housing Overlay to the portions of South Atlantic Boulevard, between Avenida Cesar Chavez and Brightwood Street (Figure LUE-3);
- Added a new Housing Overlay to portions of Corporate Center Drive (100 du/ac, 125 feet) (Figure LUE-3 and Table LUE-1); and
- Increased the Market Place height allowance to 80 feet (Figure LUE-4).

These changes were incorporated into the draft LUE for review and consideration. However, with regard to the new Corporate Center Drive Housing Overlay, the record is unclear as to the proposed limits of the Overlay zone in relation to Corporate Center Drive, e.g., whether the Overlay zone will be limited to the east side of Corporate Center Drive, or whether it will include both the east and west sides of Corporate Center Drive. Consequently, staff prepared two maps – Land Use Policy Map 1 (which limits the Overlay zone to the east side of Corporate Center Drive) and Land Use Policy Map 2 (which includes both the east and west sides of Corporate Center Drive into the

proposed Overlay zone) – and requests further clarification from Council as to which map accurately depicts Council's direction.

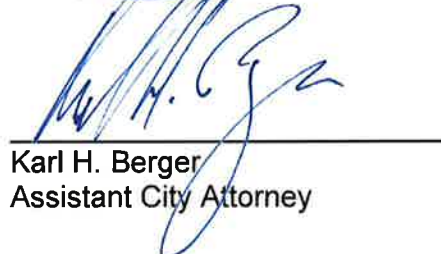
Respectfully Submitted by:

Prepared By:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Findings of Fact and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 4: City Council Staff Report dated October 28, 2019
- Attachment 5: Land Use Policy Map 1 and Land Use Policy Map 2

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019 and November 20, 2019, the City Council held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional

**CITY COUNCIL
RESOLUTION NO.
PAGE 2 OF 5**

information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall Council Chambers. A total of six written responses were received on the NOP.

**CITY COUNCIL
RESOLUTION NO.
PAGE 3 OF 5**

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that

**CITY COUNCIL
RESOLUTION NO.
PAGE 4 OF 5**

many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Council finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

**CITY COUNCIL
RESOLUTION NO.
PAGE 5 OF 5**

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

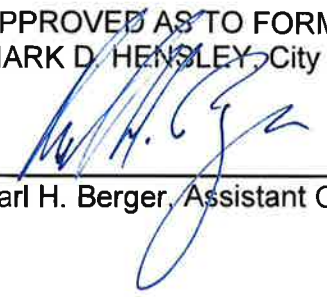
PASSED, APPROVED, AND ADOPTED this November 20, 2019.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney



Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Findings of Fact and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT __**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit __**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans ("UWMPs") that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggin Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. **RECIRCULATION.**

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

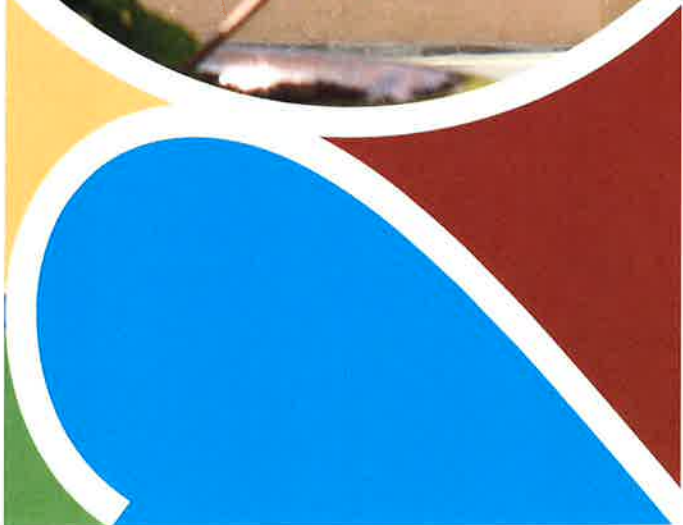
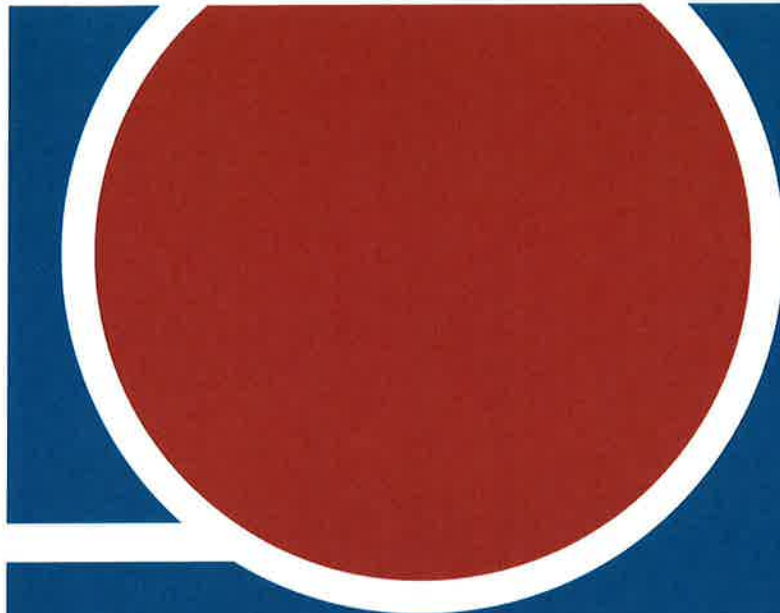
Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report



MONTEREY PARK

Land Use and Urban Design Element

ADOPTED OCTOBER 28, 2019





MONTEREY PARK

Land Use and Urban Design Element

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

www.montereypark.ca.gov

Adopted
October 28, 2019

acknowledgements

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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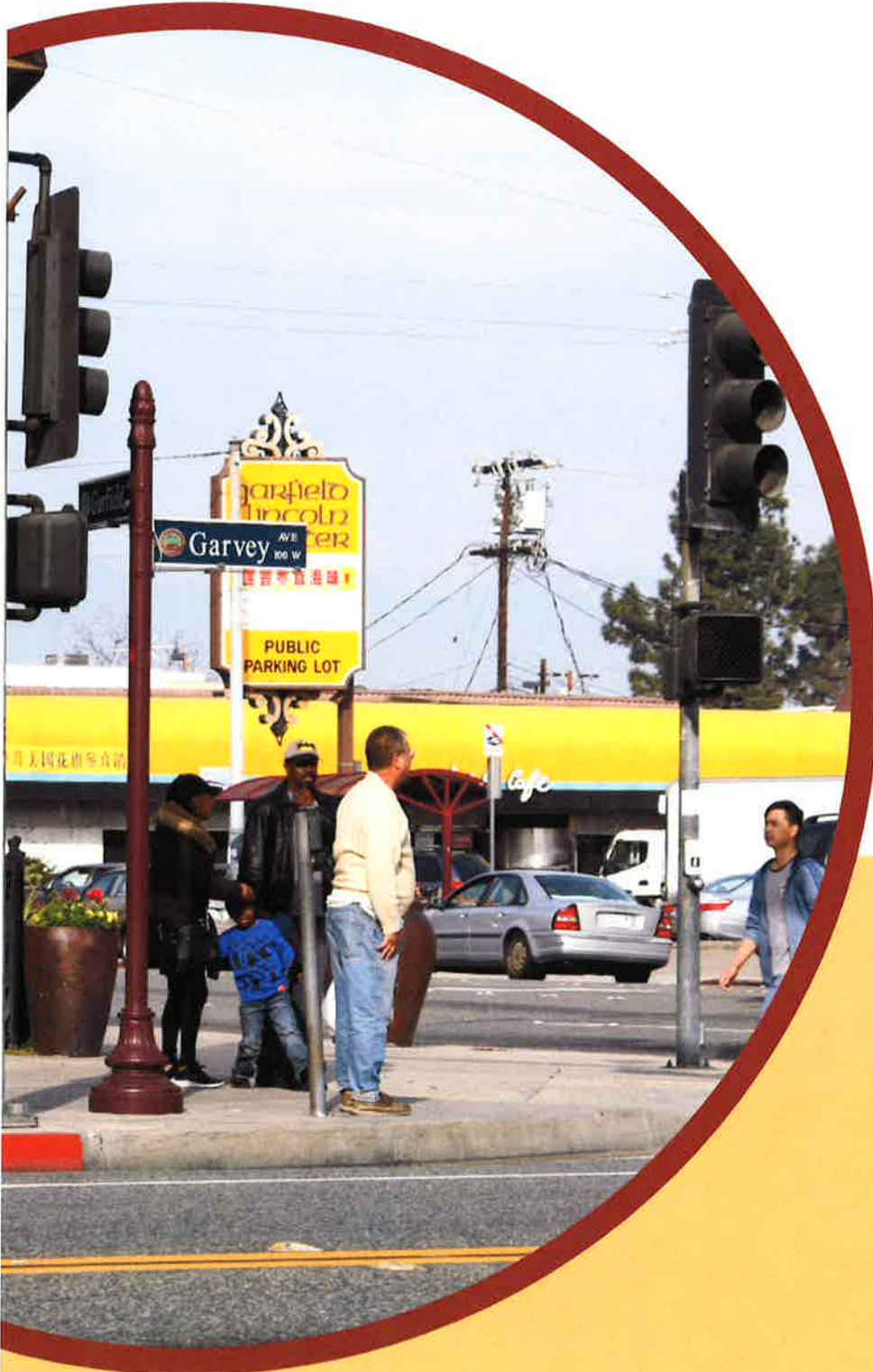
**“My Monterey Park will
continue to grow in its
vibrancy and diversity. I see
Monterey Park as a model
for neighboring cities and
as an introduction to the
San Gabriel Valley for our
Los Angeles friends to the
west. ”**

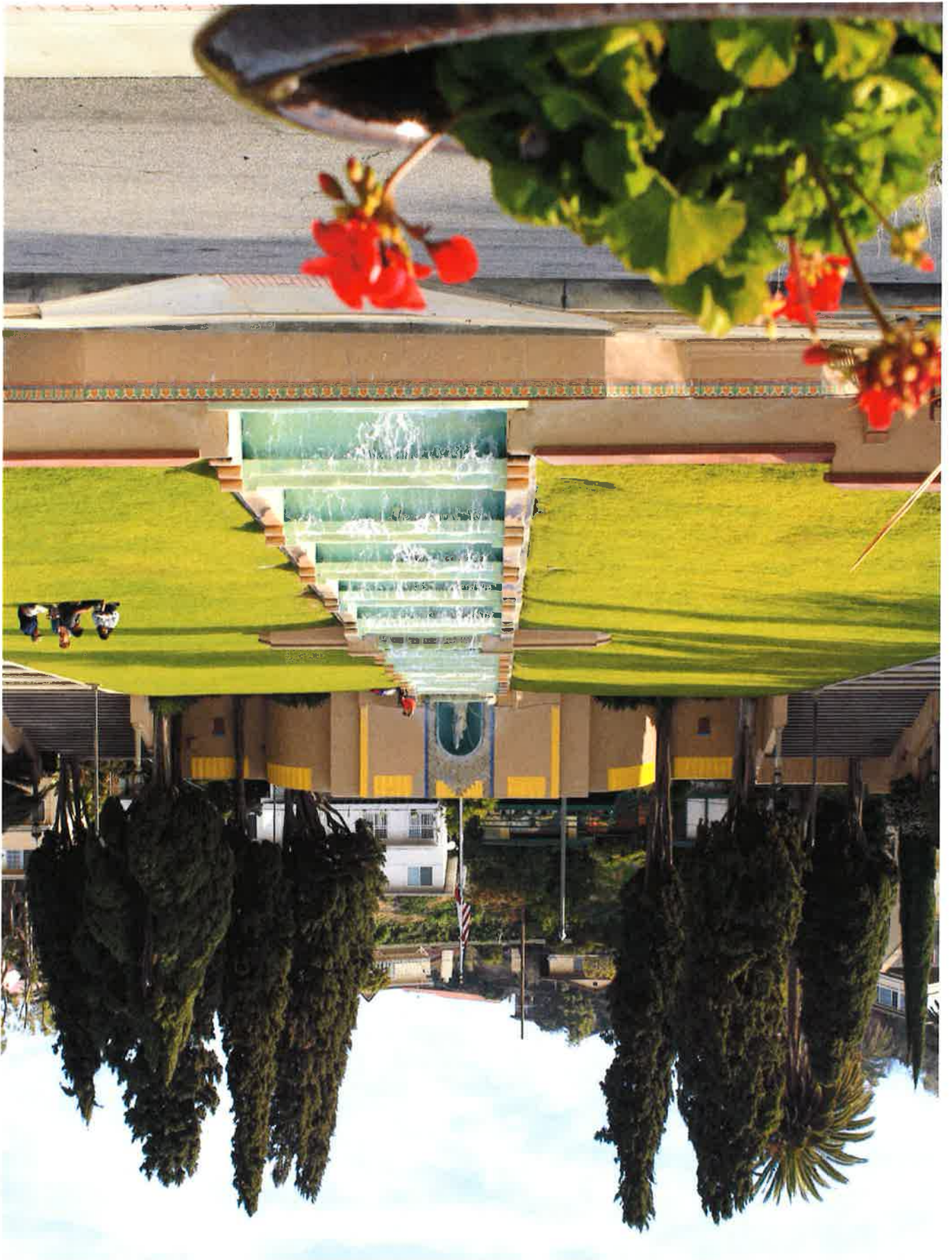
- Monterey Park resident



INTRODUCTION

1





01

INTRODUCTION

The types and physical distribution of land uses in Monterey Park—the residential neighborhoods, business district, parks, and community gathering places—affect the quality of life and local experiences for residents, people who work here, and visitors. By carefully crafting the interrelationship of uses and the urban form, we can create distinct places that encourage interaction, promote community pride, and support successful enterprises critical to economic development.

This Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City's designated sphere of influence, the unincorporated community of South San Gabriel. This element establishes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The element also provides the framework for all other General Plan elements, since the way land is used in Monterey Park affects:

- The design of the circulation system (Mobility Element);
- How the City pursues new business activity (Economic Development Element);
- Where new housing development occurs (Housing Element);
- How the City provides urban services to residents and businesses (Safety and Community Services Element);

- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element);
- The ability of the City to achieve its sustainability, resiliency, and healthy community goals (Sustainable Community and Healthy Community Elements).

Foremost, this element supports the community's desire to protect those features of Monterey Park that distinguish the city: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

California planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, mixed-use environments, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the Land Use Policy Map and Regulating Plan present graphical representations of land use policy.

**“In looking to the future,
Monterey Park will
have more mixed-use
development, improved
alternative transportation
options, and varied
entertainment amenities.
This city will become a
major jobs center.”**

- Monterey Park resident



CONTEXT



2



02

CONTEXT

REGIONAL

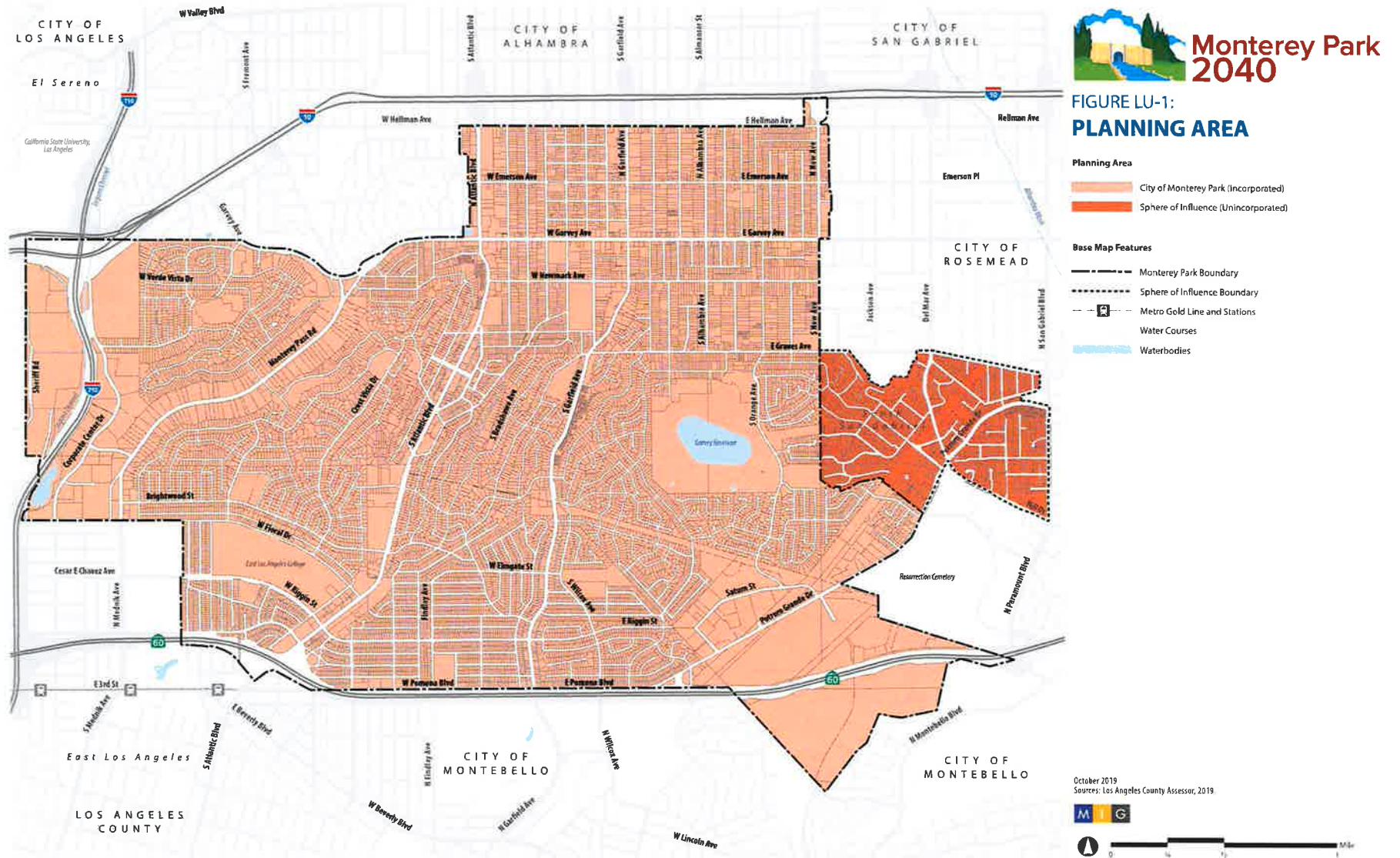
Monterey Park lies seven miles east of downtown Los Angeles, at the western edge of the San Gabriel Valley. Several freeways connect the City to downtown and destinations throughout Los Angeles County and beyond: the Pomona Freeway (SR-60) on the south, the San Bernardino Freeway (I-10) to the north, and the Long Beach Freeway (I-710) to the west. Regional arterial roads traversing the City include Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. And for people who opt to use transit to get around, the Metro light rail system and bus lines serve Monterey Park directly, as does the Montebello bus lines.

The hilly terrain that distinguishes Monterey Park from its neighboring cities creates distinct neighborhoods and districts, including neighborhoods offering panoramic views of downtown and the San Gabriel Valley. These neighborhoods—and Monterey Park as a whole—are largely built out, with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new

businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

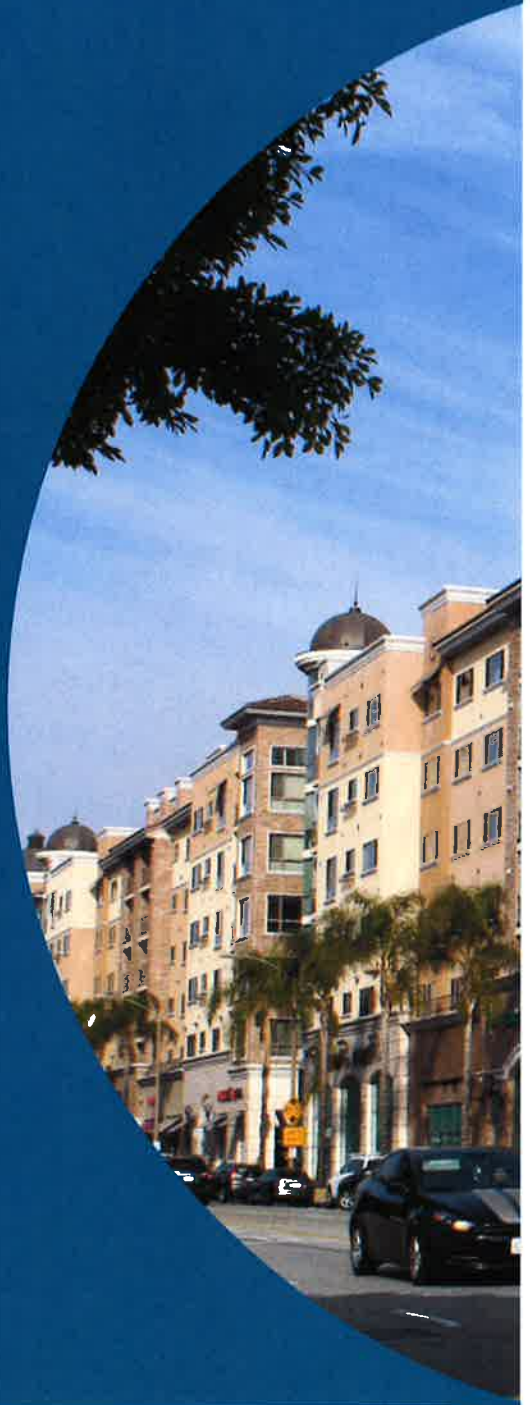
THE PLANNING AREA

The City of Monterey Park encompasses approximately eight square miles (3,980 acres), and the sphere of influence area covers 289 acres. California law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Gov't Code §56076). Together, these are the 4,270-acre Planning Area; see Figure LU-1 (Planning Area). While the City has no formal authority within the sphere of influence, it is empowered by the State to consider and proactively plan for areas that bear relation to the City's future.

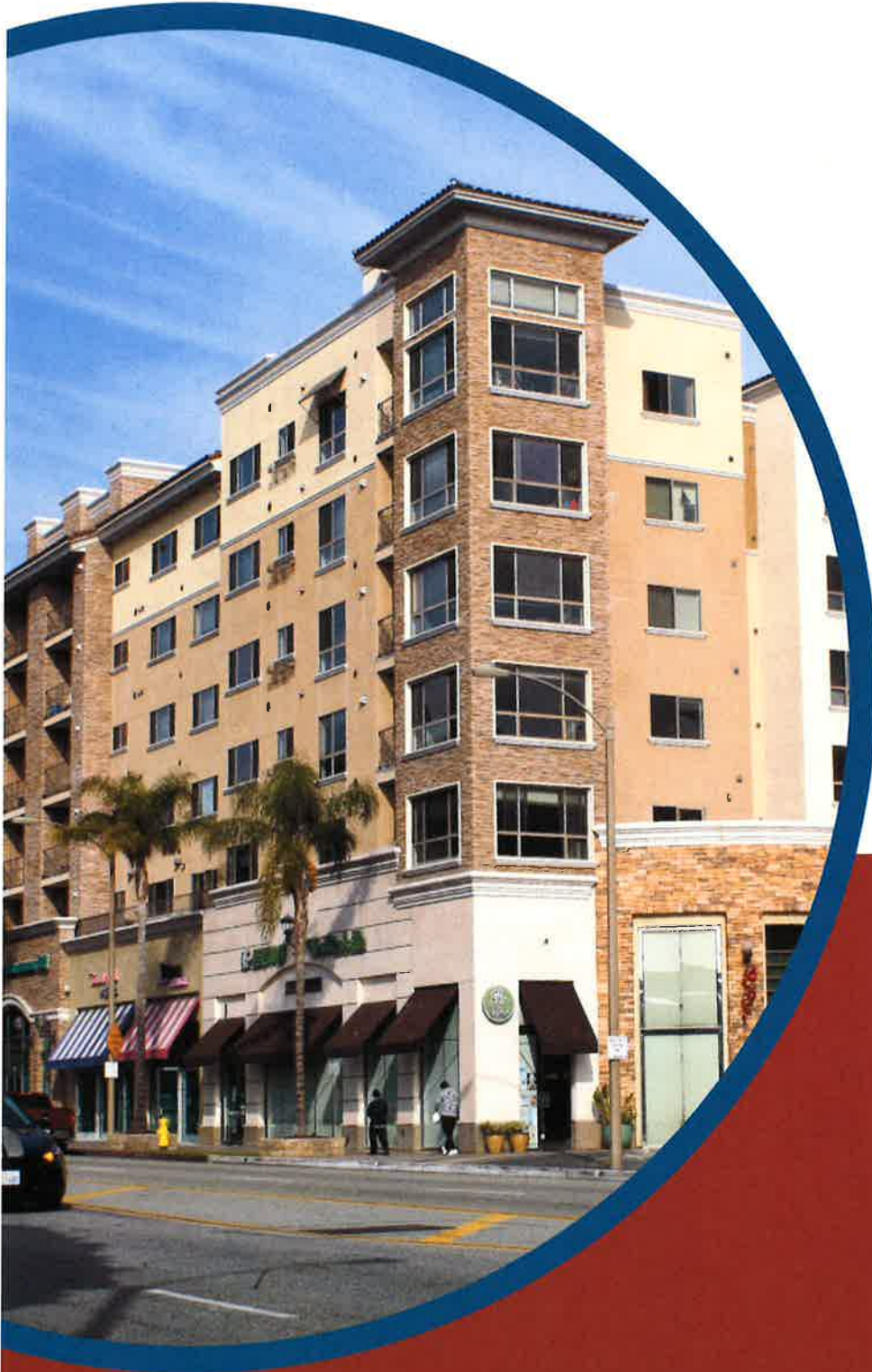


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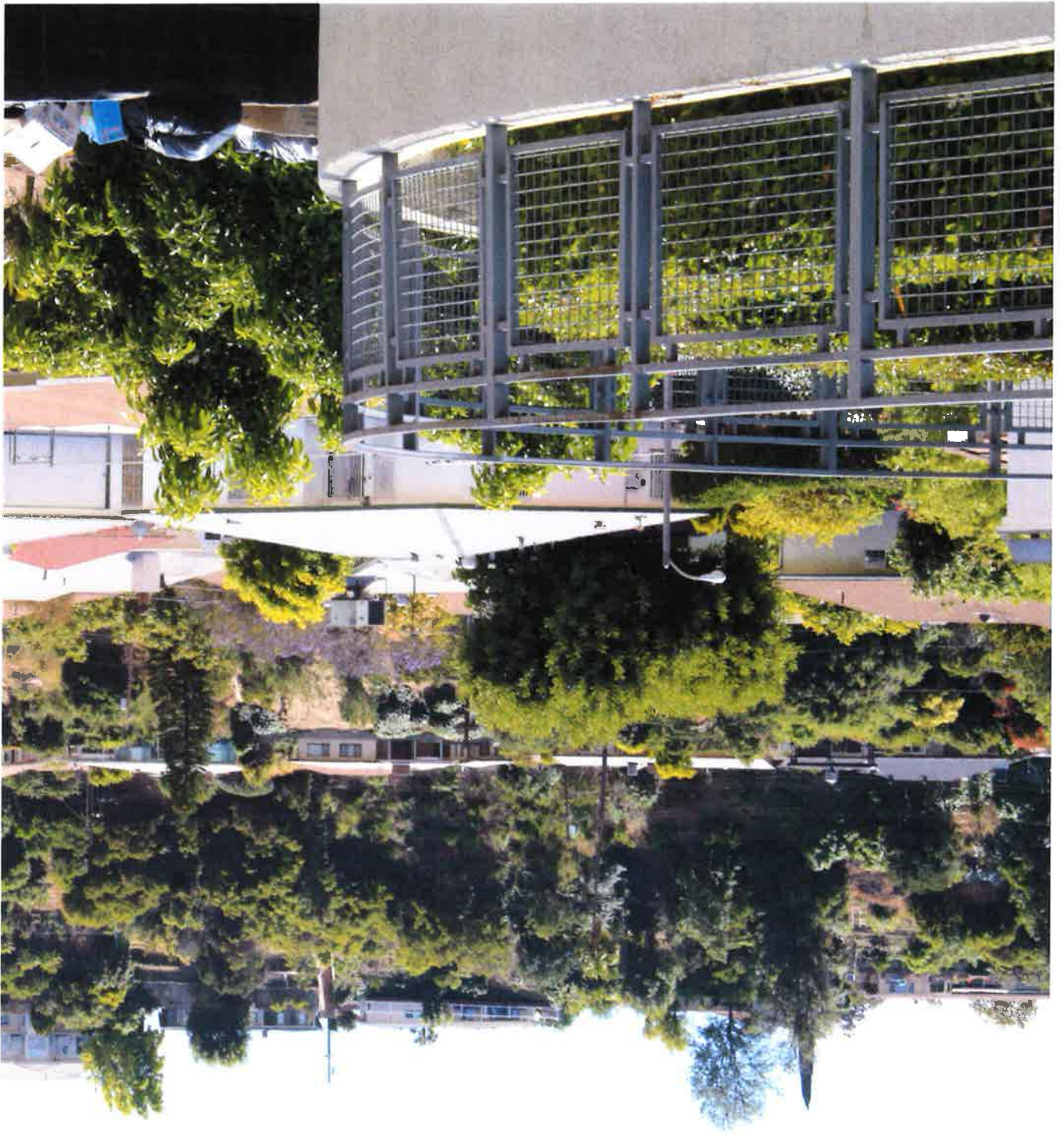
**“My favorite place in
Monterey Park?
My neighborhood.
My neighbors.”
- Monterey Park resident**



MONTEREY PARK 2040



3



03

MONTEREY PARK 2040

CHALLENGES

Through a comprehensive public engagement process, community members identified challenges.

Built Out and Inadequate Lots. Monterey Park has limited vacant land available for new development. Narrow and shallow lots and multiple property ownership along commercial corridors (i.e., Garvey Avenue and of Atlantic Boulevard) create hurdles for larger, cohesive development projects.

Unimproved Older Buildings. Older buildings with tired facades and outdated systems (plumbing, ventilation) are common along the commercial corridors. Many buildings have not been improved for quite some time and, therefore, do not encourage the highest and best use tenants. As the buildings age, the properties will continue to attract marginal tenants, resulting in reduced sales tax revenue.

Lackluster Streetscape. Streetscapes lack character and placemaking elements that create a sense of place and identity. Wayfinding signage is limited; gateways are poorly defined or absent. The paucity of street trees along some corridors creates a less desirable walking experience.

Lack of Commercial Diversity. Monterey Park is a regional draw for authentic Asian food; however,

restaurant diversity is lacking. As a result, residents seek restaurant alternatives elsewhere. Similarly, Monterey Park lacks general merchandise retail. Many residents leave Monterey Park to do basic shopping, thus increasing vehicles miles traveled and reducing sales tax revenue to fund community services and facilities.

Inadequate Parking. Some neighborhoods and commercial districts do not have enough off-street parking, which creates crowded street conditions. Commercial parking may spill over into surrounding neighborhoods. Parking unavailability can lead to increased congestion and vehicle exhaust as drivers circle local streets seeking available parking.

Cost and Shortage of Housing Options. The high cost of housing—and lack of land to build new housing—concerns many residents, particularly because their adult children cannot afford to purchase a home in the community. New and different housing types aimed at younger adults and families are desired.

Design Preference Toward Vehicles. Driving is the preferred transportation option. The large single-family neighborhoods, hillsides, and lack of street grid in some areas create an environment that makes walking difficult.

BIG IDEAS MOVING FORWARD

The Land Use and Urban Design Element proposes a number of big ideas for land use change over time that reflect community goals, address land use challenges, and move the City toward achieving its full potential.



Strategic Development Opportunity.

Allow for increased development opportunities along corridors and districts, where access to freeways and arterial roadways optimize economic development potential.

Attract Quality Employment Opportunities.

Pursue technology, professional, managerial, and tourism industries that can translate to higher-quality employment opportunities.



Protect Low-Density Residential Neighborhoods.

Create buffers between established low-density residential neighborhoods adjacent to higher-intensity development. Identify transition areas where potentially higher building heights will directly abut low-density residential neighborhoods. In the transition areas, integrate design approaches that step down building heights toward the homes, increase building setbacks, and incorporate landscaped buffers to address potential privacy, shade and shadow, noise, and other concerns.



Pedestrian-Friendly Environments and Outdoor Spaces.

Improve streetscape and building frontages—and specifically building store-front transparency—to create vibrant places for the pedestrian experience. Create unique urban public spaces that allow people to socially connect and gather in outdoors spaces. Outdoor dining spaces, comfortable outdoor “living rooms,” flexible courtyards and plazas, and innovative use of streets and sidewalks create exciting and unique destinations.



Environmentally Friendly Design. Promote sustainable building and site design approaches that minimize resource consumption and protect the environment. Approaches include using green building strategies, creating pedestrian-friendly environments to reduce vehicles trips, and integrating renewable energy approaches to minimize greenhouse gases and to sustain limited resources over the long term.



Build on Tourism and Hospitality.

Maximize hospitality uses—such as restaurants and hotels—in key areas of the city. Encourage restaurant and ancillary commercial uses along Corporate Drive to complement long-established professional office uses.



Flexible Zoning Options. Emphasize adjusting implementation tools to ensure that flexible zoning options allow for greater development opportunities for developing places that allow mixed-use development, housing, and emerging business types.

“My favorite places in Monterey Park are all the mom-and-pop eateries. Whether it’s going to my trusty usual places or trying new restaurants, our community of small businesses and our food scene make Monterey Park special. We stand out from other nearby cities because of this sort of small-town charm.”

- Monterey Park resident



UNDERSTANDING LAND USE TERMS



4



04

UNDERSTANDING LAND USE TERMS

The following terminology is used to describe planning strategies and design features applicable to public spaces and private development.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a ratio of the gross floor area permitted on a site divided by the total net area of the site. Intensity is measured in FAR and typically describes nonresidential uses.

DWELLING UNITS PER ACRE (DU/AC)

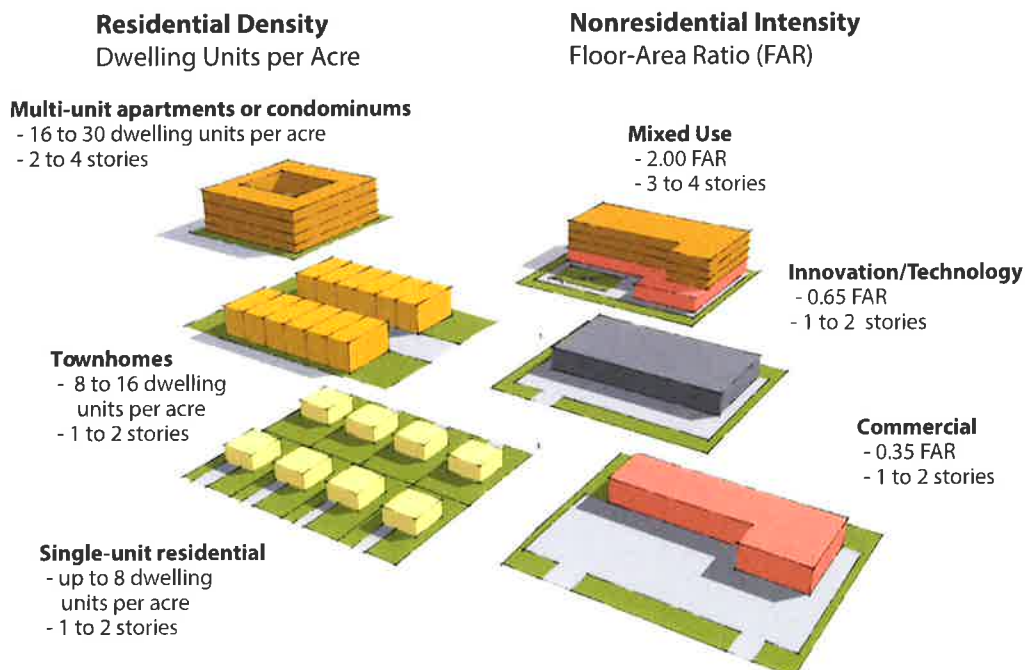
Dwelling units per acre (du/ac) refers to the maximum number of dwelling units allowed per acre of developable land. Density is measured in du/ac and only applies to residential uses.

DENSITY AND INTENSITY

Density and intensity are quantitative measures used to describe the degree to which land can be used and developed, see Figure LU-2 (Density and Intensity).

FIGURE LU-2

DENSITY AND INTENSITY





HEIGHT

The maximum allowable height (measured in feet) of a building.

This element establishes maximum building heights rather than maximum number of stories. Using building heights provides design flexibility — particularly for a building’s architectural detail — while maintaining consistent urban form. For example, a mixed-use building with a maximum FAR of 1.5 and maximum height of 50 feet might be built as either a three- or four-story building, depending upon how the architect designs each story. A building’s massing, placement, and orientation dictate its relationship to a street to a greater extent than the number of building stories.

PUBLIC REALM

The public realm comprises the streets, squares, parks, green spaces, and other outdoor places which are available, without charge, for everyone to use.

URBAN FORM

Urban form refers to the configuration of a place’s physical components (buildings and structures, street and infrastructure patterns and networks).

URBAN DESIGN

Urban design focuses on spatial relations within the public realm and how the built environment affects social interaction and communication. This includes site design (block size, building placement, massing, and orientation), street design (sidewalk widths, building frontages, and pedestrian amenities such as benches, street trees, and lighting), and building design (architectural character).

DEVELOPMENT POTENTIAL

Development potential is influenced by factors such as parcel size, building-to-land value ratio, environmental constraints, land use, and how extensive a property is developed.



GOALS AND POLICIES

Consistent with the overall City vision, this Element's goals and policies aim to preserve long-established residential neighborhoods and community assets. Either applied citywide or to a specific land use designation or focus area, the goals and policies integrate land use with urban design strategies to achieve consistent and predictable development patterns, high-quality design, and long-term viable growth.

- **A GOAL** sets general direction or vision. It is an ideal future end related to the public health, safety, and general welfare of people living in, working in, and visiting Monterey Park. A goal is a general expression of community values and may, therefore, be abstract in nature. Thus, a goal is generally not quantifiable or time dependent.
- **A POLICY** is a specific statement that guides decision-making and is carried out by implementation measures. A policy indicates the City's commitment to a course of action. A policy is based on and helps implement the goals and the larger vision.

LAND USE DESIGNATION

A land use designation describes the type of activity allowed to occur on a parcel of land, which in turn dictates how a parcel and/or building will be occupied.

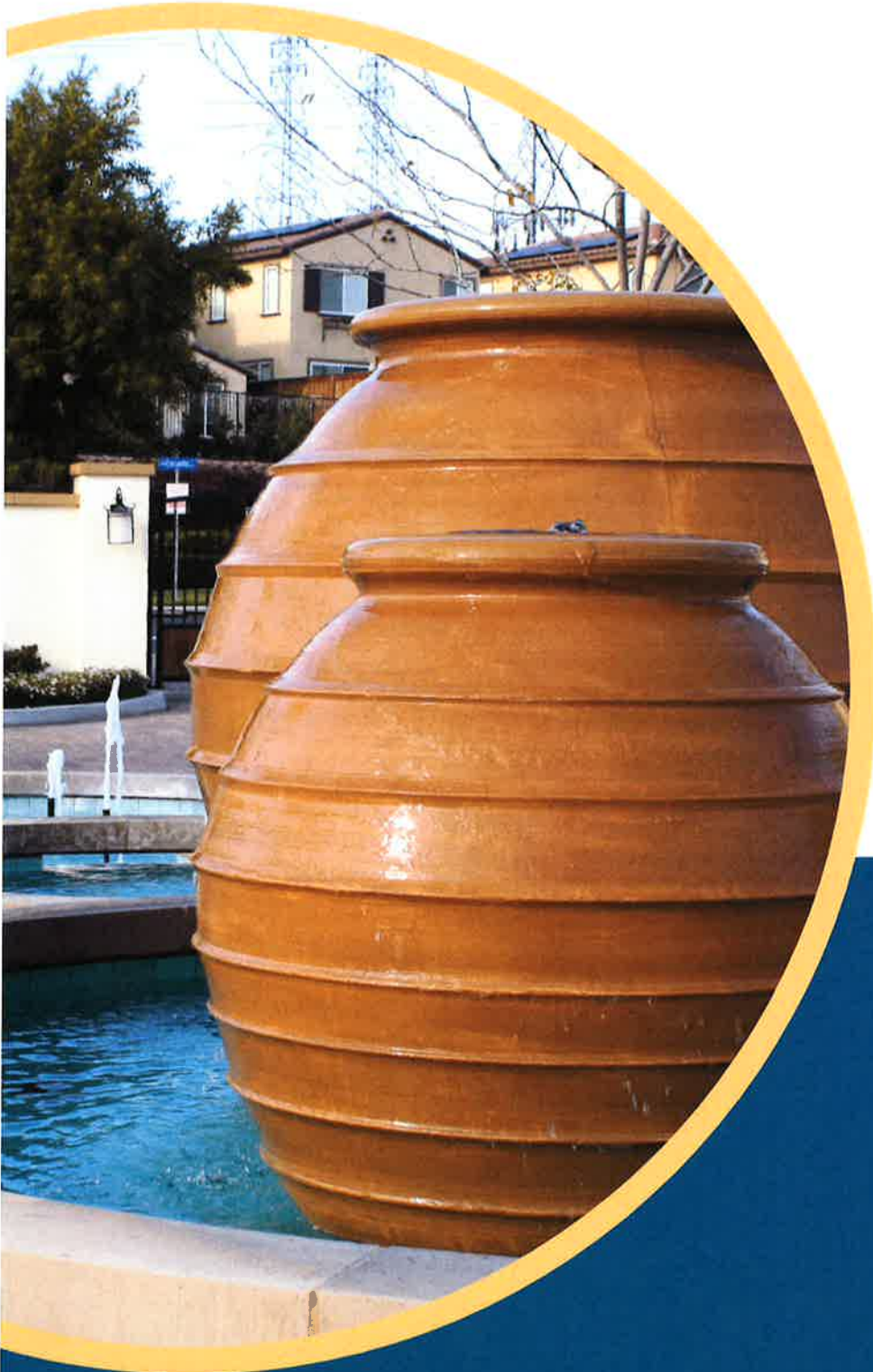
FOCUS AREA(S)

Monterey Park's land use patterns are well established. Residential neighborhoods are the predominant land use, with single-family homes representing approximately three-quarters of the residences. Given the overarching goal of preserving the integrity of these neighborhoods, this element identifies Focus Areas in which development activity will occur to create new business opportunities and provide housing in mixed-use projects and districts.

**"My vision for Monterey
Park? A family-oriented
community with great
schools, parks, multi-
cultural activities, shops,
and restaurants."
- Monterey Park resident**



LAND USE PLAN



5

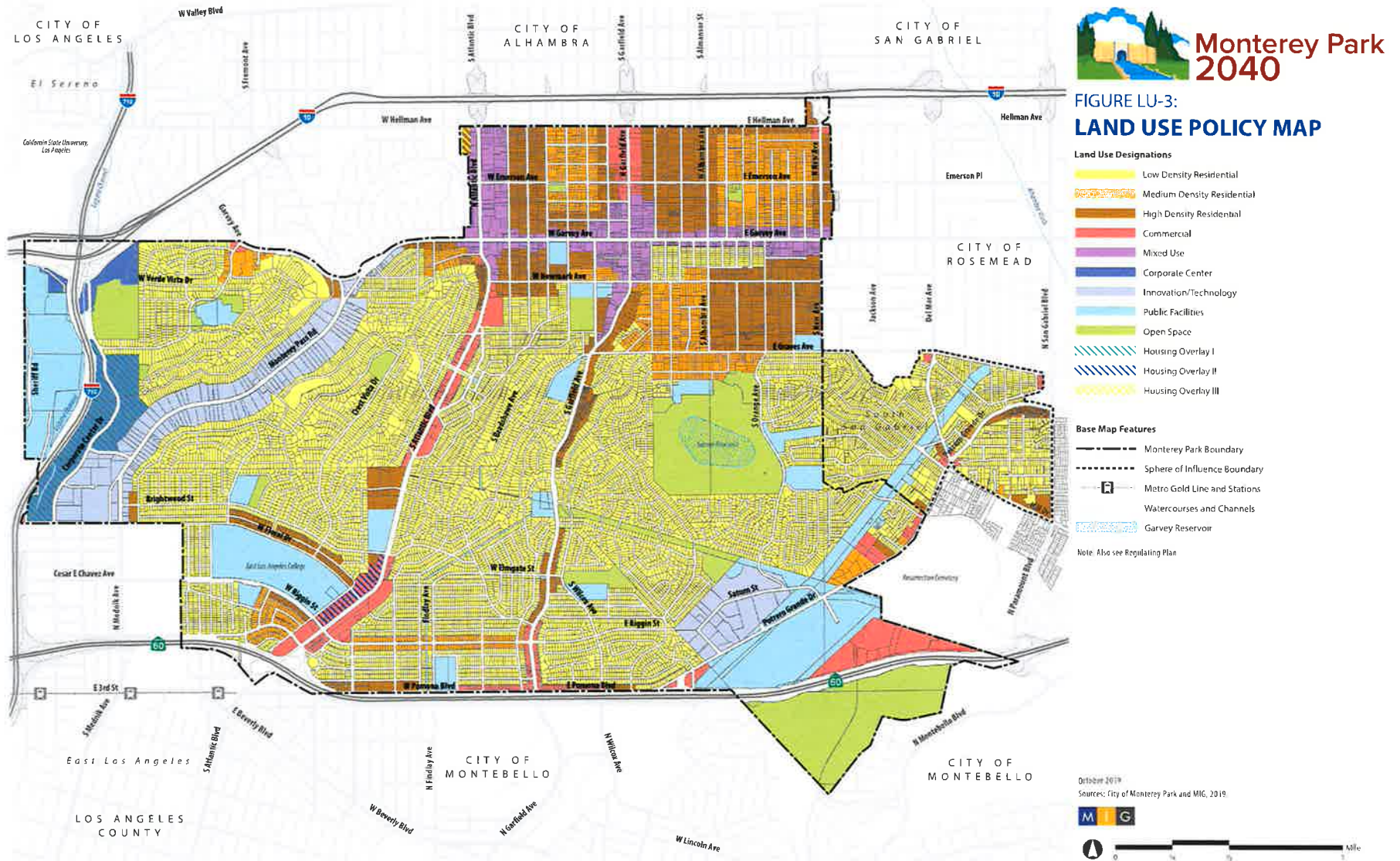


05

LAND USE PLAN

To achieve the desired balance of uses, thus achieving community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map and the associated Regulating Plan. The Land Use Policy Map (Figure LU-3) locates land use designations throughout

the Planning Area. The map's land use designation categories, their primary uses, and development intensities/densities are shown on Table LU-1 (Land Use Designations). Focus Area's densities/intensities and maximum heights are shown in the Regulating Plan (Figure LU-4).



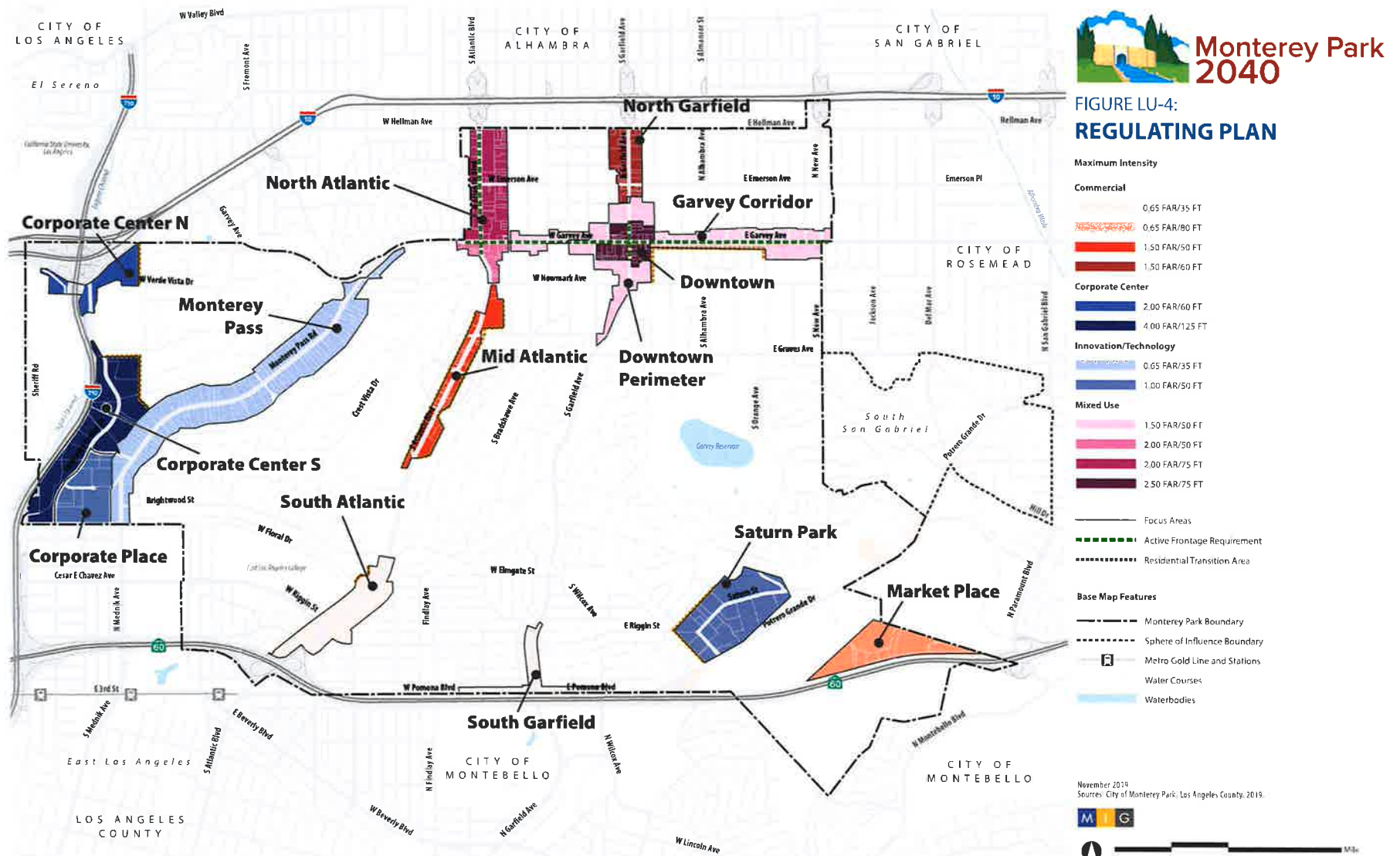


TABLE LU-1: LAND USE DESIGNATIONS

LAND USE		DEVELOPMENT LIMITS
Residential Designations and Uses		Density Range
Low Density	Primary Use: One residential unit per lot, with private open space Other Permitted Uses: Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre Approximate population density = 25 persons/acre
Medium Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre Approximate population density = 61 persons/acre
High Density	Primary Uses: Attached or detached residential units, with private and common open space Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0 units/acre Approximate population density = 184 persons/acre

Commercial and Business Designations and Uses	Intensity/Heights
Commercial	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Corporate Center	Primary Uses: Professional offices, hospitality, entertainment, and medical Support Uses: Retail and service commercial uses Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations As indicated on Figure LU-4 (Regulating Plan)
Innovation/Technology	Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing As indicated on Figure LU-4 (Regulating Plan)

Mixed Use Designation and Uses		Density/Intensity/Heights
Mixed Use	Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-4 (Regulating Plan) Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	As indicated on Figure LU-4 (Regulating Plan) No density maximum to provide flexibility in unit types and sizes.

Public Facilities and Open Space Designations and Uses		Intensity/Heights
Public Facilities	Primary Uses: Public buildings, childcare centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations	0.75 FAR maximum Maximum building height as specified in zoning regulations
Open Space	Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas Other Permitted Uses: Public utility facilities and historic landfills	0.35 FAR maximum Maximum building height as specified in zoning regulations
Overlay Designation and Uses		Density/Height
Housing Overlay	Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses	Housing Overlay I (Corporate Center) 90 units/acre maximum 100' height maximum Housing Overlay II (South Atlantic) 60 units/acre maximum 50' height maximum Housing Overlay III (Hellman Avenue) 30 units/acre maximum 45' height maximum



IMPLICATIONS OF LAND USE POLICY

As properties within the focus areas change over time from one use to another, land uses and intensities will gradually shift to align with the intent of this Land Use and Community Design Element. If Monterey Park is developed in accordance with the Land Use and Urban Design Element and at the intensities and densities permitted, then the Planning Area is anticipated to have 26,298 dwelling

units, 15.5 million square feet of nonresidential use, and 80,581 residents as shown in Table LU-2 (Land Use Plan Buildout).

(Please note other assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, nonresidential building square feet, and employment.)

TABLE LU-2: LAND USE PLAN BUILDOUT

Type		Monterey Park		Sphere of Influence		Planning Area	
		Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)
Dwelling Units	Single-Unit	12,219	12,039	1,269	1,429	13,488	13,468
	Multi-Unit	8,746	12,582	248	248	8,994	12,830
	Total	20,965	24,621	1,517	1,677	22,482	26,298
Population		64,240	75,442	4,648	5,139	68,888	80,581
Nonresidential Building Square Feet. ¹		14,179,900	15,426,450	37,950	68,100	14,217,860	15,494,550
Employees		31,532	34,206	58	113	31,590	34,320
Lodging Rooms		727	1,334	-	-	727	1,334
Students		43,234	48,211	-	-	43,234	48,211

Note: 1) Nonresidential building: commercial, office, medical and hospital, and industrial buildings.

Source: City of Monterey Park and Land Use and Community Design Element update GIS data, California Department of Finance, and Southern California Association of Governments, 2018 and 2019.

**“Monterey Park is and will
continue to be a city rich
with cultural heritage,
sustainable infrastructure,
and parks that provide
places for people to
enjoy the outdoors and
participate in community
life at farmers’ markets, at
free concerts, and along
biking and walking trails.”**

- Monterey Park resident



GOALS AND POLICIES



6



06

GOALS AND POLICIES

CITYWIDE GOALS AND POLICIES

GOAL 1 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

Policy 1.1 **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.

Policy 1.2 **Local Businesses.** Advocate for and support local businesses and small business owners.

Policy 1.3 **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.

Policy 1.4 **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

GOAL 2 Dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base

- Policy 2.1** **Flexibility.** Provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.
- Policy 2.2** **Business Growth.** Facilitate the growth of a diverse business sector resilient to change over time and compatible with a broad range of skills and workers.
- Policy 2.3** **Innovation.** Create a culture of innovation and growth, encouraging emerging businesses to attract high-quality jobs.

GOAL 3 Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community

- Policy 3.1** **Quality Neighborhoods.** Maintain the quality and character of residential neighborhoods.
- Policy 3.2** **Diversified Housing.** Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.
- Policy 3.3** **Established Housing.** Maintain and enhance the established housing stock.
- Policy 3.4** **Strategic Housing Opportunities.** Strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.
- Policy 3.5** **Improvement Prioritization.** Prioritize siting new public facilities and public spaces using creative use of land and streets, and facilitate new infrastructure improvements within a disadvantaged neighborhood.
- Policy 3.6** **Public Space.** Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.
- Policy 3.7** **Safe and Sanitary.** Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent, and sanitary housing for all residents.
- Policy 3.8** **Physical Activity.** Provide access to recreational facilities, including parks, trails, greenways, open spaces, and community centers that allow opportunities for physical activities for all ages and abilities.

Policy 3.9 **Housing Overlay.** Allow housing as part of a mixed-use development or stand alone residential in Corporate Center as designated by Housing Overlay I on Figure LU-3 (Land Use Policy Map) and Table LU-1 (Land Use Designations). Allow housing as part of a mixed-use development or stand-alone residential along the west side of Atlantic Boulevard (not fronting on Atlantic Boulevard) as designated by Housing Overlay II. Allow for stand-alone residential on Hellman Avenue as designated by Housing Overlay III.

GOAL 4 A built environment that is resilient and promotes health and wellness

Policy 4.1 **Climate Change.** Adapt to and mitigate the effects of climate change.

Policy 4.2 **Sustainable Practices.** Balance development with the preservation of environmental assets and the natural beauty of the area through sustainable practices in site planning, landscaping, construction, maintenance, and operations.

Policy 4.3 **Environmental Burden.** Prevent and reduce disproportionate environmental burdens and compounding health risks affecting low-income and minority populations.

Policy 4.4 **Freeway Buffer Greening.** Integrate greening buffers and maximize tree canopies within neighborhoods directly adjacent to SR-60 freeway to help improve air quality.

Policy 4.5 **New Development.** Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.

Policy 4.6 **Active Transportation.** Prioritize and integrate active transportation strategies into the built environment that increase walking, bicycling, and transit modes of travel, with a focus on improving first and last mile connectivity.

GOAL 5 A community that is equitable and inclusive

Policy 5.1 **Equitable Access.** Expand equitable access to community resources that improve quality of life. Community resources include cultural and natural amenities, health care services, education, commercial services, parks and recreation, and healthy foods.

Policy 5.2 **Services and Amenities.** Facilitate safe, convenient, and affordable access to basic services and community-based amenities.

Policy 5.3 **Community Involvement.** Engage residents, property owners, business owners, and organizations in the advanced and current planning processes.

Policy 5.4 **Translation.** Ensure residents are engaged in languages that allow for their participation in community events and community engagement activities.

RESIDENTIAL

DENSITIES

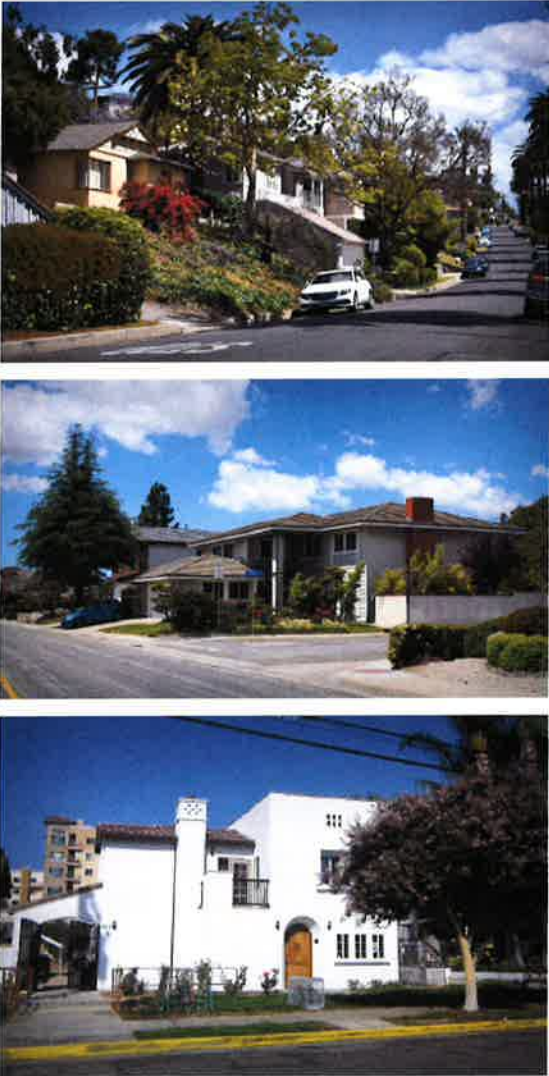
LOW DENSITY
DU/AC: 0.0-8.0

MEDIUM DENSITY
DU/AC: 8.1-16.0

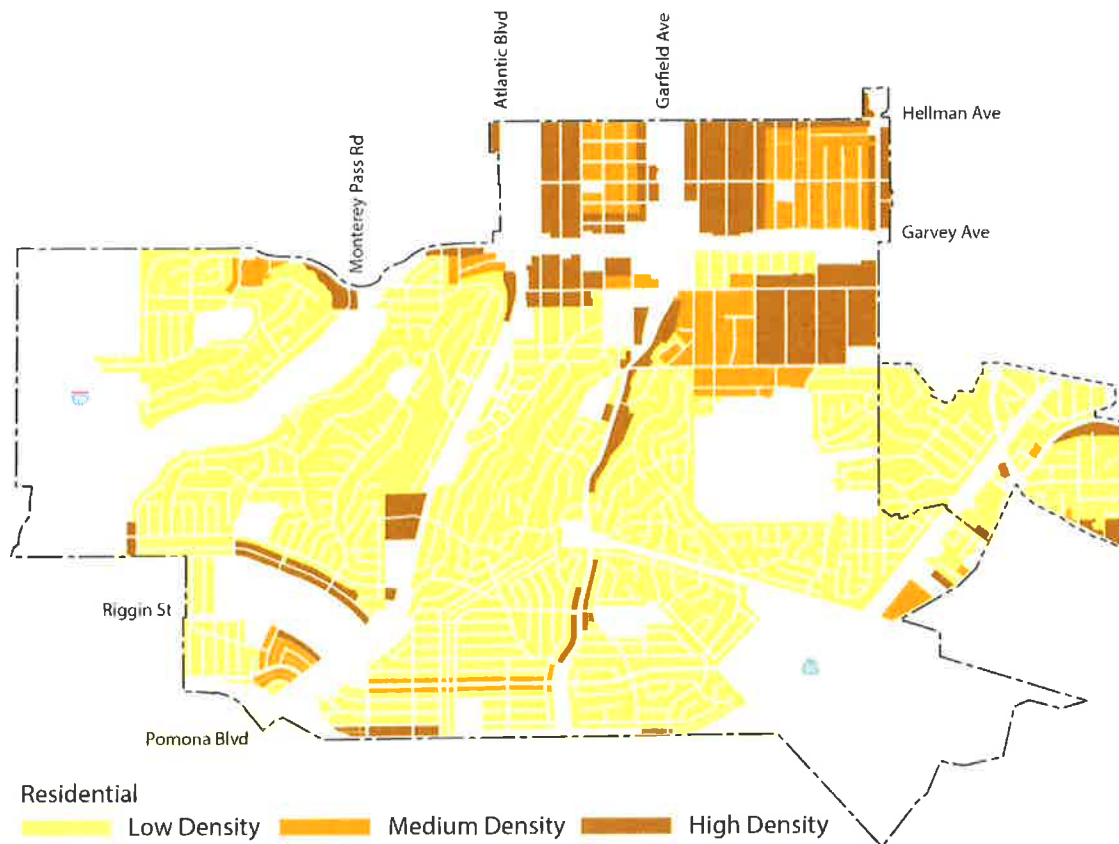
HIGH DENSITY*
DU/AC: 16.1-30.0

*Housing Overlay I applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.







The three residential land use categories reflect long-established development patterns and densities in Monterey Park. Monterey Park residents treasure their neighborhoods. During the public engagement process that produced this element, residents repeatedly expressed the importance of preserving and improving neighborhood character. To a large extent, this sentiment means maintaining long-established densities and scale of development in the neighborhoods and accommodating new housing largely in mixed-use districts. Thus, the goals and policies are focused on maintaining the qualities that define Monterey Park's many neighborhoods.

Many single-family homes in the City were constructed in the 1950s and 1960s. Maintenance levels vary from block to block. A key goal will be to encourage renovation and

maintenance that improve neighborhoods house by house.

In the Medium Density and High Density neighborhoods, housing types may consist of rowhouses, townhouses, stacked flats, and similar housing types, with the scale of development guided by the maximum permitted density and development standards set forth by the zoning regulations. Where new development is proposed, the City looks for design features that create quality living environments for residents: well-located and functional open spaces, common areas that encourage interactions among residents, parking facilities that are easily accessible and attractively designed, good pedestrian access and circulation, and use of building materials that weather well.



GOAL 6 Accommodating all household sizes and income levels with a variety of housing types

- Policy 6.1** **Standards.** Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.
- Policy 6.2** **First-Time Homeowners.** Encourage the construction of housing that can accommodate the needs of younger people and families seeking to buy their first home.

- Policy 6.3** **Accessory Dwelling Units.** Adopt accessory dwelling unit regulations and policies that can accommodate evolving housing needs and preferences.
- Policy 6.4** **Affordable Housing Units.** Support policies that facilitate and incentivize the development of affordable housing units, such as inclusionary housing requirements and development bonus programs.



GOAL 7 Enhanced neighborhood character

- Policy 7.1** **Complete Neighborhoods.** Ensure neighborhoods are “complete” neighborhoods by integrating schools, childcare centers, community centers, infrastructure, green spaces and parks, and other public amenities into each neighborhood.
- Policy 7.2** **Identity.** Foster a sense of community and facilitate engagement by encouraging residents to take pride in their neighborhoods and form neighborhood groups that address issues affecting the area where they live.
- Policy 7.3** **Protection.** Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.
- Policy 7.4** **Sensitive Design.** Require that new additions, renovations, and infill development be sensitive to neighborhood context and building form and scale (for example, upper stories, detached garages, setbacks, enhanced front entrances).
- Policy 7.5** **Transition.** Require high-density or mixed-use developments to transition sensitively to adjacent lower-density residential uses.
- Policy 7.6** **Home Occupations.** Encourage home occupations that have minimal traffic, parking, or other impacts to neighbors and neighboring uses.
- Policy 7.7** **Compatibility.** Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.
- Policy 7.8** **Safety.** Address safety concerns associated with people living in illegal garage conversions or unpermitted accessory units.



GOAL 8 High-quality residential design

Policy 8.1

Streetscapes. Provide and maintain high-quality public streetscapes in all neighborhoods.

Policy 8.2

Street Relationship. Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.

Policy 8.3

Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 8.4

Site Frontages. Require building and site frontages that define public streets with high-quality architecture and landscape design, including small-scale architectural elements and plane changes.

Policy 8.5

New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.

Policy 8.6

Parking. Minimize the street presence and visibility of parking facilities from public streets and neighboring properties.



GOAL 9 Increase in homeownership

Policy 9.1 **Homeownership.** Create homeownership opportunities by encouraging development of smaller scale, for-sale residential units such as condominiums, townhomes, and duplexes.

Policy 9.2 **Cooperative Homeownership.** Explore opportunities for cooperative homeownership programs such as a condominium conversion program that transfers ownership from apartment complex owners to the renters of that apartment complex.

COMMERCIAL



DENSITIES & INTENSITIES

GENERAL COMMERCIAL

FAR: 0.65
HEIGHT: 35 FEET

MARKET PLACE

FAR: 0.65
HEIGHT: 80 FEET

SOUTH ATLANTIC*

FAR: 0.65
HEIGHT: 35 FEET

SOUTH GARFIELD

FAR: 0.65
HEIGHT: 35 FEET

MID ATLANTIC

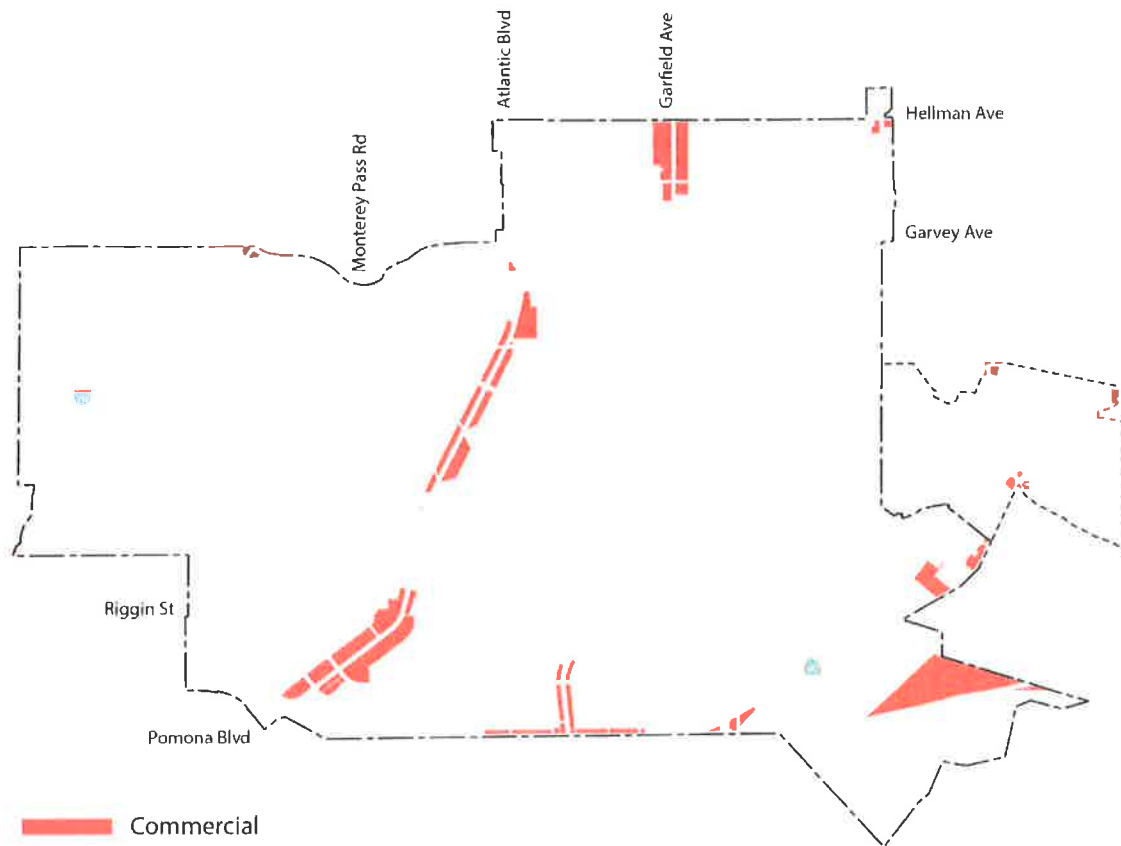
FAR: 1.50
HEIGHT: 50 FEET

NORTH GARFIELD

FAR: 1.50
HEIGHT: 60 FEET

*Housing Overlay II applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.

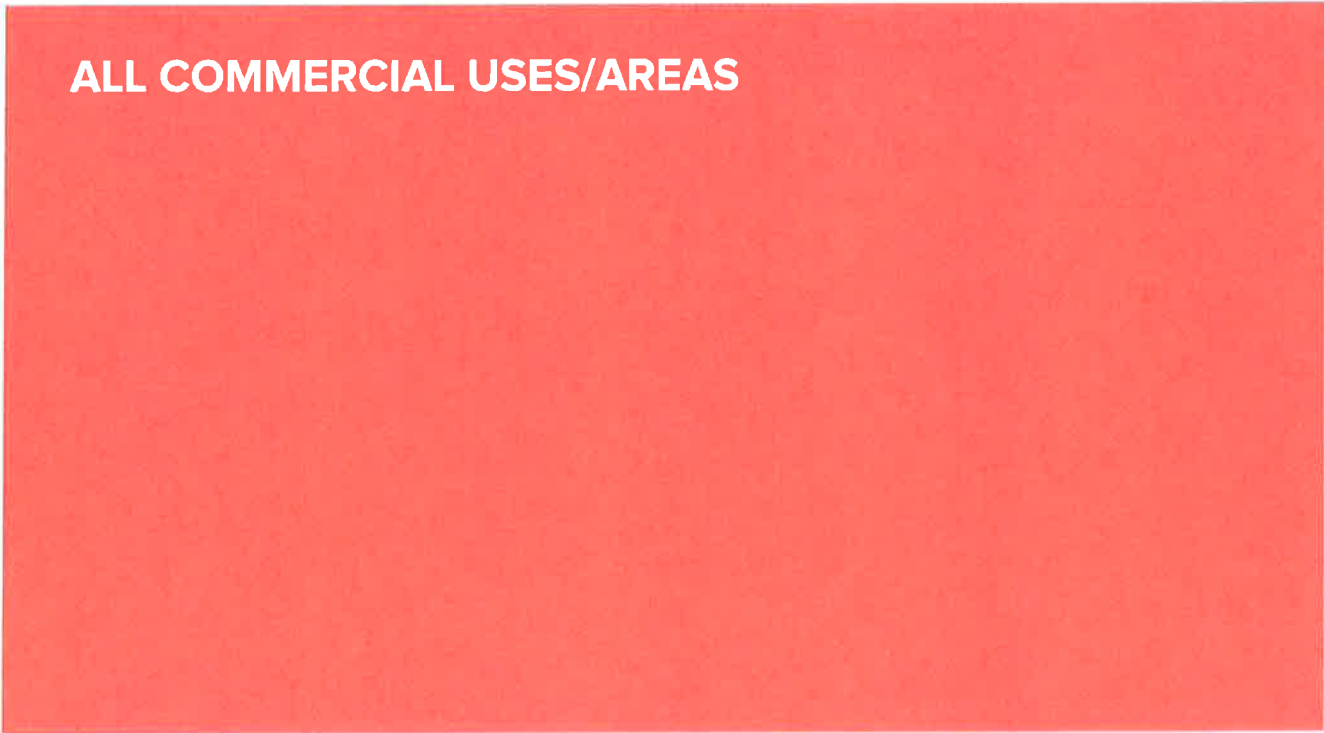


Commercial districts are located primarily along the City's major thoroughfares: Atlantic Boulevard, South Garvey Avenue, and Garfield Avenue. With the opening of the Market Place regional center along SR-60 in 2017, new large-format retail stores and national restaurants added variety to the commercial mix.

A healthy, balanced mix of home-grown businesses and national chains provides variety for shopping, dining, socializing, accessing services—like getting a haircut or visiting an architect's office—and entertainment. This diversity also creates more assurance of economic stability

for Monterey Park as the economy ebbs and flows. Also, by establishing flexible areas for small and large businesses alike, the City is better prepared for continually evolving changes in how people buy goods and receive services. The land use plan allows for varied development intensities, as shown on Figure LU-4 (Regulating Plan).

Branding each of the commercial districts with signage and unique streetscapes will help market businesses both locally and to visitors, including—importantly—foreign visitors.





GOAL 10 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

- Policy 10.1** **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.
- Policy 10.2** **Local Businesses.** Advocate for and support local businesses and small business owners.
- Policy 10.3** **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.
- Policy 10.4** **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

ALL COMMERCIAL USES/AREAS

GOAL 11 Transition and compatibility of new commercial development with and to adjacent residential districts

Policy 11.1 **Privacy.** Ensure new commercial developments address privacy issues relative to any abutting residential neighborhoods.

GOAL 12 High design quality in all new commercial developments and rehabilitation projects

Policy 12.1 **Compatibility.** Require new, infill, and rehabilitation projects in commercial districts be compatible with existing contexts in terms of site design, scale, building design, materials, and architectural approaches.

Policy 12.2 **Comprehensive Design.** Provide for comprehensive design review of new commercial development.

Policy 12.3 **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within commercial districts.

GOAL 13 Identifiable, unique commercial districts

Policy 13.1 **Streetscape.** Establish well-defined streetscape treatments for each commercial district.

Policy 13.2 **Wayfinding.** Use a comprehensive, city-wide wayfinding program to identify Monterey Park's commercial areas.



FOCUS AREA: MARKET PLACE

GOAL 14 The Market Place as a regional destination for diverse shopping, dining, and entertainment experiences

- Policy 14.1** **Flexibility.** Ensure that zoning regulations applicable to the Market Place properties provide focus for the uses the City looks to attract while providing flexibility to accommodate emerging new uses and markets over time.
- Policy 14.2** **Traffic.** Work with property owners and property managers to address and manage traffic associated with the Market Place so that visitors avoid traveling through adjacent residential neighborhoods.
- Policy 14.3** **High Design Quality.** Insist upon high design quality and landscape treatments upon establishment and over time.
- Policy 14.4** **Transit Access.** Advocate for alignment of the Gold Line east extension that places a station adjacent to the Market Place.



FOCUS AREA: SOUTH ATLANTIC

GOAL 15 A commercial district that meets local commercial needs, caters to students and employees at East Los Angeles College, and takes advantage of proximity to the Gold Line Atlantic Station

- Policy 15.1** **Commercial.** Allow for commercial uses focused on daily shopping and service needs while continuing to accommodate long-established regional-serving uses, such as automobile dealerships, at appropriate locations.
- Policy 15.2** **Pedestrian Movement.** Require that new development and rehabilitation of existing centers and buildings accommodate safe pedestrian movement from sidewalks and within internal parking lots.
- Policy 15.3** **Streetscape Improvements.** Use urban design and streetscape improvement strategies to create an identifiable and pleasant travel path for pedestrians from Atlantic Station to the South Atlantic commercial district.
- Policy 15.4** **Landscaping.** Ensure new development incorporates and maintains attractive on-site landscaping.

FOCUS AREA: SOUTH GARFIELD

GOAL 16 An attractive, village-like neighborhood commercial district with lower-intensity retail, office, and service-oriented businesses that cater to surrounding residential neighborhoods and Gold Line transit users

Policy 16.1 **South Garfield Village.** Regulate land uses and development and guide public realm enhancements in accordance with the South Garfield Village Specific Plan.

Policy 16.2 **Accommodate Pedestrians.** Pursue roadway, sidewalk, crosswalk, and traffic control improvements that well accommodate pedestrian traffic in the district.

Policy 16.3 **Incentives.** Provide incentives for local businesses to establish and thrive in the district.





FOCUS AREA: MID ATLANTIC

GOAL 17 A commercial corridor for businesses of all types, with public realm improvements that work to reduce vehicle speeds to enhance the visibility of and access to businesses along Mid Atlantic

- Policy 17.1** **Zoning.** Ensure zoning regulations accommodate office, service-oriented, retail, dining, and medical-related uses.
- Policy 17.2** **Mix of Uses.** Encourage a mix of uses that have operating hours that extend past 5:00 in the evening.
- Policy 17.3** **Land Assembly.** Use land assembly strategies and incentives to promote compatible infill development.
- Policy 17.4** **Streetscape.** Enrich the streetscape with themed lighting, benches, and trees. Consider using excess street width and adjacent public rights-of-way to create parklets, greenspace, and places for public art.
- Policy 17.5** **Mobility.** Improve pedestrian and vehicular mobility and safety with urban design interventions such as additional mid-block crossings, designated pedestrian walkways through surface parking lots, and shortened street crossings.
- Policy 17.6** **Design Inspirations.** Draw from the Cascades fountain, historical structures and historical influences, and landscaping within the public realm as inspirations for public space design treatments, site design and architecture, and landscaping. Use these inspirations to create a cohesive public realm plan for Mid Atlantic.
- Policy 17.7** **Land Use Transitions.** Remain sensitive to the adjacency of low-scale residential neighborhoods by providing appropriate transitions such as parking lots and landscaped areas as buffers and step-down building approaches.

FOCUS AREA: NORTH GARFIELD

GOAL 18 A district centered on intensive medical and office uses, with lower-scale buildings housing varied commercial uses

Policy 18.1 **Healthcare Facilities.** Encourage the concentration of established and proposed healthcare facilities and their related uses.



MIXED USE



DENSITIES* & INTENSITIES

GARVEY CORRIDOR
FAR: 1.50
HEIGHT: 50 FEET

DOWNTOWN PERIMETER
FAR: 1.50
HEIGHT: 50 FEET

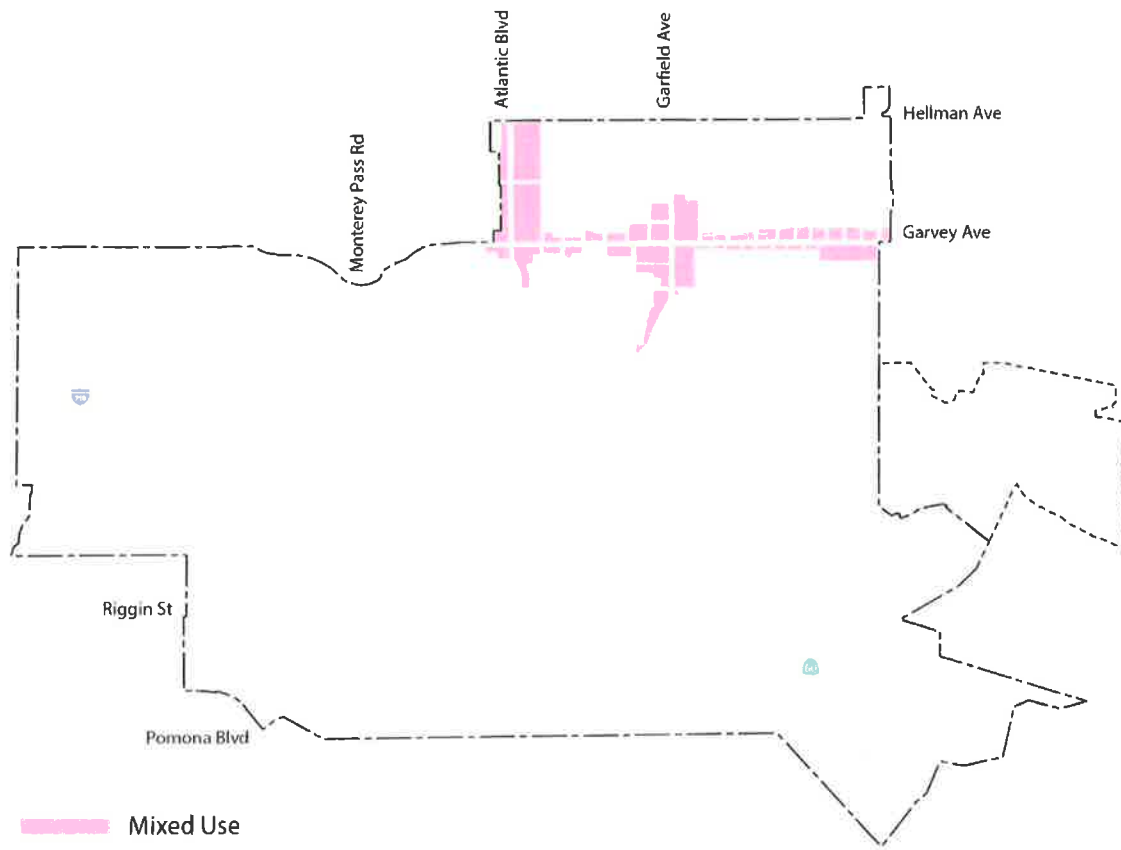
NORTH ATLANTIC
FAR: 2.00
HEIGHT: 75 FEET

DOWNTOWN
FAR: 2.50
HEIGHT: 75 FEET

No density maximum to provide flexibility in unit types and sizes

A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Mixed-use development is characterized by pedestrian-friendly environments that integrate residential, commercial, cultural, and institutional uses. Mixed-use development works to create vibrant, compact, walkable environments, with shorter pedestrian connections between living, working, learning, and recreational destinations. In Monterey Park, the Mixed Use designation allows a combination of compatible retail, entertainment,

office, residential, hotel, civic, cultural, and recreation uses that establish authentic physical environments. Mixed-use developments will incorporate social gathering places for the community and foster economic vitality. This variety of uses creates spaces for people to live, work, play, learn, and shop without getting into their cars to get from place to place.





GOAL 19 Dynamic pedestrian-oriented mixed-use districts that provide vibrant uses, spaces, buildings, and experiences

- Policy 19.1** **Diversified Uses.** Attract diversified uses, including urban housing options, a mix of cultural and entertainment uses, a variety of businesses and restaurants, and places for people to connect.
- Policy 19.2** **Pedestrian Activity and Experiences.** Create pedestrian-friendly activity and experiences by requiring active uses on the ground floor, with storefronts providing ample window space along street frontages.
- Policy 19.3** **Attractive Streetscape.** Create attractive streetscape environments by using thematic design that integrates landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art, and other amenities and improvements.
- Policy 19.4** **Mixed-Use Compatibility.** Promote design solutions and construction techniques to ensure that new development is compatible with established uses, taking into account noise and other pre-existing conditions.

ALL MIXED USES/AREAS

- Policy 19.5** **Transition.** Transition mixed-use areas that border low-density residential neighborhoods to minimize visual and shade impacts by stepping down building heights, creating landscape buffers, and creating larger setbacks.
- Policy 19.6** **Parking.** Develop parking management strategies for mixed-use corridors that include shared parking lots and structures and park-once-and-walk districts to provide adequate and convenient parking for customers and employees.
- Policy 19.7** **Enhanced Character.** Incentivize property owners to renovate and improve tired and outdated buildings along mixed-use corridors to improve their aesthetic appearance, create readily identifiable places, utilize cohesive architectural design, and enhance the streetscape character.
- Policy 19.8** **Meeting the City and Community Needs.** Encourage a diverse mix of uses that are innovative, competitive, entrepreneurial, local, and sustainable, thereby promoting economic development, increasing City revenues, expanding job growth, increasing property values, and meeting residents' and visitors' desires and needs.
- Policy 19.9** **Housing.** Accommodate a variety of housing options, including medium- and high-density apartments and condominiums, live/work units, and mixed-use buildings with a residential component.
- Policy 19.10** **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within mixed-use districts.



FOCUS AREA: DOWNTOWN

Downtown is the urban core of Monterey Park, located at the intersection of Garvey and Garfield Avenues. Downtown's urban form is compact in character, with more intense infill development and pedestrian connections to the Civic Center and Barnes Park, the Garvey Avenue corridor, and medical uses along Garfield Avenue.

GOAL 20 A vibrant urban core that accommodates high-quality residential, entertainment, commercial, hospitality, civic, and public spaces

- Policy 20.1** **Community Focal Point.** Establish Downtown as the anchor for local businesses, public amenities, and public space experiences.
- Policy 20.2** **Destination.** Create a destination that includes uses and spaces for public gathering areas, community events, and local activities.
- Policy 20.3** **Pedestrian Connections.** Create pedestrian connections from Downtown to the Civic Center, Garvey Corridor, and Garfield Avenue medical uses using urban design and landscaping approaches.
- Policy 20.4** **Identity.** Strengthen the identify and character of Downtown through design, landscaping, public art, branding, and signage using consistent themes.
- Policy 20.5** **Wayfinding.** Establish a wayfinding program to assist in identifying location of Barnes Park, Monterey Park Bruggemeyer Library, the Garfield Medical Center, and other surrounding landmarks and uses.



FOCUS AREA: NORTH ATLANTIC

Located at the northern boundary of the City along Atlantic Boulevard, the North Atlantic Mixed Use District serves a gateway that combines hospitality, retail and commercial services, culture and arts, entertainment, and residential uses. Development along this corridor is urban and compact and, while Atlantic Boulevard is a heavily traveled vehicular corridor, encourages people to walk and frequent businesses and uses on both sides of the corridor.

GOAL 21 A vibrant, urban gateway that integrates commercial, hospitality, entertainment, and residential uses

- Policy 21.1 Gateway Identity and Urban Design.** Establish a focal northern gateway into Monterey Park that welcomes visitors and identifies the district as a key destination. Incorporate gateway signage, wayfinding, and landscaping to create a sense of arrival. Extend similar treatments within the district to identify the district visually.
- Policy 21.2 Tourism and Entertainment.** Expand upon mixed-use activities that support tourism and complement economic success, vibrancy, and livability, with a special focus on hospitality, cultural events and institutions, retail, public spaces, and arts and entertainment.
- Policy 21.3 Encourage Activity.** Encourage the development of uses that are active in the evenings and on weekends, such as restaurants, commercial services, retail stores, and performance spaces.
- Policy 21.4 Active Streetfront.** Require new development fronting Atlantic Boulevard to be clearly oriented toward the street, with buildings near the front lot line and parking either underground or to the rear of a lot.
- Policy 21.5 Design Approaches.** Require design approaches that provide for façade articulation vertically and horizontally, transition appropriately to abutting lower-scale residential uses in residential zones, incorporate pedestrian-oriented design on the ground floor (such as ample windows and inviting entrances), make use of plazas, and incorporate interesting roof forms.



FOCUS AREA: DOWNTOWN PERIMETER

The Downtown Perimeter encompasses properties around the urban core, extending to the Civic Center and Barnes Park and north and south along Garfield Avenue. The goal is to extend the mixed-use character of the Downtown core but at lower development intensities and to allow stand-alone residential uses.

GOAL 22 A Downtown-core-adjacent district of high-quality residential, commercial, civic, and public spaces

- Policy 22.1** **Integration of Civic Center with Mixed-Use District.** Allow for a mix of compatible residential and commercial uses that connect the Civic Center to the Downtown Core.
- Policy 22.2** **Transitions.** Ensure development within the Downtown Perimeter transitions in scale to the adjacent low-density residential neighborhoods.



FOCUS AREA: GARVEY CORRIDOR

The Garvey Corridor, stretching from Atlantic Boulevard to New Avenue, is a lower-intensity mixed-use corridor that emphasizes commercial businesses on the ground floor, integration of residential and/or office uses on the upper floors, and restaurants, retail services, and convenience goods for residents and visitors. New development is encouraged to provide opportunities for people to live and work in the same building. Many of the single-story buildings will transition to multi-story buildings, with interfaces to adjacent low-density residential neighborhoods respected by increased building setbacks and rear building forms that step down toward the neighborhoods. Incentives and procedural enticements are provided to encourage consolidating smaller lots to allow for complete developments.

To address parking needs at a district level, the City envisions construction of one or more public parking garages at central locations, thus allowing visitors to park once to patronize numerous businesses (and to have employees park, thus freeing up spaces adjacent to business for less mobile visitors).

GOAL 23 A modest-intensity, pedestrian-friendly, mixed-use corridor that provides active street frontage with a mix of retail, commercial services, restaurants, and residential uses

- Policy 23.1** **Active Street Front.** Encourage pedestrian activity along Garfield Avenue by requiring active street frontage commercial uses, buildings, and entrances oriented to the street and sidewalks, outdoor dining, and transparent building frontages.
- Policy 23.2** **Balance.** Encourage pedestrian-oriented specialty retail shops offering quality goods, a diverse range of restaurants, and service businesses. Attract a balance of locally owned businesses and franchise or corporate enterprises.
- Policy 23.3** **Incentives for Lot Consolidation.** Develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects.
- Policy 23.4** **Building Façade Renovations.** Encourage the renovation and updating of older building façades.
- Policy 23.5** **Parking.** Promote a variety of parking opportunities that take advantage of alleyways

and parking structures that promote park-once-and-walk strategies.

Policy 23.6 **Transition.** Maintain established alleyways and use landscaped buffers, building step-downs, and setbacks to transition mixed-use buildings to adjoining low-density residential neighborhoods.

Policy 23.7 **Parklets.** Considering using side streets that intersect Garvey Avenue for adding parklets to expand outdoor dining options and add public gathering and urban green spaces.



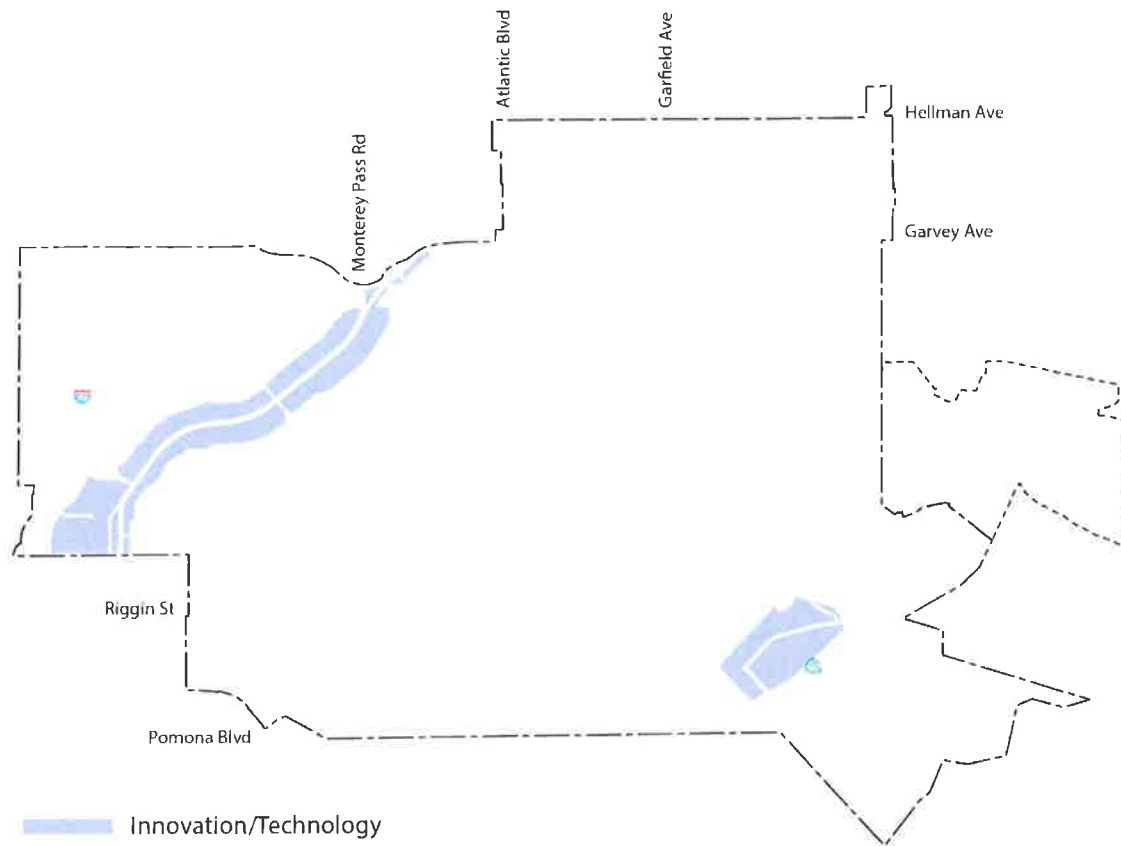
INNOVATION/
TECHNOLOGY
USES



INTENSITIES	
MONTEREY PASS	
FAR: 0.85	
HEIGHT (FT.): 35	
SATURN PARK	
FAR: 1.00	
HEIGHT (FT.): 50	
CORPORATE PLACE	
FAR: 1.00	
HEIGHT (FT.): 50	

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Technology will continue to evolve rapidly, changing how people work and do business. The City aims to accommodate and encourage new businesses that promote innovation and advances in technology, creating places for high-skilled and knowledge workers. The Monterey Pass Road corridor and Saturn Park district (on Saturn Street) provide prime properties, easy access to arterial roadways and freeways, and locations near housing perfect for new, clean technology, and creative industries.

The Monterey Pass Road corridor and Saturn Park district historically have been areas where a range of industrial businesses—including intensive manufacturing operations—have thrived. However, in Saturn Park, uses transitioned in the latter 1990s to lighter industrial and office enterprises in response to public concerns about the proximity of heavy industrial uses to residential neighborhoods. Along Monterey Pass Road, warehousing, trucking, and auto repair uses increased because of the distance from neighborhoods and relatively easy freeway access. While these uses have provided service-oriented jobs, the City is interested in attracting industries that offer higher-paying jobs and attract people of diverse interests, incomes, and talents who wish to both live and work in Monterey Park.

Properties along Monterey Pass Road and south of Davidson Drive between Monterey Pass Road and Corporate Center Drive have interesting and unique industrial buildings that can be retrofitted for creative office, research and development, and even commercial space such as breweries. The City's goal is to phase out trucking-intensive uses in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Finally, to provide for better interaction among land uses along the corridor, the City will provide better accommodations for pedestrians and cyclists and limit cut-through traffic, as described in the Mobility Element.

Saturn Park will continue to function as a business park, focused on office-type and research and development uses, with supportive commercial businesses. Private reinvestment in properties will be encouraged through higher development intensity allowances. In turn, the City will require greater attention to landscaping, creative site design, and building quality.



GOAL 24 Monterey Pass Road as a prime location for new technology-oriented, creative-industry, and emerging-trends businesses

Policy 24.1 **Zoning.** Ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals, including prohibition of warehousing and trucking-related uses.

Policy 24.2 **Amortization.** Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for the Monterey Pass Road corridor.

Policy 24.3 **Identity.** Create a distinct physical identity for the Monterey Pass Road Innovation/Technology district.

Policy 24.4 **Market.** Market the premier location of the Monterey Pass Road Innovation/Technology district relative to its proximity to California State University Los Angeles and East Los Angeles College for incubator businesses and public/private partnerships and investments.



GOAL 25 Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs

- Policy 25.1** **Zoning.** Ensure that zoning regulations applicable to Saturn Park permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with the goals.
- Policy 25.2** **Market.** Market the Saturn Park district as a premier location in the San Gabriel Valley for emerging technology businesses.
- Policy 25.3** **Identity.** Create a distinct physical identity for the Saturn Park district.

CORPORATE
CENTER USES



INTENSITIES

CORPORATE CENTER N
FAR: 2.00
HEIGHT (FT.): 60

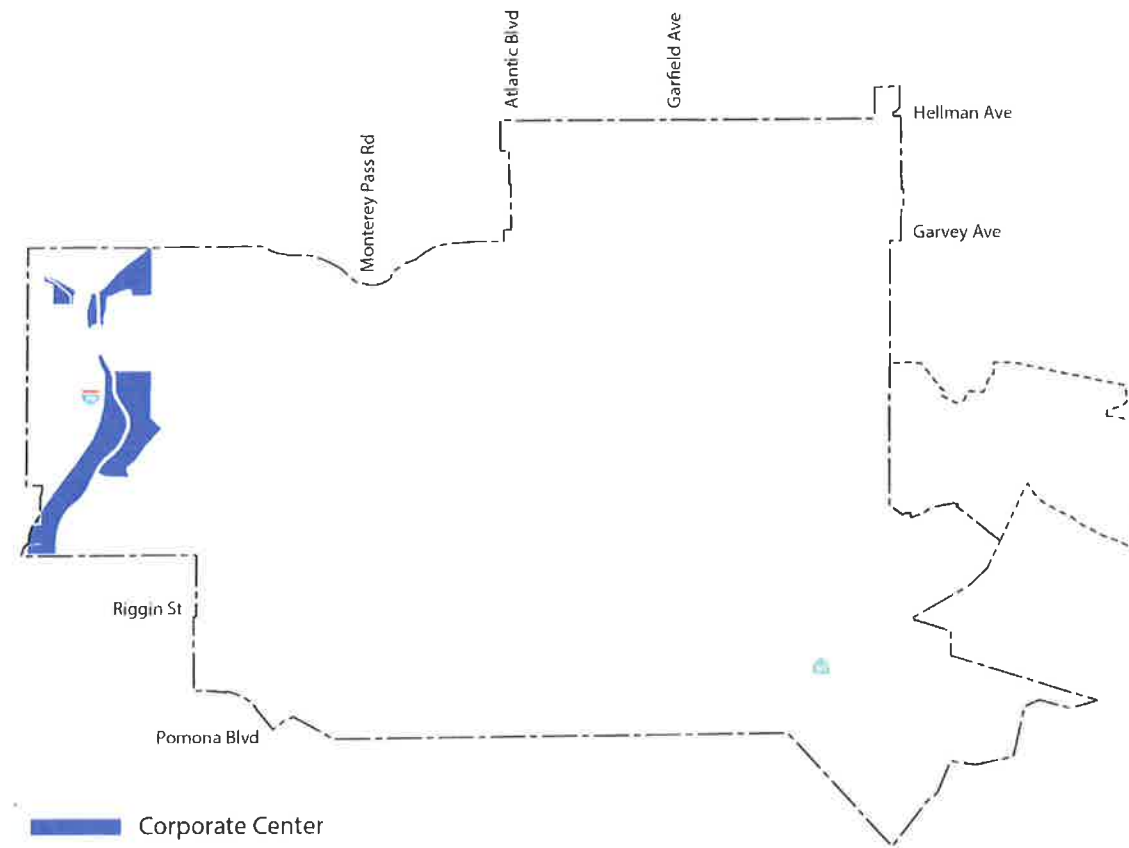
CORPORATE CENTER S*
FAR: 4.00
HEIGHT (FT.): 125

*Housing Overlay III applies.
See Figure LU-3 and Table LU-1.



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





Corporate Center Drive winds along the west side of Monterey Park, parallel to I-710 and up a steep south-to-north grade that terminates at Ramona Boulevard, adjacent to the City-owned Monterey Park Golf Club. The hilly terrain provides tremendous views to the west. City land-use policy has long recognized that topography in this area and its relative separation from the rest of Monterey Park provide opportunity to allow more intense, high-rise development approaches. Also, City-owned properties adjacent to the golf course offer sites for hospitality businesses that can take advantage of views and proximity to I-710 and I-10. With downtown Los Angeles a short drive west along I-10 and California State University Los Angeles just across the freeway, the Corporate Center Drive district is well located to offer a market for corporate office, hotel, and support uses.

This district is divided into two subdistricts to reflect location-appropriate FAR and building height limits. The

district will continue to provide places for higher intensity office uses, as well as hotels, conference facilities, and ancillary restaurant and retail businesses. Building intensities will be allowed consistent with Figure LU-4 (Regulating Plan).

Regarding the golf course-adjacent properties, the City's aim is to maximize revenue-generating businesses that attract tourist and business visitor dollars.

New investment consisting of taller buildings may incorporate multi-story parking structures. Design standards will require design approaches that well integrate parking facilities into overall site design and architectural treatments. Ample landscaping will be required. Where multi-story structures abut residentially zoned properties, project design will make use of increased setbacks and building tiering and stepbacks to minimize shadow and privacy impacts on residential uses.

ALL CORPORATE CENTER USES

GOAL 26 Corporate Center corridor as a premier regional location for high-rise office, hospitality, and complementary uses

- Policy 26.1** **Zoning.** Ensure that zoning regulations applicable to Corporate Center properties permit the range of uses necessary to achieve land use goals. Prohibit uses that conflict with those goals.
- Policy 26.2** **Market.** Market the premier location of the Corporate Center district relative to its proximity to downtown Los Angeles, California State University Los Angeles, and East Los Angeles College for corporate headquarters, research and development facilities, hotels, conference facilities, and related uses.
- Policy 26.3** **Maximize Use of City Properties.** Actively seek users for City-owned properties adjacent to the Monterey Park Golf Club that maximize use of the properties and generate reliable revenue streams.



PUBLIC
FACILITIES



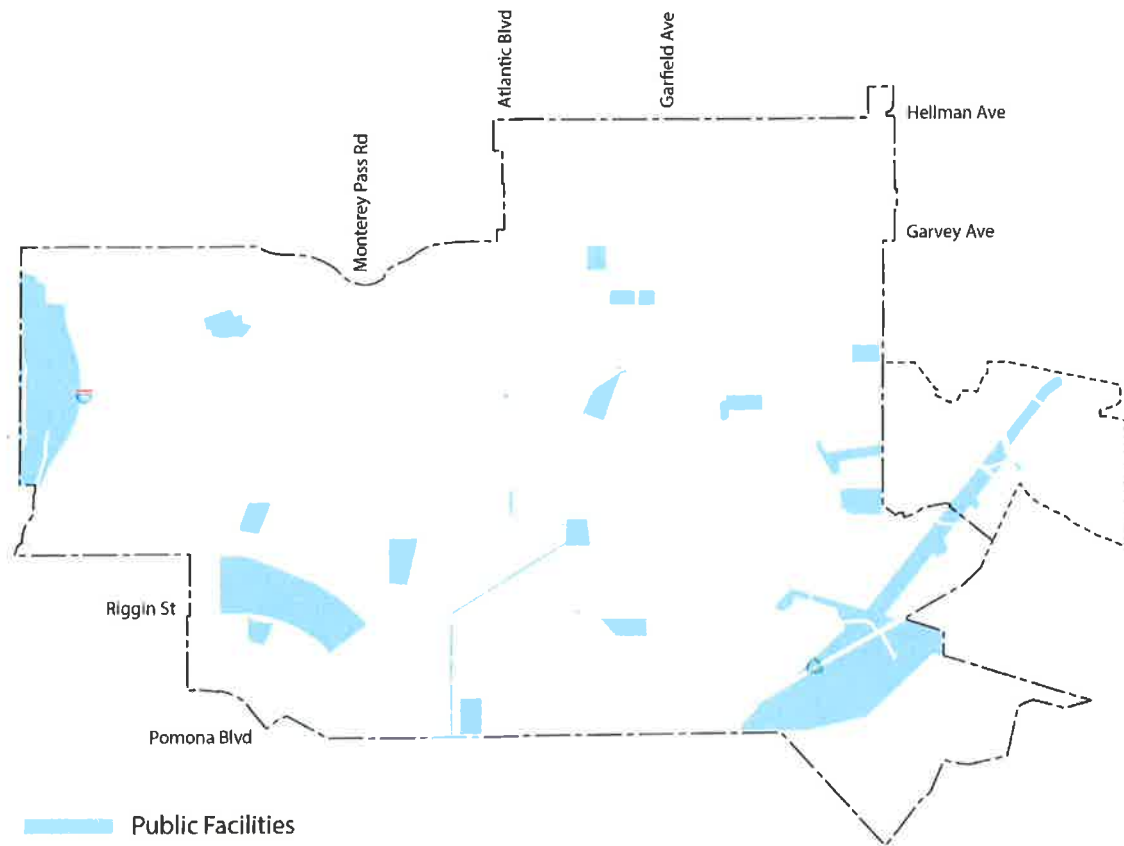
INTENSITIES

All Public Facilities
FAR: 0.75
HEIGHT (FT.): Per Zoning



A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





The Public Facilities designation encompasses government, civic, cultural, public school, and infrastructure uses that support community needs. Monterey Park has well-used community facilities and a library that provide important places for gathering and education. Programs at these facilities contribute significantly to community life; residents have expressed the importance of upgrading these facilities in response to heavy use.

Regarding public schools, four distinct school districts serve City students, which is unusual, as well as a bit chaotic and confusing for residents. Often home values can be affected by the school district's quality, which in turn affects neighborhood quality. While the land use plan recognizes the location of established schools, it does not and cannot address the influences of school district boundaries. However, the City is supportive of efforts to consolidate districts or redraw district boundaries.



GOAL 27 State-of-the-art community facilities that support established programs, accommodate future needs, and are accessible to all community members

Policy 27.1 **Functional and Flexible.** Maintain multi-functional, flexible, and complementary space at Monterey Park's community buildings and spaces.

Policy 27.2 **Maximize Use.** Maximize public facility use by sharing with nonprofit organizations, school districts, and community organizations.

Policy 27.3 **New Facilities.** Locate new community facilities in neighborhoods and centers where they will serve populations of the greatest needs. Look for opportunities to create joint-use community space at facilities owned by private organizations such as faith-based groups, service groups, and hospitals.

Policy 27.4 **Library.** Maintain a state-of-the-art library collection in an attractive and inviting facility capable of accommodating users of all ages and abilities.



GOAL 28 Utility infrastructure that minimize adverse visual impacts

Policy 28.1 **New Facilities.** Locate and design new capital-intensive potable water storage and distribution facilities, particularly storage tanks, in a manner that minimizes visual, cost, and environmental impacts on the surrounding areas.

Policy 28.2 **Reduce Visual Impact.** Reduce visual impact of aboveground and overhead utilities, including electric lines, by working with local providers to maximize opportunities to place utilities underground.

Policy 28.3 **Utilities Placement.** Continue to require the placement of utilities underground within new development.

Policy 28.4 **Undergrounding.** Strengthen requirements for underground utilities in older sections of the City as part of private redevelopment projects to improve the aesthetic quality of streets and neighborhoods.

Policy 28.5 **Alternative Energy.** Accommodate alternative energy infrastructure as new technology evolves.

OPEN SPACE



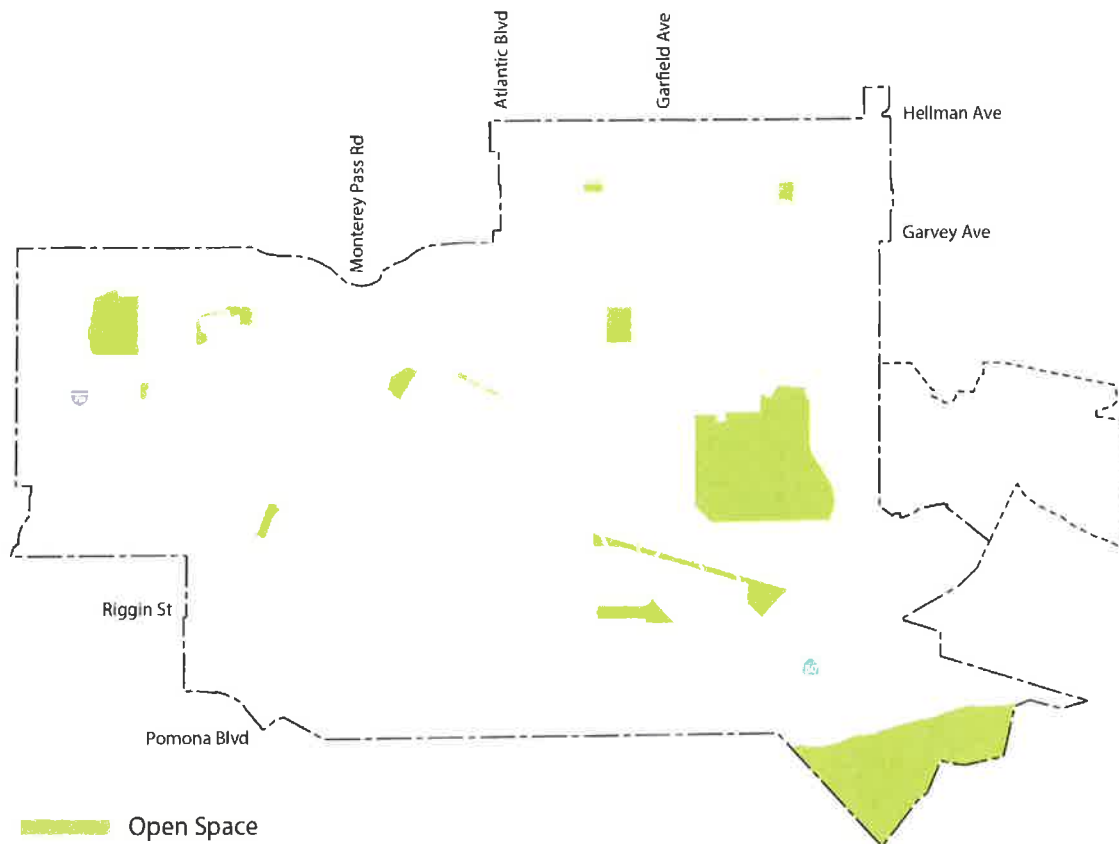
INTENSITIES

All Open Space
FAR: 0.35
HEIGHT (FT.): Per Zoning



A list of all land use designated DENSITIES & INTENSITIES is provided in Table LU-1.





Natural open spaces and urban recreation areas contribute to a healthy and environmentally sustainable community. While Monterey Park has well-used parks, establishing new green space will be difficult given the community's built-out character. The General Plan features traditional concepts for open space, as well as innovative open space such as parklets, public right-of way conversions, and urban recreation/plazas/facilities.

Other open spaces include a former landfill and the Monterey Park Golf Club. While the portion of the former landfill north of SR-60 has been remediated and developed as the Market Place commercial center, the 145-acre portion south of SR-60 remains a Superfund site (as designated by the U.S. Environmental Protection Agency)

and is thus unavailable for development or even passive open space use due to extensive contamination. The Monterey Park Golf Club, a City-owned nine-hole facility, is available for general public use.

Given the very limited opportunities to create new open space, focused creative solutions to meet demands of new residents include:

- Creating mini green spaces in conjunction with roadway enhancements
- Creating urban recreation spaces through public plazas and linear greenways
- Supporting urban agriculture and community gardens

GOAL 29 Unique new open spaces to complement the City's established and well-used park and trails systems

- Policy 29.1** **Trails System.** Create and maintain a system of trails, sidewalks, linear parks, and other connections that provide residents of all abilities with opportunities to exercise, enjoy nature, and access recreation facilities within a five-minute walk from home. Activate and encourage discovery along urban trails.
- Policy 29.2** **Green Space.** Consider the development of new park land or green space through the repurposing of excess street rights-of-way.
- Policy 29.3** **Gardens.** Pursue the use of Edison Trails Park for community gardens and urban agriculture.
- Policy 29.4** **Public Spaces.** Develop guidelines for commercial and mixed-use development projects to incorporate accessible plazas, paseos, and other public spaces into project design.
- Policy 29.5** **Community Gathering Spaces.** Design, construct, and program community gathering spaces, plazas, and an outdoor stage/amphitheater in the Downtown Core, Garvey Corridor, North Atlantic, and South Atlantic focus areas.
- Policy 29.6** **Parkland.** Require parkland dedications and/or provision of usable on-site public space for significant development projects involving new residential construction.
- Policy 29.7** **Surplus Land.** Consider the acquisition of surplus land owned by public agencies for future open space.
- Policy 29.8** **Urban Agriculture.** Create urban agriculture areas to encourage property owners of vacant parcels to convert them into community gardens through the incentives made available through the Urban Agriculture Incentive Zones Act (Sections 51040-51042 of Chapter 6.3 of the California Government Code).
- Policy 29.9** **Recreational Space.** Enhance street corridors, parkways, and public property between buildings to serve as green space and functional recreation space (e.g., community gardens, parklets, play spaces, public seating).

GOAL 30 Public places evolve to meet the needs of changing demographics and public interests

- Policy 30.1** **Flexible Design.** Incorporate flexible design characteristics into the renovation of existing and development of new parks and community facilities.
- Policy 30.2** **Environmental Responsibility.** Continue to build, renovate, and maintain parks and community facilities in a manner that is environmentally responsible.



“Now and in the future, our city will offer a comfortable and modern environment with plenty of job opportunities.”

- Monterey Park resident



IMPLEMENTATION PLAN



TABLE LU-2 IMPLEMENTATION PLAN TABLE

Procedures, Permits, Agreements, and Ordinances

PROGRAM 1: AMEND ZONING REGULATIONS

Program Description	Amend the zoning regulations and zoning map to reflect General Plan land use policy and design standards. In particular: • Require active storefronts in Mixed Use designated areas • Provide flexibility to accommodate emerging new uses, markets, and business practices over time • Implement development incentives geared toward land assembly • Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations • Match development standards, including maximum densities, intensities, FAR, du/ac, building heights, to General Plan land use designation standards • Include standards that address building massing and front façade transparency • Create standards for transition areas to ensure new development is compatible with established uses • Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard • Ensure compliance with California law as to affordable housing, density bonuses and inclusionary housing requirements • Allow for urban agriculture, community gardens, and gathering spaces
Related Land Use & Urban Design Element Policies	11, 1.2, 1.5, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 3.7, 3.9, 6.1, 6.2, 6.4, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 9.1, 9.2, 10.1, 10.2, 11.1, 12.1, 14.1, 14.4, 15.1, 16.3, 17.1, 17.2, 17.3, 17.7, 18.1, 19.1, 19.4, 19.5, 19.8, 19.9, 21.5, 23.6, 24.1, 25.1, 26.1
Time Frame	After LUE approval
Responsibility	Planning, Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 2: ACCESSORY DWELLING UNIT (ADU) LAW COMPLIANCE

Program Description	Update accessory unit requirements and regulations to comply with current California law.
Related Land Use & Urban Design Element Policies	6.3, 7.8
Time Frame	Short Term
Responsibility	Planning, Building and Safety, Code Enforcement
Funding Source(s)	General Fund

PROGRAM 3: DEVELOPMENT STANDARDS AND GUIDELINES

Program Description	Create and codify development standards and guidelines to direct site and building design in accordance with the Land Use and Urban Design Element. Standards and guidelines should address: • Private and public realm standards requirements that reflect a distinctive community character • Pedestrian circulation and safety • Parking • Building materials, massing and orientation • Architectural character, drawing design inspiration from historical influences (i.e. Cascades fountain) • Landscaping and public art • Pedestrian amenities (e.g., benches, trash receptacles, street trees, and lighting)
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 8.2, 8.3, 8.4, 8.5, 8.6, 10.4, 13.1, 14.3, 15.3, 15.4, 16.2, 17.4
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 4: AMORTIZATION

Program Description	Conduct an investigation of uses throughout nonresidential designated areas to determine which are inconsistent with the policy direction outlined in sections 2.7 through 2.14 of the Land Use and Urban Design Element. Establish a program for the gradual relocation, or elimination, of specific nonconforming uses.
Related Land Use & Urban Design Element Policies	24.2
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund

PROGRAM 5: DEVELOPMENT APPLICATION PROCESS AND DESIGN REVIEW

Program Description	Examine the current plan review, permitting, and design review processes to ensure: • Comprehensive review of all new commercial and industrial development • Dependable, transparent, and on schedule processing of all applications
Related Land Use & Urban Design Element Policies	12.2
Time Frame	Short Term and Ongoing
Responsibility	Planning
Funding Source(s)	General Fund, Application Fees

PROGRAM 6: PLAN CONSISTENCY

Program Description	• Repeal the North Atlantic, Mid Atlantic, and Garvey-Garfield specific plans and replace them with zone districts. As needed, develop streetscape plans for these areas. • Review the Pedestrian Linkages Plan and update as necessary to implement land use and urban design policies.
Related Land Use & Urban Design Element Policies	16.1, 20.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

Plans and Studies

PROGRAM 7: STREETSCAPE PLAN

Program Description	Create and implement a citywide streetscape plan that: • Enhances streetscapes with aesthetic treatments that also contribute to the comfort and safety of pedestrians • Creates well-defined, recognizable districts and neighborhoods • Provides consistent design themes • Requires integrated street and pedestrian amenities such as landscaping, street furniture, outdoor dining, lighting, wayfinding signage, public art • Uses the public realm to connect places and districts citywide • Includes durable pedestrian and bicycle facilities including trails, sidewalks, bike lanes, and linear parks • Incorporates design strategies that encourage flexibility and a range of uses and users • Provides residents and visitors with functional and flexible spaces at and around the City's public community buildings and facilities
Related Land Use & Urban Design Element Policies	1.3, 1.4, 1.6, 19.2, 19.3, 21.4, 23.1, 24.3, 25.3, 27.1, 29.1, 29.9, 30.1
Time Frame	Intermediate to Long Term
Responsibility	Planning, Engineering, Public Works
Funding Source(s)	CIP Funds, Grants

PROGRAM 8: ECONOMIC DEVELOPMENT PLAN

Program Description	As part of the City’s ongoing economic development efforts: • Seek well-known, economically proven hospitality users for City-owned properties within the Corporate Center district • Consider land acquisition as a way to create larger, marketable properties • Promote and market the City’s assets and opportunities • Ensure access between residential and nonresidential uses, services, and public facilities
Related Land Use & Urban Design Element Policies	5.1, 5.2, 10.3, 24.4, 25.2, 26.2, 26.3, 29.7, 29.8, 29.5
Time Frame	Ongoing
Responsibility	Planning, Community and Economic Development, City Council
Funding Source(s)	General Fund, BID Funds, Grants

PROGRAM 9: GATEWAY AND WAYFINDING PLAN

Program Description	Develop a citywide gateway and wayfinding plan to: • Help identify major activity areas, landmarks, key businesses, and community facilities • Create a sense of arrival • Foster a sense of community and identity • Welcome visitors and increase tourism revenue
Related Land Use & Urban Design Element Policies	13.2, 19.3, 20.4, 20.5, 21.1
Time Frame	Intermediate Term
Responsibility	City Manager, Public Works, Community and Economic Development
Funding Source(s)	General Fund, Grants

PROGRAM 10: PARKING MANAGEMENT PLAN

Program Description	Develop a parking management plan to address: • Traffic flow • Parking lot circulation (including landscaping and pedestrian passageways) • Vehicular and pedestrian circulation and safety • New development requirements (including parking needs along Garvey Avenue)
Related Land Use & Urban Design Element Policies	14.2, 15.2, 19.6, 23.5
Time Frame	Short Term
Responsibility	Public Works
Funding Source(s)	General Fund

PROGRAM 11: CLIMATE CHANGE ACTION PLAN

Program Description	Develop a Climate Change Action Plan to address: • Sustainable development best practices and new development requirements • Reducing environmental burdens, particularly in identified disadvantaged communities • Mitigating urban heat island effect and increased tree canopy coverage • Approaches to decrease vehicle miles traveled and increase active transportation (walking, bicycling)
Related Land Use & Urban Design Element Policies	4.1, 4.2, 4.3, 4.4, 4.5, 4.6
Time Frame	Intermediate Term
Responsibility	Planning
Funding Source(s)	General Fund, Grants

Physical Improvements

PROGRAM 12: EXPAND RECREATIONAL AND OPEN SPACES

Program Description	Encourage active living, physical activity, health, and wellness by creating and maintaining a green network that provides ready access to parks, open space, trails, gardens, plazas, and public spaces.
Related Land Use & Urban Design Element Policies	3.6, 3.8, 27.1, 27.2, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 30.1, 30.2
Time Frame	Ongoing
Responsibility	Planning, Recreation and Community Services
Funding Source(s)	General Fund, Grants

PROGRAM 13: COMMERCIAL FAÇADE IMPROVEMENT PROGRAM

Program Description	Identify financial incentives that will encourage property and business owners to improve the exterior appearance of their buildings and storefronts.
Related Land Use & Urban Design Element Policies	19.7, 23.4
Time Frame	Intermediate Term and Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, Grants, BID Fees, Loans

PROGRAM 14: PARKLET PROGRAM

Program Description	Develop a parklet program that identifies potential locations and the permitting process to allow businesses, property owners, and other groups to install parklets in public rights-of-way.
Related Land Use & Urban Design Element Policies	21.4, 23.1, 23.7
Time Frame	Short Term and Ongoing
Responsibility	Planning, Public Works
Funding Source(s)	General Fund

PROGRAM 15: BUSINESS IMPROVEMENT DISTRICT (BID)

Program Description	Continue to consult with the Business Improvement District to: • Promote event programming • Prioritize and fund public and capital improvement projects
Related Land Use & Urban Design Element Policies	19.4, 19.7, 20.1, 20.2, 20.4, 20.5, 21.2, 21.3, 21.4, 23.1, 23.4, 23.7
Time Frame	Ongoing
Responsibility	Community and Economic Development
Funding Source(s)	General Fund, BID Fees

PROGRAM 16: SERVICE PROVIDER COORDINATION

Program Description	Consult and coordinate with local service providers (such as Southern California Edison, AT&T, etc.) to: • Underground overhead utility lines concurrent with new development • Maximize use of existing public facilities and utilities • Strategically locate new public facilities and utilities to minimize cost, and mitigate visual and environmental impacts • Incentivize alternative energy infrastructure, technology, and use
Related Land Use & Urban Design Element Policies	12.3, 19.4, 28.1, 28.2, 28.3, 28.4, 28.5
Time Frame	Ongoing
Responsibility	Public Works
Funding Source(s)	General Fund, Grants, Development Agreements

Special Programs and Projects

PROGRAM 17: LOT CONSOLIDATION PROGRAM

Program Description	Develop a lot consolidation program that identifies regulatory and financial incentives to encourage lot consolidation to achieve the scale and quality of development envisioned in the Land Use and Urban Design Element.
Related Land Use & Urban Design Element Policies	23.3
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund

PROGRAM 18: COMPLETE STREETS AND NEIGHBORHOODS

Program Description	Develop and implement a Complete Streets and Neighborhoods program that: • Accommodates all modes of travel (e.g. walking, bicycling, scooting, driving) • Integrates schools, childcare and community centers, green spaces and parks, and public amenities Consult with developers and project applicants to require publicly accessible urban public spaces—such as plazas, courtyards, parklets, mini-parks, and similar public spaces—to be integrated into mixed-use projects.
Related Land Use & Urban Design Element Policies	7.1, 17.5, 20.1, 20.2, 21.2, 21.3
Time Frame	Intermediate Term and Ongoing
Responsibility	Planning, Engineering, Recreation and Community Services, Community and Economic Development
Funding Source(s)	General Fund, Grants, Development Agreements

Education and Outreach

PROGRAM 19: ONGOING COMMUNITY EDUCATION AND ENGAGEMENT

Program Description	Encourage diverse participation in local planning and decision-making processes by: • Targeting outreach events to accommodate populations that are typically underserved and/or underrepresented • Publishing outreach and meeting materials in English, Spanish, and other languages, as appropriate • Engaging the public early and often throughout planning and design processes
Related Land Use & Urban Design Element Policies	5.3, 5.4, 7.2
Time Frame	Ongoing
Responsibility	City Manager, Planning
Funding Source(s)	General Fund, Grants

PROGRAM 20: EDUCATIONAL BROCHURE OR MANUAL

Program Description	Develop a graphic brochure or manual that includes illustrations and images to identify zoning standards and design approaches that effectively transition the massing and scale of taller buildings adjacent to existing Low Density residential.
Related Land Use & Urban Design Element Policies	19.5, 21.5, 22.2, 23.6
Time Frame	Short Term
Responsibility	Community and Economic Development
Funding Source(s)	General Fund



Monterey Park
2040

320 West Newmark Avenue
Monterey Park, CA 91754
montereypark2040.org

ATTACHMENT 4

City Council Staff Report dated October 28, 2019



City Council Staff Report

DATE: October 28, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A

TO: Honorable Mayor and Members of the City Council
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to consider the draft Land Use Element of the General Plan, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution adopting the Land Use Element (subject to voter approval); and certifying the Final Focused Environmental Impact and adopting Mitigation Measures, Findings of Facts and Statement of Overriding Considerations for the Land Use Element;
- (5) Directing the City Manager, or designee, to prepare appropriate documents to place a proposition on the ballot for the previously called March 3, 2020 election seeking voter ratification of the City Council's actions; and
- (6) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The City prepared a draft environmental impact report ("DEIR") pursuant to CEQA Guidelines § 15080. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant. As may be seen, the DEIR identifies several significant and unavoidable impacts.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this Project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these improvements. The benefits of the proposed Project that should be weighed against

these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing. Accordingly, the recommendation is that the City Council adopt a Statement of Overriding Considerations in order to adopt the draft Land Use Element ("LUE").

EXECUTIVE SUMMARY:

In 2018, the City Council commenced the process for updating the Monterey Park General Plan. The first element identified by the City Council for consideration was the Land Use Element ("LUE").

On September 24, 2019, the Planning Commission reviewed the proposed draft LUE, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations (the "Project"). After considering the Project, the Commission adopted a resolution recommending that the City Council approve the draft documents. The Planning Commission staff report dated September 24, 2019, and the minutes from the September 24, 2019 Planning Commission meeting are attached for reference.

TYPE OF ACTION (LEGISLATIVE)

The recommended action includes a proposed change to the Monterey Park General Plan. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). For the LUE, the City Council must find that it complies with California's General Plan regulations including Government Code § 65358(a), namely that the LUE is in the public interest. Additionally, the action of placing the LUE onto the ballot for voter consideration is a legislative act under Elections Code § 9222.

These findings are included with the draft Resolution; the facts upon which these findings rely are also included with the draft documents.

The City Council may approve, modify or disapprove the Project as recommended by the Planning Commission. However, any substantial modifications proposed by the Council, which were not previously considered by the Planning Commission during its hearing(s), must first be referred back to the Planning Commission (Government Code § 65356).

Certification of the FEIR is also considered a quasi-legislative act because the City Council would need to adopt a statement of overriding considerations. This type of statement is interpreted to focus "on the larger, more general reasons for approving the project, such as the need to create new jobs, provide housing, generate taxes, and the like." Accordingly, the dominant concern of the action is broad and public.

BACKGROUND

In 2018, the City Council began the process for updating the Monterey Park General Plan, which was last updated in 2001. To facilitate this process, the City Council directed that the LUE be updated first. While these updates were initially planned to be completed for the November 2019 election, the cost of placing a proposition on a ballot for that election was prohibitive. Accordingly, the schedule for the LUE consideration was adjusted for the previously called March 3, 2020 election.

Between February and May of 2019, the City participated in various engagement efforts related to amending the LUE including, the formation of the General Plan Advisory Committee, a City Council initiated workshop, seven events for public attendance, a dedicated webpage on the City's website and circulation of a public survey. Following these efforts, an update was provided to the City Council on September 4, 2019. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction.

On September 24, 2019, the Planning Commission considered both the DEIR and the LUE. A complete overview of the information provided to the Planning Commission – including a more in-depth explanation of proposed changes to the LUE – is included as attachments to this staff report.

Following the public hearing, the Planning Commission made the following changes to the draft LUE:

- Designated the parcel located at 1688 West Garvey Avenue from “High Density Residential” to “Low Density Residential;”¹
- Revised the language under the heading Program 11: Climate Change Action Plan Time Frame (on page 99 of the Land Use Element Action Plan) to read “Short and Intermediate.”

ALTERNATIVE COMMISSION CONSIDERATIONS:

While separate from the Planning Commission's consideration of the LUE, the Planning Commission also requested that the following items be brought to the attention of the City Council:

- Further analyze whether the proposed zone change for Atlantic Square (from “Commercial” to “Mixed-Use”) in the draft LUE would allow for a housing overlay zone;²

¹ From a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

- An ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City; and
- Adding policies to vigorously encourage and promote higher quality property maintenance standards

FISCAL IMPACT:

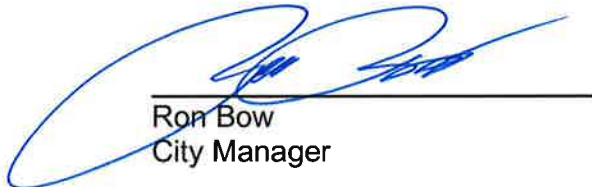
The City Council has authorized \$749,607 for this Project.

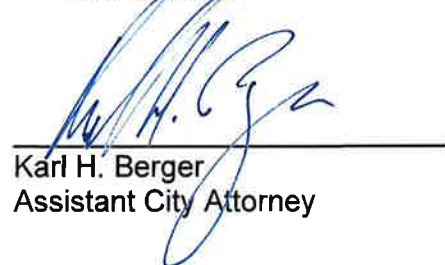
Respectfully Submitted by:

Prepared By:



Mark A. McAvoy
Director of Public Works/City
Engineer/City Planner

Samantha Tewasart
Senior Planner

Ron Bow
City Manager

Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report
- Attachment 4: Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)
- Attachment 5: Planning Commission Staff Report dated September 24, 2019
- Attachment 6: Planning Commission Minutes dated September 24, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040, AND ADOPTING – SUBJECT TO VOTER RATIFICATION – AN UPDATED LAND USE ELEMENT TO THE MONTEREY PARK GENERAL PLAN.

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. The City is currently proposing a focused update to the LUE (the “Project”);
- C. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City has prepared a draft environmental impact report (“DEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074). The proposed Final EIR (“FEIR”) incorporates all comments and responses received by the City during the comment period;
- E. On September 24, 2019, the Planning Commission held a public hearing receive public testimony and other evidence regarding the proposed amendment, including information provided to the Planning Commission by City staff and public testimony;
- F. On September 24, 2019, the Planning Commission adopted Resolution No. 15-19 recommending that the City Council approve the proposed project;
- G. Notices of Public Hearings before the Planning Commission and the City Council were duly given and published in the time, form and manner as required by law; and
- H. On October 28, 2019, the City Council held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and

**CITY COUNCIL
RESOLUTION NO.
PAGE 2 OF 6**

testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. In 2018 the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City proactively engaged the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall

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Council Chambers. A total of six written responses were received on the NOP.

- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies, neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Public Works Department – Planning Division. A total of three written responses were received regarding the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
1. DEIR and Technical Appendices (June 2019).
 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 3. Clarifications and Revisions.
 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The City Council has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to

**CITY COUNCIL
RESOLUTION NO.
PAGE 4 OF 6**

a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The City Council finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the City Councils finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific mitigation") and by other, non-corresponding, mitigation measures recommended for approval by the City Council that were already incorporated into the Project ("general mitigation"). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The City Council takes the following actions:

- A. Adopts the LUE, subject to voter ratification on March 3, 2020, attached as Attachment 3, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 3, and incorporated by reference, subject to the mitigation monitoring and reporting program ("MMRP") required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 3, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work

**CITY COUNCIL
RESOLUTION NO.
PAGE 5 OF 6**

within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolutions are severable.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution becomes effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this October 28, 2019.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

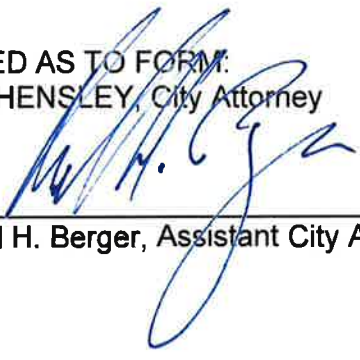
Vincent D. Chang, City Clerk
City of Monterey Park, California

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on the 28th of October, 2019, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

**CITY COUNCIL
RESOLUTION NO.
PAGE 6 OF 6**

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: 
Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Considerations

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. _____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans (“UWMPs”) that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

- (2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. RECIRCULATION.

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

Available for inspection in the City Clerk's office
during normal business hours of
Mondays – Thursdays 8:00 a.m. – 5:00 p.m. and
Fridays 8:00 a.m. – 4:00 p.m.

[General Plan Documents available by clicking here](#)

Council Members were provided a copy.

ATTACHMENT 4

Letters from TRC Retail to City regarding General Plan Update – (dated September 24, 2019 and October 24, 2019)



Cox, Castle & Nicholson LLP
3121 Michelson Drive, Suite 200
Irvine, California 92612-5678
P: 949.260.4600 F: 949.260.4699

Sean T. Matsler
949.260.4652
smatsler@coxcastle.com

File No. 083868

October 24, 2019

VIA E-MAIL AND U.S. MAIL [MPCLERK@MONTEREYPARK.CA.GOV]

Mayor Liang and Honorable Members of the City Council
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754

Re: Atlantic Square Shopping Center

Mayor Liang and Honorable Members of the City Council:

This Firm represents TRC Retail, owner of the 14.65 acre Atlantic Square Shopping Center. I recently sent the attached letter to the Planning Commission asking the City to extend the General Plan's Housing Overlay to Atlantic Square. This request was favorably received by the Planning Commission. Indeed, at its September 24th meeting, the Planning Commission moved and unanimously approved direction to staff to "*further analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard.*" Subsequently, TRC has received no communication from staff indicating it has commenced an analysis, nor any request for information that would be helpful in that analysis.

Nevertheless, in lieu of the Planning Commission's requested analysis, we are respectfully requesting the City Council apply a residential overlay and a mixed-use designation to the Atlantic Square Shopping Center as a formal part of its resolution approving the Land Use and Urban Design Element.

TRC regrets that it was not made aware of Atlantic Square's exclusion from the South Atlantic Focus Area sooner. After making a proactive inquiry, TRC had an informal conversation with the City's consultant in July but has yet to receive any written notice of the pending General Plan update. We find this curious. Not only is TRC a major landowner in the City, but the City's own *General Plan Amendment Purpose and Intent* document (attached) requires mailed notice to all property owners within 300' of a property subject to a proposed General Plan Amendment at least 10 days prior to a Planning Commission hearing. This certainly would have included Atlantic Square given its proximity to the South Atlantic Focus Area. We understand that staff did extensive outreach to City *residents* in connection with the pending General Plan update; we only wish that TRC (a non-resident property owner) had been involved earlier.

Mayor Liang and Honorable Members of the City Council
October 24, 2019
Page 2

While TRC's early involvement in the General Plan update would have been ideal and welcomed, its absence should not hinder the Council's willingness to extend the Housing Overlay to Atlantic Square. Doing so would make a meaningful 'dent' in the City's Regional Housing Need Allocation and would best position Atlantic Square for long-term success as a mixed-use destination. Given the existing housing crisis and rapidly changing global retail environment, we believe this would be a win-win for all. Your consideration and support are most appreciated.

Sincerely,



Sean T. Matsler

Enclosures

cc: Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

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Attachment 1

September 24, 2019 letter to Planning Commission

September 24, 2019

VIA E-MAIL [MMCAVOY@MONTEREYPARK.CA.GOV]Chairperson Delario Robinson and Members of the Planning Commission
City of Monterey Park
320 West Newmark Ave.
Monterey Park, CA 91754Re: Atlantic Square Shopping Center

Chairperson Delario Robinson:

This Firm represents TRC Retail (TRC), owner of the 14.65 acre Atlantic Square Shopping Center on Atlantic Boulevard in the City of Monterey Park (Atlantic Square or Property). The Property is located on the eastside of Atlantic Boulevard, directly across from the South Atlantic Focus Area, as shown in Figure 1. Both the Property and the South Atlantic Focus Area are currently designated "Commercial" in the General Plan. The pending General Plan Update proposal, however, only recommends that the South Atlantic Focus Area receive a new Housing Overlay allowing attached residential uses at 60 dwelling units per acre. Given the transitioning nature of the retail industry and the State's ongoing Regional Housing Need Allocation (RHNA) process, the purpose of this letter is to formally and respectfully request that the City apply the Housing Overlay to Atlantic Square as well as the South Atlantic Focus Area.

Figure 1: Current General Plan Update Proposal

1. Atlantic Square Overlay Needed to Satisfy City's RHNA Obligations

As part of the California Department of Housing and Community Development's (HCD) ongoing Regional Housing Need Allocation (RHNA) process, the Southern California Association of Governments (SCAG) will allocate the total number of homes that the City needs to plan for in order to meet the housing needs of people at all income levels. Once the allocation occurs, it is the City's responsibility to update its general plan to show the locations where that housing can be built. Applying the Housing Overlay to Atlantic Square will help the City meet its RHNA obligations, and prevent the City from adopting a General Plan Update that will soon be made obsolete.

In its August 22, 2019 letter to SCAG, HCD determined that the minimum regional housing need determination for SCAG to distribute among its local governments was 1,344,740 units among four income categories. This is over *three-times* the 430,000 units that SCAG had advocated for, which provides a glimpse into how seriously the State is taking the housing crisis.

SCAG is responsible for determining how the 1,344,740 unit regional housing need determination will be allocated to cities and counties across the six-county SCAG region.¹ The allocation of these 1,344,740 units to individual cities is ongoing and will not be final until October 2020. However, as an interim planning tool, SCAG has published a spreadsheet that estimates each city's potential allocation under three different methodologies. These three methodologies are shown in Figure 2 below as Options 1, 2 and 3:

Figure 2: RHNA Methodology Options²

Option 1	Option 2	Option 3
• Share of population • Share of population within high quality transit areas • Share of regional undersupply of building permits issued • Local input/Future vacancy need/Replacement need • Social equity adjustment	• Share of population • Share of population within high quality transit areas • Social equity adjustment	• Local input/Future vacancy need/Replacement need • Social equity adjustment

¹ The SCAG region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties.

² Source: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA101-072919webinar.pdf>

The City's allocation under each of the three options is between 1,701 and 5,248 units, as shown in Figure 3 below. Even the lowest scenario of 1,701 units is more than double the City's existing 815 unit allocation.

Figure 3: SCAG's Monterey Park RHNA Estimates³

<u>Option 1: 4,401 units total</u> consisting of the following:	<u>Option 2: 5,258 units total</u> consisting of the following:	<u>Option 3: 1,701 units total</u> consisting of the following:
• Very-low income (<50% of AMI) = 1,635 units • Low income (50-80% of AMI) = 1,194 units • Moderate income (80-120% of AMI)= 1,230 units • Above moderate income (>120% of AMI) = 342 units	• Very-low income (<50% of AMI) = 1,259 units • Low income (50-80% of AMI) = 816 units • Moderate income (80-120% of AMI)= 846 units • Above moderate income (>120% of AMI) = 2,337 units	• Very-low income (<50% of AMI) = 407 units • Low income (50-80% of AMI) = 264 units • Moderate income (80-120% of AMI)= 274 units • Above moderate income (>120% of AMI) = 756 units

General Plan Update Table 3-4 estimates that it would increase the number of housing units within the Planning Area by 3,656 units. While laudable, this figure is still well short of the Option 1 and 2 estimates. By extending the City's proposed Housing Overlay to Atlantic Square, the City could plan for an additional 879 housing units (i.e., 60 du/acre x 14.65 acres).

2. Changing Nature of Retail Favors Mixed-Use at Atlantic Square

TRC remains committed to the long-term success of Atlantic Square, which has been an important fixture in the Monterey Park community. That said, Atlantic Square—like many other brick-and-mortar shopping centers throughout the County—suffers financially from the on-going consumer transition to online sales. This is why the long term trend in the retail industry is to shift from in-line, anchor-based retail centers like Atlantic Square to food, beverage and service destinations where residential and retail uses cohabitate. This new retail model prioritizes the

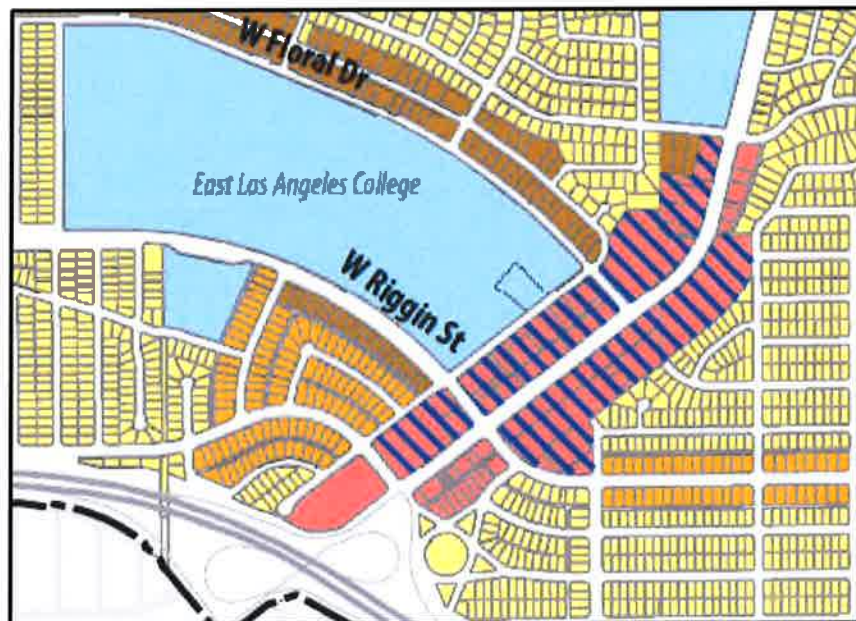
³ The Proposed RHNA Methodology Estimate Tool for Options 1, 2 and 3 (Updated 8/26/19) is available at: <http://www.scag.ca.gov/programs/Documents/RHNA/RHNA-Proposed-Methodology-Estimate-Tool-Options1-3.xlsx>

convenience associated with mixed-uses and seeks to provide consumer experiences relevant to their lifestyles and contemporary consumer habits. TRC believes that the General Plan Update represents the right process at the right time to lay the ground for repositioning Atlantic Square for future success.

3. Proposed General Plan Land Use Map

In lieu of the proposed General Plan Land Use Map shown in Figure 1, TRC respectfully requests that the City adopt the map shown in Figure 4 below. The Figure 4 map applies the 60 du/acre Housing Overlay to Atlantic Square, thereby increasing the City's progress toward its ultimate RHNA obligation by 879 housing units. The proposed extension of the Housing Overlay will also allow TRC the flexibility to respond to retail and housing industry market trends in the coming years.

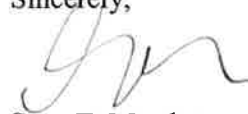
Figure 4: TRC Retail's General Plan Update Proposal



4. **Conclusion**

While it is TRC's intent to continue working with the City to upgrade and reposition Atlantic Square for optimum performance in the near term, we believe Atlantic Square's long-term contributions to Monterey Park will be as a mixed-use destination whose improved sales and property tax increments will provide a significant net-benefit to the City's General Fund. TRC thanks you for your consideration.

Sincerely,



Sean T. Matsler

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cc: Mr. Mark McAvoy, Director of Public Works/City Engineer
Mark Hensley, Esq., City Attorney (via e-mail: mhensley@hensleylawgroup.com)
Karl H. Berger, Esq., Asst. City Attorney (via e-mail: kberger@hensleylawgroup.com)
Mr. Jon Turner, Acting City Planner (via hand delivery)
Mr. Carlos Palafox, TRC Retail (via e-mail: cpalafox@trcretail.com)

Attachment 2

City of Monterey Park: General Plan Amendment Purpose and Intent



CITY OF MONTEREY PARK

GENERAL PLAN AMENDMENT PURPOSE AND INTENT

A General Plan Amendment is an entitlement application which requires a public hearing at the Planning Commission and City Council level. The Planning Commission serves as an advisory body and recommends to the City Council either denial or approval of the General Plan Amendment. The City Council is the legislative body which adopts the General Plan Amendment. Each Element of the General Plan can be amended a total of five times per year and on a quarterly basis. Typically, General Plan Amendments are initiated by staff unless a specific request is made by an applicant as part of a development proposal and is usually prepared in conjunction with a Zone Change. The purpose and intent of the General Plan Amendment is to allow the City the opportunity to modify an area of each Element in order to accommodate a change to the physical, social or economic development of the community. However, the proposed amendment can not result in creating internal inconsistencies and internal conflicts with the Elements of the General Plan. Also, the amendment can not result in creating a land use which will be inconsistent and incompatible with existing and anticipated uses within the area.

APPLICATION PROCESS

1. An application for a General Plan Amendment shall be made by a property owner or his/her authorized agent. An application shall be properly filled-out with the notarized signature of the property owner of record as of the date the application is submitted.
2. The Planning Division shall assess and collect an application filing fee. The fees as based upon the most recent fee scheduled adopted by the City Council.
3. The applicant shall submit all of the application materials outlined on the application checklist.
4. Staff reviews, researches and evaluates the proposal, then prepares an environmental assessment and a Staff Report with recommendations for the Planning Commission.
5. Within 30 days of application receipt, Staff will deem the application complete or incomplete. If incomplete, the applicant is notified and advised how to prepare the application for re-submittal. If complete, the Secretary to the Planning Commission shall place the item on the Planning Commission agenda for public hearing.
6. Notice of such hearing shall be given by mailing the notice, postage prepaid, at least 10 days prior to the hearing to all property owners whose names and addresses appear on the latest adopted tax roll as owning property within a distance of 300 feet from the exterior boundaries of the applicant's property.
7. The time and place of such hearing shall be set by the Secretary to the Planning Commission. Such notice shall include a general explanation of the matter to be considered and a general description of the area affected.
8. The Planning Commission convenes the public hearing where the applicant's representative presents the request and answers any questions from the Commission. Public input is solicited at this time.
9. The Planning Commission, based on the information and evidence presented in the hearing, makes a recommendation to the City Council. The recommendation will be to approve or deny the application. Notice of the action taken shall be mailed to the applicant.
10. The item will be set at the next available City Council meeting. The City Council will vote to approve or deny the amendment. Certain amendments require ratification by the voters of the City in a general or special election. In these cases, the City Council will set the election date and certify the amendment for the ballot.
11. If an election is required per MPMC 21.78, the amendment will be final when the election results are certified by the City Clerk.

ATTACHMENT 5

Planning Commission Staff Report dated September 24, 2019



Planning Commission Staff Report

DATE: September 24, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: Consideration and possible action to adopt a Resolution recommending that the City Council approve the draft Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution recommending that the City Council approve the Land Use Element, Focused Environmental Impact Report, and Findings of Fact and Statement of Overriding Considerations; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

CEQA Guidelines § 15060 provides that if a lead agency determines that an **environmental impact report ("EIR")** will clearly be required for a project, the agency may by-pass initial review of the project and immediately begin work on the EIR pursuant to CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or **potentially significant**. **The City determined that preparation of a Draft EIR ("DEIR") was required for the Project.** No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Consequently, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

CEQA permits agencies to certify a final EIR ("FEIR") that discloses significant and unavoidable impacts if it can determine that the benefits of the proposed project outweigh the significant impacts. Significant and unavoidable impacts anticipated as a result of implementation of this project include air quality, greenhouse gas emissions, noise, and transportation and traffic. While mitigation has been recommended to reduce these impacts, they remain significant and unavoidable for several reasons. Implementation of certain traffic and transportation improvements are outside the City's jurisdiction and the City cannot compel another agency to implement these

improvements. The benefits of the proposed Project that should be weighed against these significant and unavoidable impacts include, without limitation, economic growth and development; promotion of sustainable development; increased employment opportunities for highly skilled workers; reduction in per capita vehicle miles traveled; and the provision of housing.

EXECUTIVE SUMMARY:

The City Council authorized an update to the Monterey Park General Plan in 2018 (termed "Monterey Park 2040"). While the General Plan contains several elements, the first element identified by the City Council for consideration is the Land Use Element (the "LUE"). The LUE contemplates the future use and reuse of land within the City and establishes long-range goals for development in terms of land use type and intensity, as well as urban character and form. This update to the LUE reflects City Council direction; input from the General Plan Advisory Committee (which was appointed by the City Council); consideration of comments submitted by members of the public; and recommendations by City staff.

BACKGROUND:

At the direction of the City Council in 2018, the City began the process for updating the Monterey Park General Plan (the "GP"). Under California law, the GP must include seven elements: Land use; Circulation (traffic); Housing; Conservation (natural resources); Open space (recreation, etc.); Noise; and Safety (fires, seismic & geological hazards). The GP – particularly the Land Use Element – constitutes the City's "constitution" for economic, social, and land use development. The last comprehensive update to the GP occurred in 2001.

In Monterey Park, voter approval is required for amendments to the Land Use Element ("LUE"). Accordingly, the City Council opted to proceed with updating the LUE first with the objective of placing a proposition on the November 2019 ballot. For various reasons – including election costs estimated at nearly \$500,000 – the Council opted instead to place a proposition on the March 2020 ballot. Since this is already a general municipal election, the cost savings to the City is significant.

On February 20, 2019, the City Council formed the GPAC by appointing 11 individuals to help facilitate updates to the LUE (a list of the GPAC members is included within Attachment 4). Between March 11, 2019 and May 6, 2019, the GPAC held four meetings to consider the draft LUE. Additionally, the City Council held a workshop on May 7, 2019 to consider the matter. Overall, the City conducted seven events for public attendance – including a booth at the Cherry Blossom Festival (held from April 27-28th) – to solicit public input. These efforts were in addition to the dedicated webpage regarding the matter that solicits public input (<https://www.montereypark.ca.gov/1249/General-Plan-Update---Monterey-Park-2040> or <https://tinyurl.com/yyvc4xto>) and a public survey that ended on April 15, 2019.

The EIR and LUE are now in draft form and ready to be considered by the Planning Commission. Notice for a public hearing on September 24, 2019 before the Planning

Commission was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on August 20, 2019 and published in the Wave on September 5, 2019, with affidavits of posting on file.

On September 4, 2019, an update was provided to the City Council regarding the process and next steps. Additionally, the City Council was provided the opportunity to give direction to staff as to the LUE process, e.g., whether further meetings by the GPAC or public workshops should be held. Overall, the City Council did not express concerns about the public outreach process and did not provide further direction regarding additional outreach efforts.

PROPOSED UPDATES:

The attached Focused Area Summary Table summarizes the Land Uses, Current Floor Area Ratio (FAR) and Height Maximums, and Proposed FAR and Height Maximums. No changes are proposed to the existing Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR) Land Uses. The updates proposed concentrate on the Focused Areas identified in the 2001 General Plan, including Downtown Monterey Park, East Garvey, Atlantic Boulevard, Mid Atlantic, South Atlantic, North Garfield, South Garfield, Monterey Pass Road, Corporate Center, Oil/Edison, and Saturn Park.

Since the draft LUE was published, a request was made by a property owner to change the land use density at 1688 W. Garvey Avenue from HDR to MDR land use. Attached is the correspondence supporting that request. Based upon that correspondence, it is recommended that the Planning Commission change the land use designation for that property.

Throughout the public outreach process, members of the community were asked about strengths, challenges and opportunities within the current conditions of the City. Many members of the public expressed that they want to see new and diverse economic opportunities within the City. The Focused Area Summary Table shows current land Designations and FAR and Height Maximums. Since 2001, the City has experienced redevelopment predominately in the North Atlantic and Oil/Edison Focus Areas with little to no changes in the other identified Focused Areas. This absence of redevelopment was the driving force behind the proposed updates and a reevaluation of the Land Uses and FAR and Height Maximums. The Focused Area Summary Table also shows the proposed updates; both increases and decreases in FAR and Height Maximums are proposed to more accurately reflect existing conditions and development patterns since the 2001 General Plan update. In some of the Focused Areas, the FAR is proposed to remain the same while the height may slightly increase and in other Areas the height may remain the same while the FAR may slightly increase. The goals and objectives identified in the draft General Plan Land Use Element is to find a balance between land use, FAR, and heights, in order to form the long-range vision for the City for the next 20 years.

In preparation of the resolution and staff report, Staff has identified the following corrections and clarifications to the draft LUE (included as Attachment 4 to this staff report):

The parcel located at 1688 W. Garvey is currently proposed to be zoned as High Density Residential; however, from a topographical standpoint, as well as the underlying geologic issues and the proposed geotechnical solutions for development, this parcel is not a good candidate for high density residential. Specifically, development will be constrained due to the steep slopes on the property and the required corrective action to cure historic geotechnical failures on the property – which is anticipated to involve the use of tiebacks. Accordingly, the property should be designated as Low Density Residential and the LUE should be amended to reflect that change in designation.

Additionally, MIG has identified the following insubstantial corrections to the attached draft of the Land Use Element:

- Renumber goals and policies to Goal 1, policies 1.1, 1.2, etc. (on page 39 of the LUE);
- Fix policy numbering under Goal 3 (see page 40 of the LUE);
- Replace the phrase "home ownership" with the word "homeownership" (on page 47 of the LUE);
- Change "North Atlantic" to "North Garfield" within the list located on page 48; and
- Change "North Atlantic" to "North Garfield" on page 59.

FISCAL IMPACT:

As part of the Fiscal Year 2018/2019 annual budget, the City Council authorized \$400,000 for the General Plan update and an additional amount of \$349,607 was allocated from the Capital Improvement Projects – Downtown Improvements set aside funds, which has a balance of \$916,760.

Respectfully submitted,

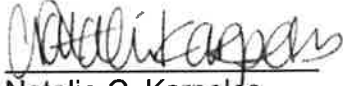


Mark A. McAvoy
Director of Public
Works/City Engineer/City
Planner

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Finding of Facts and Statement of Overriding Considerations
- Attachment 3: Focused Area Summary Table
- Attachment 4: Draft Monterey Park General Plan Land Use Element and
Focused Environmental Impact Report
- Attachment 5: 1688 West Garvey Avenue Zoning Clarification Letters, dated
September 4, 2019 and September 10, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK FOCUSED GENERAL PLAN UPDATE – MONTEREY PARK 2040.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1. The Planning Commission finds and declares that:

- A. California Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically”; and
- B. The City is currently proposing a focused update to the General Plan – Monterey Park 2040 – currently consisting only of revisions to the Land Use Element (the “Project”), and which warrants preparation of an Environmental Impact Report (EIR);
- C. The City of Monterey Park, as lead agency, has prepared an EIR for the Project (State Clearing House No. 2001-01-1074). The EIR consists of the Draft EIR (“DEIR”) and the Final EIR (“FEIR”);
- D. The Project includes a wide variety of objectives, policies, and implements programs designed to enhance the public health, safety, and welfare. The Project further protects the public health by and safety through reliance on mitigation measures and policies requiring the adoption of impact fees.
- E. The City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”); and
- F. On September 24, 2019, the Planning Commission held a public hearing regarding the Project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk’s office.

SECTION 2. *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 2 OF 5**

- A. In 2018, the City Council directed staff to begin comprehensive updates to the Monterey Park General Plan; the first element to be considered is the Land Use Element (LUE) – which was last updated in 2001.
- B. The City has sought to proactively engage the public regarding the focused update to the General Plan including: (1) creating the General Plan Advisory Committee (GPAC); (2) conducting stakeholder interviews; (3) creating a public website for the Project; (4) circulating a community survey; (5) polling participants of the Cherry Blossom Festival regarding land use alternatives; (6) hosting a public meeting to present the General Plan's technical findings; and (7) holding an environmental scoping meeting.
- C. The proposed focused update to the General Plan contains a thorough and adequate treatment of land use, economic, environmental and development issues within the realm of the planning period.
- D. The proposed focused update to the General Plan is internally consistent and would not be a detriment to the public interest, health, safety, convenience, and welfare of the City.
- E. The proposed focused update to the General Plan encourages appropriate land uses, preservation of neighborhood character and natural resources, infill of vacant land area, new multi-family residential development, provision of urban services and utilities, pedestrian facilities and enhancement of the property tax base.

SECTION 3. *Environmental Assessment.* The Planning Commission makes the following environmental findings:

- A. Because of the facts and conclusions identified in Section 2 of this Resolution and in accordance with CEQA Guidelines § 15082, the City filed a Notice of Preparation (NOP) of a Draft EIR (DEIR) with the State Clearinghouse (SCH) Office of Planning and Research (OPR); the NOP included a comment period from April 16 to May 16, 2019. The SCH OPR assigned SCH Number 2001-01-074 to the environmental documentation for the Project.
- B. A Scoping Meeting to solicit public input on the issues proposed for consideration in the DEIR was held on May 7, 2019 at 6:00 P.M. at the Monterey Park City Hall Council Chambers. A total of six written responses were received on the NOP.
- C. In accordance with CEQA, a Notice of Completion (NOC) of the DEIR was filed with the SCH OPR on June 7, 2019.

SECTION 4. The public review period for the DEIR commenced on June 10, 2019 and ended on July 25, 2019. The DEIR was distributed to government agencies,

**PLANNING COMMISSION
RESOLUTION NO. 15-19
PAGE 3 OF 5**

neighboring cities and interested parties. The City's Notification Mailing List is available at the City of Monterey Park's Planning Department. A total of three written responses were received on the DEIR.

- A. Comments received during the public review period for the DEIR were responded to in the Responses to Comments Report.
- B. A FEIR was prepared for the Project, comprised of the following components:
 - 1. DEIR and Technical Appendices (June 2019).
 - 2. Comments received on the DEIR and responses to those comments documented in the Responses to Comments Report (June 2019).
 - 3. Clarifications and Revisions.
 - 4. Mitigation Monitoring and Reporting Program (MMRP).
- C. The FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Monterey Park, 320 W. Newmark Avenue, Monterey Park, CA 91754. The custodian for these documents is the Senior Planner. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- D. The FEIR is incorporated into this Resolution by reference as if fully set forth. Pursuant to CEQA Guidelines § 15090, the FEIR reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the DEIR prepared for the proposed Project. The DEIR and FEIR are accurate and complete statements of the potential environmental impacts of the Project.
- E. Because of the facts identified in this Resolution, the DEIR showed that a Statement of Overriding Considerations would be required in order for the Project to be approved.
- F. The FEIR generally identifies, for each potentially significant impact of the project, one or more corresponding mitigation measures to reduce such impact to a level of insignificance, with the exception of Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The Planning Commission finds that many of the mitigation measures described in the FEIR may lessen or avoid impacts in impact categories other than the categories for which they are specifically proposed. Accordingly, the Planning Commission finds that each potentially significant impact identified by the FEIR is mitigated by its corresponding mitigation measures to the extent set forth in the FEIR ("specific

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mitigation”) and by other, non-corresponding, mitigation measures recommended for approval by the Planning Commission that were already incorporated into the Project (“general mitigation”). These findings will be applicable wherever supported by the evidence in the record regardless of whether a specific finding or an instance of such general mitigation is made.

SECTION 5. Actions. The Planning Commission recommends that the City Council takes the following actions:

- A. Adopts the LUE attached as Attachment 4, and incorporated into this Resolution by reference;
- B. Certifies the FEIR attached as Attachment 4, and incorporated by reference, subject to the mitigation monitoring and reporting program (“MMRP”) required by CEQA § 21081.6 and CEQA Guidelines § 15097;
- C. Adopts the Findings of Fact and a Statement of Overriding Considerations in accordance with the requirements of CEQA § 21081 as set forth in attached Attachment 2, which is incorporated into this Resolution by reference; and
- D. Adopts the MMRP set forth in attached Attachment 4, which is incorporated into this Resolution by reference, in accordance with the requirements of CEQA §§ 21081(a) and 21081.6.

SECTION 6. Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The

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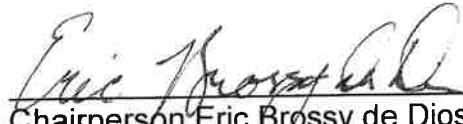
absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9. This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10. The City Clerk is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 11. This Resolution will take effect immediately upon adoption.

ADOPTED AND APPROVED this 24th day of September 2019.


Chairperson Eric Brossy de Dios

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 24th day of September 2019, by the following vote of the Planning Commission:

AYES:	Commissioners Brossy de Dios, Choi, Amador, Salazar, and Robinson
NOES:	None
ABSTAIN:	None
ABSENT:	None


Mark A. McAvoy, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

Finding of Facts and Statement of Overriding Consideration

**PLANNING COMMISSION RESOLUTION NO.
EXHIBIT ____**

**CITY COUNCIL RESOLUTION NO. ____
Exhibit ____**

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

After receiving, reviewing, and considering all the information in the entire administrative record for Environmental Impact Report (SCH #2001-01-1074) and the Monterey Park Focused General Plan Update – Monterey Park 2040 (the “Project”) including, without limitation, the factual information and conclusions set forth in this Resolution and its attachment, the City Council finds, determines, and declares as follows:

I. FINDINGS REQUIRED BY CEQA.

CEQA Guidelines § 15090 require the City to certify that:

1. The Final Environmental Impact Report (“FEIR”) has been completed in compliance with CEQA;
2. The FEIR was presented to the decision-making body of the lead agency and that that decision-making body reviewed and considered the information contained in the final EIR before approving the Project; and
3. The FEIR reflects the lead agency’s independent judgment and analysis.

II. FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.

A. Determination to Prepare an Environmental Impact Report (“EIR”).

CEQA Guidelines § 15060 provides that if the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in commencing with CEQA Guidelines § 15080. In the absence of an initial study, the lead agency must still focus the EIR on the significant effects of the project and briefly indicate its reasons for determining that other effects would not be significant or potentially significant. The City of Monterey Park determined that preparation of a Draft EIR (“DEIR”) was required for the Project. No initial study was conducted nor were any of the CEQA Appendix G checklist topical areas eliminated from consideration of impacts. Therefore, in the absence of preparing an initial study, all 20 of these topical areas were analyzed in the DEIR before determining that any impact was insignificant or less than significant.

B. Impacts Found To Be Insignificant in the DEIR.

The analysis within the DEIR for the Project, dated June 2019, identified the following environmental effects as not potentially significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Agriculture and Forestry Resources.

2. Biological Resources (Animal Migration and Conservation, and Habitat Conservation Plans).
3. Geology and Soils (Septic Tanks).
4. Hazards and Hazardous Materials (Airports).
5. Hydrology and Water Quality (Drainage – Impede or Redirect Flood Flows).
6. Mineral Resources.
7. Transportation and Traffic (Conflicts with CEQA).
8. Utilities and Service Systems (Solid Waste Regulations).

C. Impacts Identified as Less Than Significant in the DEIR.

The analysis within the DEIR identified the following environmental effects as less than significant. Accordingly, the City Council finds that the DEIR, the FEIR, and the record of proceedings for the Project do not identify or contain substantial evidence identifying significant environmental effects of the Project with respect to the areas listed below.

1. Aesthetics.
2. Air Quality (Exposure of Sensitive Receptors to Pollutants; and Objectionable Odors).
3. Biological Resources (Sensitive Natural Communities and Riparian Habitat; Wetland Conservation; and Local Biological Resource Policies).
4. Cultural Resources (Archaeological Resources; and Human Remains).
5. Energy
6. Geology and Soils (Faults, Liquefaction, and Seismic-Related Ground Failure; Soil Erosion; Slope Stability and Landsliding; Expansive Soils; Paleontological Resources).
7. Hazards and Hazardous Materials (Transport, Use, and Disposal Hazards; Hazardous Materials; Emit Hazardous Emissions; Hazardous Materials Sites; Adopted Response and/or Evacuation Plans; and Wildland Fires).
8. Hydrology and Water Quality (Water Quality Standards; Drainage; Flood Risk; and Water Quality).
9. Land Use and Planning.
10. Noise (Increase in Stationary and Other Sources of Noise; Groundborne Vibrations; and Excessive Noise Levels Within Airport Vicinity).
11. Population and Housing.

12. Public Services
13. Recreation.
14. Transportation and Traffic (Design Feature Hazards; and Emergency Access).
15. Tribal Cultural Resources.
16. Utilities and Service Systems (Relocation or New Utilities; Wastewater Capacity; and Solid Waste Capacity).
17. Wildfire.

D. Impacts Identified as Potentially Significant in the DEIR But Which Can Be Reduced to Less-Than-Significant Levels with Mitigation Measures.

The City Council finds that the following environmental effects were identified as Less Than Significant with Mitigation Incorporated in the DEIR, the FEIR, and implementation of the identified mitigation measures would avoid or lessen the potential environmental effects listed below to a less-than-significant level.

1. Biological Resources.

a) Facts/Effects:

(1) Special Status Species Protections. The Project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

The burrowing owl (*Athene cunicularia*), a California species of special concern, has low potential to occur in the Planning Area of the Project due to grasslands (including non-native that have been mowed or disked) and where suitable burrows are present (typically from presence of the California ground squirrel (*Otospermophilus beecheyi*) or other mammal burrows, as well as debris piles, and man-made culverts. Additionally, native trees, ornamental trees, and various other substrates within the Planning Area have to provide nesting habitat for protected bird species, where destruction of or disturbance to an active nest is prohibited. Project-related construction activities could have the potential to result in significant direct and/or indirect impacts. Implementation of Mitigation Measures BIO-1 through BIO-3 would lessen construction-related impacts by requiring pre-construction surveys and consultation to determine appropriate protocols that must be employed to reduce the impact of this environmental effect to a less than significant level.

(2) Cumulative Impacts. The project could cause substantial adverse cumulative impacts with respect to biological resources.

The Planning Area is mostly developed and urbanized. All cumulative biological impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measures BIO-1 through BIO-3, which address any potential impacts to burrowing owls and nesting migratory birds. Therefore, no unavoidable, cumulative impacts to biological resources would result from the Project.

b) Mitigation:

Mitigation Measures BIO-1 through BIO-3, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant biological resources environmental effects as identified in the FEIR.

2. Cultural Resources.

a) Facts/Effects:

(1) Historic Resources. The Project could cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines §15064.5.

The City identified two historic built environments (Cascades Park and the Jardin del Encanto complex) as listed on the California Register of Historic Resources, and a City Point of Interest (Midwick View Estates) noted by the California office of Historic Preservation. There are no known California Landmarks, no listed buildings or structures on the National Register of Historic Places and the City has not conducted an historic resources survey. Therefore, the number of potential buildings or structures within the City are unknown. The City also does not have regulatory policies in place to protect historic resources. Therefore, an historic conservancy through mitigation is required to avoid or minimize impacts to historic built environments. Implementation of Mitigation Measure CUL-1 would reduce impacts from development on potential historic (buildings and structures) resources to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to cultural resources.

The Planning Area is most developed and urbanized but lacks any comprehensive survey of historic structures and/or buildings. All cumulative cultural resource impacts associated with implementation of the Project would be less than significant with implementation of Mitigation Measure CUL-1, which address any potential impacts to an historic resource by requiring an "unique historic resource" evaluation before demolition or alteration of buildings or structures 45 years and

older. Therefore, no unavoidable, cumulative impacts to cultural resources would result from the Project.

b) Mitigation:

Mitigation Measure CUL-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant cultural resources environmental effects as identified in the FEIR.

3. Hydrology and Water Quality.

a) Facts/Effects:

(1) Decrease in Groundwater Supplies. The Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Implementation of development allowed by the Project is anticipated to largely occur within designated focus areas that are currently developed areas of the City where new impervious surfaces would be minimal and are not expected to interfere with groundwater recharge. However, the City's primary water source is groundwater from seven active wells within the Main San Gabriel Groundwater Basin. Ample water supply is anticipated to serve the expected population as projected by the City of Monterey Park and CalWater planning documents through to 2040. The Project, however, anticipates an increased population, resulting in a possible increase in demand than was originally anticipated by the water purveyor. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and that the Project would not substantially decrease groundwater supplies.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to hydrology and water quality.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and significant impervious surfaces and will have limited effect on drainage or runoff and compliance with standard regulatory requirements will contain impacts to site specific rather than cumulative types. New development would not be anticipated to cumulatively contribute to a groundwater recharge impact, and all hydrology and water quality cumulative impacts would be less than significant with implementation of Mitigation Measure UTS-1, which would ensure adequate water to serve the City without substantial decrease in groundwater supplies. Therefore, cumulative impacts to hydrology and water quality are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Hydrology and Water Quality environmental effects as identified in the FEIR.

5. Noise.

a) Facts/Effects:

(1) Existing Noise Regulations. Project implementation could result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The Project would result in the redevelopment or intensification of properties and this would likely involve construction that would result in temporary noise generation, primarily from the use of heavy-duty construction equipment. Since individual site-specific information is unknown, potential short-term (construction-related) noise impacts are anticipated based upon activities associated with residential, commercial and retail development. Potential temporary construction-related noise increases of more than 10 dBA above ambient conditions during permissible construction hours would be a potentially significant effect. Implementation of Mitigation Measure NOISE-1, which requires the use of feasible construction noise control measures when development occurs near noise-sensitive land uses, would reduce potential construction noise impacts to less than significant levels.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

New development allowed by the Project will primarily result in redevelopment and intensification of properties that are already developed with urban uses and with higher ambient noise levels. Construction noise from individual development activities would occur, but with implementation of Mitigation Measure NOISE-1, which would require construction noise control measures, are not considered cumulatively considerable. Therefore, cumulative impacts to Noise, specifically related to existing noise regulations, are less than significant.

b) Mitigation:

Mitigation Measure NOISE-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Noise (existing noise regulations) environmental effects as identified in the FEIR.

6. Transportation and Traffic.

a) Facts/Effects:

- (1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City's criteria. Under the Project, residential land use growth would be focused in areas designated by the current Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. Seven of 30 study intersections would be less than significantly impacted with the implementation of mitigation measures over multiple years as individual properties are developed or redeveloped as follows:

- Corporate Center Drive and I-710
- Fremont Avenue and Monterey Pass Road
- Atlantic Boulevard and Brightwood Street
- Atlantic Boulevard and SR-60 Eastbound Off-Ramp
- Garfield Avenue and Pomona Boulevard
- Markland Drive and Potrero Grande Drive/SR-60 Westbound Off-Ramp
- Saturn Street/Market Place Drive and Potrero Grande Drive

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Transportation and Traffic (relative to specific intersections) environmental effects as identified in the FEIR.

7. Utilities and Service Systems.

a) Facts/Effects:

(1) Water Supply. Implementation of the Project could result in insufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Water districts that serve the Planning Area completed Urban Water Management Plans ("UWMPs") that assessed water supply availability under various scenarios and determined that there is an ample supply of water. The Project forecasts population growth that exceeds those considered in the Monterey Park UWMP. It is possible that further conservation measures may be needed. Implementation of Mitigation Measure UTS-1 would ensure that there is adequate water to serve the City and the Project reducing the impacts to a less than significant level.

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to utilities and service systems.

The Project forecasts a population increase of 11,693 residents and 2,730 employees through the year 2040. This growth would result in an overall increase in demand for utility services, likely requiring new or expanded facilities over the 20-year planning horizon. New or expanded facilities would be required to comply with CEQA. Further, the cumulative impacts associated with the discrepancies between the Project population and the water district UWMP is addressed through the implementation of Mitigation Measure UTS-1. Therefore, cumulative impacts to Utilities and Service Systems are less than significant.

b) Mitigation:

Mitigation Measure UTS-1, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to avoid or substantially lessen the significant Utilities and Service Systems environmental effects as identified in the FEIR.

E. Significant Unavoidable Effects that Cannot be Mitigated to a Level of Insignificance.

The City Council finds that the following environmental effects were identified as Significant and Unavoidable in the FEIR. Implementation of the identified mitigation measures would lessen the potential environmental effects to the extent feasible but not below a level of significance.

1. Air Quality.

a) Facts/Effects:

(1) Conflicts with Local Air Quality Plan. The Project could conflict with or obstruct implementation of the applicable air quality plan.

Since the growth that could occur under the Project's 2040 conditions would be inconsistent with the 2016 RTP/SCS growth forecasts, the Project could increase the frequency and/or severity of air quality violations in the Basin or otherwise impede attainment of air quality standards. Despite implementation of Mitigation Measures AQ-2A through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Net Increase of Non-Attainment Criteria Pollutants. The Project could result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard.

Construction emissions associated with a potential level of annual development that is consistent with the Project's 2040 growth projections could result in ROG emissions during architectural coating activities that exceed SCAQMD-recommended CEQA significance thresholds. Further, the modeled maximum daily operational emissions associated with potential 2040 growth under the Project would result in NOx emissions that exceed SCAQMD-recommended CEQA significance thresholds. Despite implementation of Mitigation Measures AQ-2A through AQ-2D impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to air quality.

The Project's 2040 growth projections, and associated construction and operational emissions, are not consistent with SCAQMD planning assumptions and exceed SCAQMD-recommended emissions thresholds. Although implementation of Mitigation Measures AQ-2A through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2A through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Air Quality environmental effects as identified in the FEIR; however, the conflicts with the local air quality plan, net increase in non-attainment criteria pollutants, and certain cumulative Air Quality impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

2. Greenhouse Gas Emissions.

a) Facts/Effects:

(1) Greenhouse Gas Emissions. The Project could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

The Project's 2040 growth projection could result in GHG emissions that exceed the adjusted SCAQMD derived plan-level efficiency metric and this would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(2) Conflicts with Adopted Plans. The Project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

As stated above, Project growth could result in GHG emissions that exceed the 2017 Climate Change Scoping Plan's recommended efficiency metrics. Additionally, the Project has the potential to result in growth that is not planned for in the City's CAP, which would be a significant impact. Despite implementation of Mitigation Measures AQ-2B through AQ-2D, impacts in this regard would be significant and unavoidable.

(3) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to greenhouse gas emissions.

The Project's 2040 growth projections, and associated GHG emissions, could exceed emissions thresholds and pose a conflict with the 2017 Climate Change Scoping Plan and the City's CAP. Although implementation of Mitigation Measures AQ-2B through AQ-2D would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures AQ-2B through AQ-2D, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Greenhouse Gas Emissions environmental effects as identified in the FEIR; however, the conflicts with the greenhouse gas emission thresholds and adopted plan, and certain cumulative Greenhouse Gas Emissions impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

3. Noise.

a) Facts/Effects:

(1) Increases in Traffic Noise Levels. The Project could result in generation of a substantial permanent increase in ambient noise

levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies.

The increase in traffic noise levels along Atlantic Boulevard resulting in “clearly unacceptable” low density residential noise exposure levels is a significant impact. Despite implementation of Mitigation Measure NOISE-2, impacts in this regard would be significant and unavoidable

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to noise or vibration.

The Project’s long-term increases in traffic in the Planning Area would result in a cumulatively considerable increase in noise exposure to “clearly unacceptable” levels along Atlantic Avenue between El Repetto Drive and Floral Drive, which is a significant impact. Although implementation of Mitigation Measure NOISE-2 would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measure NOISE-2, as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Noise environmental effects as identified in the FEIR; however, the increase in traffic noise levels and certain cumulative Noise impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

4. Transportation and Traffic.

a) Facts/Effects:

(1) Existing Circulation System Plans, Ordinances and Policies. The Project could conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Project-related traffic impacts were determined by comparing the intersection LOS without and with the Project. Significant adverse traffic impacts were identified based on the City’s criteria. Under the Project, residential land use growth would be focused in areas designated by the current City Housing Element update, and new commercial and office development would be focused in areas designated by the proposed Land Use Plan. The Project anticipates that there will be a reduction in single-family residential units and light industrial facilities throughout the Planning Area. The Project identifies 27 of 30 study intersections as significantly impacted. Despite the implementation of mitigation measures outlined in Table 4.17-14 of the FEIR, the following Project

intersections would continue to have significant and unavoidable impacts:

- Atlantic Boulevard and Hellman Avenue
- Garfield Avenue and Hellman Avenue
- New Avenue and Hellman Avenue
- Atlantic Boulevard and Emerson Avenue
- Garfield Avenue and Emerson Avenue
- Atlantic Boulevard and Garvey Avenue
- Garfield Avenue and Garvey Avenue
- New Avenue and Garvey Avenue
- Corporate Center Drive and Ramona Boulevard
- Garfield Avenue and Newmark Avenue
- I-710 Northbound On-Ramp/Ford Boulevard and Floral Drive
- Corporate Center Drive/McDonnell Avenue and Floral Drive
- Monterey Pass Road/Mednik Avenue and Floral Drive
- Atlantic Boulevard and Floral Drive
- Collegian Avenue and Avenida Cesar Chavez
- Atlantic Boulevard and Avenida Cesar Chavez
- Atlantic Boulevard and 1st Street/SR-60 Westbound Off-Ramp
- Garfield Avenue and Riggins Street
- Garfield Avenue and Via Campo
- Wilcox Avenue and Pomona Boulevard

(2) Cumulative Impacts. The Project could cause substantial adverse cumulative impacts with respect to transportation and traffic.

Traffic conditions under Future 2040 with the Project would substantially impact 27 of 30 Project study intersections. Although implementation of Mitigation Measures outlined in Table 4.17-14 of the FEIR would reduce impacts, a significant and unavoidable impact would remain.

b) Mitigation:

Mitigation Measures as outlined in Table 4.17-14 (Summary of Mitigation Measures), as set forth in the EIR and MMRP.

c) Finding:

The City Council finds that the Project is required to comply with, and incorporates mitigation measures, to substantially lessen the significant Transportation and Traffic environmental effects as identified in the FEIR; however, the conflicts with the existing circulation plans, ordinances and policies, and certain cumulative Transportation and Traffic impacts of the Project cannot be mitigated below the threshold of significance, and are significant and unavoidable.

F. Growth Inducing Impacts.

Based upon the FEIR and the record of proceedings in this matter, the City Council finds that there are growth inducing impacts. Implementation of the Project would foster economic growth, resulting in population growth and the construction of additional housing units and nonresidential development within the Planning Area. That growth, however, is anticipated in the focused areas of the City that are already urbanized, allowing for the following net new development: 3,816 dwelling units; 619,932 square feet of new commercial uses; 883,902 square feet of new office space; and 607 hotel rooms.

Implementation of the Project could result in an estimated 11,693 new residents and 2,730 new employees within the Planning Area resulting in a 17 percent population increase over the next 20 years. While this population increase is more growth than the 2016-2040 RTP/SCS anticipates for the City of Monterey Park between 2020 and 2040 by 2,400 residents, this is not considered significant when compared to population and housing growth within the Los Angeles County region – an increase of approximately 1,188,600 residents and 452,900 households by 2040. Implementation of the Project could result in the addition of planned housing units, which would help to meet the anticipated regional housing demand.

G. Project Alternatives.

1. Alternatives Considered but Rejected.

In accordance with CEQA Guidelines § 15126.6(c), an EIR should identify any alternatives that were considered for analysis but rejected as infeasible and briefly explain the reasons for their rejection. According to the CEQA Guidelines, among the factors that may be used to eliminate alternatives from detailed consideration are the alternative's failures to meet most of the basic project objectives, the alternative's infeasibility, or the alternative's inability to avoid significant environmental impacts. There are no alternatives that were considered and rejected in the Project DEIR. Therefore, no finding is required to be made by the City Council relative to rejected alternatives in considering the FEIR.

2. No Project/Existing 2001 General Plan Alternative.

a) Description.

The No Project/Existing 2001 General Plan Alternative (No Project Alternative) assumes that development would occur within the Planning Area. The 2001 General Plan is 20 years old; the baseline data used for the original analysis is unavailable. For this alternative, it is assumed that only new residential development could occur; no new office, commercial, industrial, or hotel development would occur. Additionally, no new policies, goals, or development standards associated with the Focused General Plan Update would be implemented; the standards, goals, and policies associated with the 2001 General Plan would be applicable. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced to less than significant levels with the No Project/Existing 2001 General Plan Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would

remain similar or be slightly reduced with the No Project/Existing 2001 General Plan Alternative.

b) Finding.

The City Council finds that the No Project/Existing 2001 General Plan Alternative would not attain four of the five Project's basic objectives as it does not include commercial, office, or hotel development. The No Project/Existing 2001 General Plan Alternative would attain one of the five objectives but not to the same degree as the Project. Specifically, given the significant reduction in residential development associated with this alternative, the objective to "Create new housing opportunities for a full range of housing types and to increase housing affordability" would not be fully realized. The City Council finds on the basis of these considerations that the No Project/Existing 2001 General Plan Alternative, as identified in the FEIR, is infeasible.

3. Market Demand Alternative.

a) Description.

The Market Demand Alternative assumes a "market-adjusted" development scenario that evaluates the portion of the Project capacity that would likely be built by 2040, based on current and foreseeable market trends. The Market Demand Alternative reflects a reduced amount of residential, hotel and office development. This alternative would have a similar amount of total commercial space as the Project. This alternative assumes that policies, goals, or development standards associated with the Project would apply to this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Market Demand Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Market Demand Alternative.

b) Finding.

The City Council finds that the Market Demand Alternative would attain the Project's basic objectives as it includes commercial, office, residential and hotel development. However, the Market Demand Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Market Demand Alternative, as identified in the FEIR, is infeasible.

4. Reduced Density/Intensity Alternative.

a) Description.

The Reduced Density/Intensity Alternative assumes that the development in all land use categories associated with the Project would be reduced by approximately one third (33 percent). While the amount of development would be reduced, this alternative assumes that policies, goals, and development standards associated with the Project would also be applicable to development under this alternative. Development assumptions for this alternative include an overall correlating decrease in population when compared to the Project. Significant and unavoidable impacts identified for the Project related to Air Quality, Greenhouse Gas Emissions, Noise and Transportation would be reduced but would remain significant and unavoidable with the Reduced Density/Intensity Alternative. Other environmental impacts that were identified for the Project as either no impact or less than significant impact would remain similar or be slightly reduced with the Reduced Density/Intensity Alternative.

b) Finding.

The City Council finds that the Reduced Density/Intensity Alternative would attain the Project's basic objectives as it includes commercial, office, industrial, residential and hotel development. However, the Reduced Density/Intensity Alternative would not attain the five objectives to the same degree as the Project. Specifically, given the significant reduction in overall development associated with this alternative, the Project objectives providing optimal economic and housing benefits would not be fully realized. The City Council finds on the basis of these considerations that the Reduced Density/Intensity Alternative, as identified in the FEIR, is infeasible.

5. Environmentally Superior Alternative.

In compliance with Public Resources Code §15126.6(d), a matrix displaying the major characteristics and significant environmental effects of each alternative is included in the FEIR; see Table 5--2, Alternatives' Impacts Compared to Project Impacts. The purpose of this matrix is to summarize and compare how impacts associated with the implementation of the alternatives compare with the impacts associated with implementation of the Project.

Chapter 5 of the FEIR describes three alternatives to the Project including the CEQA-mandated "No Project" Alternative. Public Resources Code §15126.6 requires that one alternative be identified as the environmentally superior alternative. Furthermore, if the environmentally superior alternative is the "No Project" alternative, the FEIR must also identify the environmentally superior alternative from among the other alternatives.

Other than the No Project/Existing 2001 General Plan Alternative, the Reduced Density/Intensity Alternative would result in the least adverse environmental impacts and would therefore be the "environmentally superior alternative." This conclusion is based on the comparative impact conclusions in Table 5-2 and the analysis within Chapter 5. However, this alternative would not fully meet the objectives at the same level as the Project. The City Council finds on the basis of

these considerations that while the Reduced Density/Intensity Alternative, as identified in the FEIR, is the environmentally superior alternative, it is infeasible.

III. STATEMENT OF OVERRIDING CONSIDERATIONS.

The City Council finds on the basis of the FEIR and the entire administrative record for this matter that the unavoidable significant impacts of the Project as discussed in Section II.E. above are acceptable when balanced against the benefits of the Project. This determination is based on the following substantial economic, legal, social, technological factors, including region-wide benefits, as identified in the FEIR and the record of proceedings in the matter. Each Project objective/benefit set forth below constitutes an overriding consideration warranting approval of the Project as they outweigh the unavoidable adverse environmental effects.

- A. The Project parameters increasing density/intensity in focused areas of the City were the direct result of the analysis, findings and conclusions resulting from a Land Use Market Demand Analysis, prepared under the direction of the City in May 2019 as part of the General Plan Update to ensure the greatest economic benefit to the City and region on the whole was thoughtfully planned.
- B. The Project will help foster economic development in the City consistent with the community's vision by contributing to a strong business climate and economic growth, with positive outcomes such as business retention and attraction and employment creation balanced with new housing opportunities.
- C. The Project promotes sustainable development patterns and environmentally-friendly strategies that would minimize greenhouse gas emissions and sustain limited resources over the long term
- D. Increases the City's tax base by focusing commercial, office, industrial and hotel development and redevelopment in key urbanized areas of the City utilizing flexible approaches to land use planning and higher densities, affecting property and sales tax revenues, which in turn provides the City with resources to provide high-quality services to residents and the daytime population.
- E. The Project supports redevelopment of existing land uses with newer, more efficient development that would reduce energy consumption compared to existing conditions.
- F. The Project accommodates and encourages new businesses that promote innovation and advances in technology, high-quality service industries, and creative industries that would increase opportunities for high-skilled and knowledge workers
- G. The Project facilitates higher density, mixed use development that is effective in reducing vehicle miles traveled and fuel consumption as compared to other, more suburban types of development, improving the current balance of the City's jobs-housing ratio.
- H. The Project directs almost all planned growth into specific areas of the City to encourage infill developments that redevelop aging and underutilized properties, and stabilize the character of the City's founding neighborhoods.

- I. The use of energy resources in the Planning Area become more efficient over time with the changes in land uses envisioned by the Project and through the application of more stringent regulations that mandate energy efficiency.
- J. Implementation of the Project will result in the addition of housing units, which would help address the ever-increasing regional housing demand increasing housing affordability through flexible regulatory tools, greater range of housing types, higher densities, and expanded areas for housing as part of a mixed-use development.
- K. The Project focuses growth by increasing density/intensity of the land uses around the existing and potential transit stations along the Metro Gold Line light rail adjacent to the City's border.
- L. The Project incorporates urban design strategies that improves the physical appearance of the public realm, define the urbanized outdoor and recreation spaces, and guide the types of design appropriate for higher density, mixed-use developments including neighborhood connectivity and enhanced pedestrian experiences.
- M. The Project enhances the City's roadway network by incorporating mitigation measures that when implemented over time correlating with new development will improve the efficiency of some intersections, improving transportation and safety in the City.

IV. RECIRCULATION.

A. Facts.

The City received comments on the DEIR from members of the public and from public agencies in both written and oral form. The FEIR contains written responses to all comments ("Responses to Comments") received on the DEIR as of July 25, 2019. Some comments were incorporated into the FEIR as factual corrections and minor changes. The FEIR includes all factual corrections and minor changes to the DEIR. All comments and testimony received before and at the City Council's public hearing have been considered.

B. Finding.

Pursuant to CEQA Guidelines § 15088.5 and Public Resources Code § 21092.1, and based on the FEIR and the record of proceedings in for the Project, the City Council finds that:

1. Factual corrections and minor changes are set forth as additions and corrections to the DEIR; and
2. The factual corrections and minor changes to the DEIR are not substantial changes in the DEIR that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Project, a feasible way to mitigate or avoid such an effect, or a feasible Project alternative; and
3. The factual corrections and minor changes to the DEIR will not result in new significant environmental effects or substantially increase the severity of the significant effects previously disclosed in the DEIR; and

4. The factual corrections and minor changes to the DEIR will not involve mitigation measures or alternatives which are considerably different from those analyzed in the DEIR that would substantially reduce one or more significant effects on the environment; and
5. The factual corrections and minor changes to the DEIR do not render the DEIR so fundamentally inadequate and conclusory in nature that meaningful public review and comment would be precluded.

Accordingly, the City Council finds that none of the conditions set forth in CEQA Guideline § 15088.5 or Public Resources Code § 21092.1 requiring recirculation of a draft environmental impact report were met. The City Council further finds that incorporation of the factual corrections and minor changes to the DEIR into the FEIR does not require that the FEIR be recirculated for public comment.

V. SUBSTANTIAL EVIDENCE.

The City Council finds and declares that substantial evidence for each and every finding made herein is contained in the FEIR, which is incorporated herein by this reference, and in the record of proceedings in the matter.

ATTACHMENT 3
Focused Area Summary Table

Focus Area	Current GP FAR/Height	Proposed GP FAR/Height
Corporate Center	2.0/100'	4.0/125' 2.0/60' (north end)
Corporate Place	0.60/40' (commercial only)	1.0/50' (added industrial)
Monterey Pass Road	0.65/zoning controls	0.65/35'
North Atlantic	2.0/75'	2.0/75'
Mid Atlantic	0.75/50' Mixed use	1.5/50' Commercial only
South Atlantic	0.65/40' No housing	0.65/40' Housing overlay @60 du/ac, 50'
North Garfield	1.0/60'	1.5/60'
Downtown Core	1.0/75'	2.5/75'
Downtown Perimeter	0.65/55'	1.5/50'
East Garvey	0.5/zoning controls With housing 0.75	1.5/50' Stand-alone residential okay on nonarterial streets
Saturn Park	0.60/40'	1.0/50'
MarketPlace	0.5-2.0 based on lot size/50'	0.65/35'

ATTACHMENT 4

Draft Monterey Park General Plan Land Use Element and Focused Environmental Impact Report

ATTACHMENT 5

1688 West Garvey Avenue Zoning Clarification Letters,
dated September 4, 2019 and September 10, 2019

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.montereypark.ca.gov



City Council

Peter Chan
Mitchell Ing
Stephen Lam
Hans Liang
Teresa Real Sebastian

City Clerk

Vincent D. Chang

City Treasurer

Joseph Leon

Mr. Karl H. Berger
Assistant City Attorney
City of Monterey Park
320 West Newmark Ave
Monterey Park, CA 92614

September 4, 2019

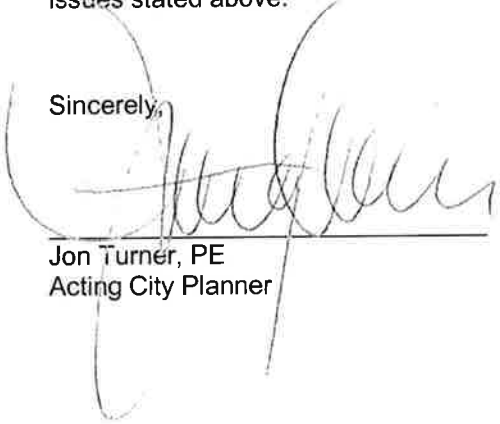
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential. They state that from a plan view perspective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

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Assistant City Attorney
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320 West Newmark Ave
Monterey Park, CA 92614

September 10, 2019

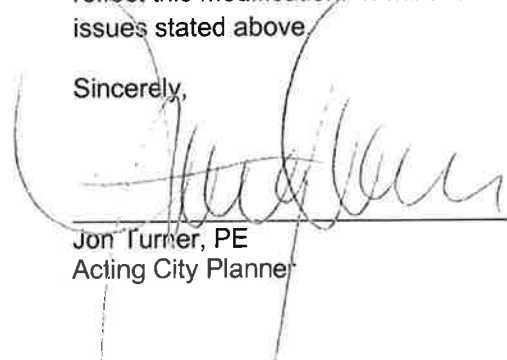
1688 W. Garvey Ave – Proposed Zoning Review

I received an email from the above parcel owner's representative regarding the proposed zoning that is contained in the City of Monterey Park Draft Land Use and Urban Design Element. The parcel is proposed to be zoned as High Density Residential (Figure LU-3 – page 26 of the document). Additionally, the definition of the density is provided in Table LU-1 on page 28 of the document. They state that from a plan view prospective that the parcel is attractive as high density residential; however, from a topographical standpoint as well as the underlying geologic issues and the proposed geotechnical solutions for development this parcel is not a good candidate for high density residential. In their document, they specifically state:

- Primarily, the steep slopes on the property highly constrain development on that parcel.
- Additionally, as we endeavor to cure historic geotechnical failures on the property, a great deal of developable footprint will be used for geotechnical solutions.
- More specifically, it is anticipated that a big part of the geotechnical solution will involve the use of tiebacks which serve to even further constrain the developable area of the site.

They have requested a Low Density Residential zoning designation for the parcel in the Land Use and Urban Design Element analysis and recommendation. I have reviewed their statements and concur with their recommendation. Please modify the draft Land Use and Urban Design Element to reflect this modification. It will allow the parcel to be developed with a zoning that is amenable to the issues stated above.

Sincerely,


Jon Turner, PE
Acting City Planner

Enclosures

ATTACHMENT 6

Planning Commission Minutes dated September 24, 2019

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2019**

The Planning Commission of the City of Monterey Park held a regular meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, September 24, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy de Dios called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Eric Brossy De Dios, Ricky Choi, Theresa Amador, Antonio Salazar, and Delario Robinson,

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Mark A. McAvoy, Public Works Director/City Engineer/City Planner, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. **CONDITIONAL USE PERMIT (CU-19-06) TO ALLOW FOR A BUSINESS COLLEGE (COMPUTER TRAINING) IN THE O-P (OFFICE PROFESSIONAL) ZONE – 1455 MONTEREY PASS ROAD #206**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Jian Feng Liu, 1455 Monterey Pass Road, #206, Monterey Park, CA 91754, stated that he worked at AT&T's IT department for 12 years and then became Cisco certified and now would like to offer the same certification services to others who are looking for higher paying jobs.

Commissioner Salazar inquired about how the space will be utilized. Applicant Liu replied that the space will not be setup in the traditional sense. The business is computer training and many of the courses are offered on-line.

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Commissioner Robinson inquired if the applicant would be one of the instructors. Applicant Liu replied that he will be one of the instructors, but there will be other instructors as well. Many of the courses will be taught through WebEx.

Commissioner Amador inquired if the unit will be accessible. Property Owner, Duke Hwynn, 1455 Monterey Pass Road, Suite #206, Monterey Park, CA 91754, stated that he has been a Monterey Park resident for many years. He operated an import/export business at the location for many years and now is looking to sell the unit to the applicant. The building is older and does not have an elevator. Director McAvoy stated that there may be an occupancy change with this application which may trigger upgrades to the building. This is something the Applicant would work with the Building Official on.

Commissioner Choi inquired if the building has different property owners. Planner Tewasart replied that the building is an office condominium.

Commissioner Amador inquired if there is a management company. Owner Hwynn replied that there is an HOA with 7 board members and there is a management company that helps to maintain the property.

Commissioner Brossy de Dios inquired about the number of parking spaces. Planner Tewasart replied that there are 73 parking spaces available on the property. The parking ratio for office use is 4 per 1,000 and for a college it is 3 per 1,000. The parking requirement will be less.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 14-19** approving Conditional Use Permit (CU-19-06) to allow operation of a business college in the O-P (Office Professional) Zone at 1455 Monterey Pass Road, #206, with an amended condition.

Amended:

10. If "~~as-built~~" amended plans are required, additional fees will be due for the review of the drawings.

Resolution No. 14-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-06) TO PERMIT OPERATION OF A BUSINESS COLLEGE AT 1455 MONTEREY PASS ROAD #206.

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None

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Abstain: Commissioners: None

3-B. GENERAL PLAN UPDATE

Director McAvoy provided a brief summary of the staff report.

Consultant Stetson provided a PowerPoint presentation.

Commissioner Robinson stated that the letter submitted by Cox Castle Nicholson regarding Atlantic Square is addressed to him as the chairperson; however, he is not the current chairperson of the Planning Commission.

Commissioner Salazar inquired if the updates looked at increasing the frequency of MTA bus services. Consultant Stetson replied that will be looked at in the Circulation Element.

Commissioner Amador inquired about the project schedule for the property located at 1688 West Garvey Avenue. She has lived in the City since the 1960s and the property has had health and safety issues for 25 years. She wanted to know if the proposed update would mean that the health and safety issues will be addressed.

Attorney Berger replied that per a settlement agreement with the property owner, the property would either be approved for a single-family subdivision by 2021 or the City would take action on its own, reimbursed by the property owner, to permanently stabilize the slope. Efforts are underway at present to "winterize" the slope.

Attorney Alfredo Fraijo Jr., SMRH, 333 South Hope Street, Los Angeles, CA 90071, stated that he is present on behalf of property owners.

Commissioner Choi inquired if policies can be included to more vigorously promote higher property maintenance standards.

Commissioner Amador inquired about the tool or mechanism to designate the Cascades Waterfalls, El Encanto, the Observatory and Historical Museum as historic properties. Consultant Stetson replied that there is an existing goal in the Resources Element that states to preserve the historical resources of Monterey Park.

Commissioner Amador inquired if the proposed updates to the Golf Course area meant that the two existing restaurants would be removed. Consultant Stetson replied that this is a policy document and no actual construction projects are proposed as part of the updates.

Commissioner Amador inquired about what buffers and transition areas mean. Consultant Stetson replied that it can either mean additional setbacks or the stepping back of building heights. The additional setback can be used for landscaping purposes or parking. The transition areas are proposed for properties that abut residential areas.

Commissioner Amador inquired about the proposed update around the Market Place area. Consultant Stetson replied that 20 years ago Southern California Edison had plans to consolidate their transmission facilities, thus leaving certain properties in Monterey Park

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available for other uses. The idea was to establish the land use for future commercial developments. However, with the decommissioning of the San Onofre Plant and construction of the MESA substation, Southern California Edison is no longer looking to sell of their property, so the proposed update is to reflect the current land use as public facility.

Commissioner Choi inquired if the proposed updates to the Atlantic Boulevard area will impact the project approved at the southwest corner of Atlantic Boulevard and Garvey Avenue. Planner Tewasart replied that the update will mostly affect the southeast corner of the Atlantic Boulevard and Garvey Avenue.

Commissioner Salazar inquired if the alleyway is the boundary of the mixed-use area on East Garvey. Consultant Stetson relied yes.

Chairperson Brossy de Dios inquired why the land use of the properties located south of Garvey Avenue was not changed from the Low Density Residential to Medium Density Residential to be more consistent with the properties located to the south. Consultant Stetson replied that a consistent comment received throughout the public outreach process was to maintain the residential areas as they exist today.

Chairperson Brossy de Dios inquired why the height was decreased in the Downtown Perimeter area. Consultant Stetson replied that it was to create a transition from the Downtown to adjacent residential areas.

Chairperson Brossy de Dios inquired if the environmental impact report can be adopted even though there are significant impacts that cannot be mitigated. Consultant Stetson replied that the California Environmental Quality Act specifically allows for this to occur with a Statement of Overriding Considerations.

Commissioner Brossy de Dios inquired if comments were received from AQMD. Consultant Lisa Brownfield replied that SCAQMD's 2016 RTP is based on the current General Plan. If a jurisdiction plans for growth beyond the existing General Plan, it is very likely that the proposed plan will exceed the 2016 RTP and SCAQMD standards. The EIR proposes a number of mitigation measures that lessen the air quality impacts but do not bring them below the threshold. The mitigation measures deal with construction emissions; paint/coating emissions; requiring some Cal Green voluntary measures for residential and mixed use developments; and requiring TDM for some non-residential development. SCAQMD provided a response to the DEIR. Many of the comments requested mitigation beyond the scope and focus of a program EIR.

Chairperson Brossy de Dios opened the public hearing.

Speaker Carlos Palafox, 4695 MacArthur Boulevard, Newport Beach, CA 92660, on behalf TRC, stated that the property ownership would like the Planning Commission to consider allowing a mixed-use land use extend over to their property east of Atlantic Boulevard. He summarized the letter addressed and provided to the Planning Commission.

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Commissioner Amador inquired about the current condition of the property and why there were so many vacancies, in particular behind Boston Market. Speaker Palafox replied that the market is changing and with the increase of on-line purchasing, retail stores are decreasing. They are evaluating all their options.

Commissioner Choi inquired why the Housing Element was not prepared along with the Land Use Element. Director McAvoy replied that the City Council's direction was to move forward with the Land Use Element first and consider subsequent elements at a later time. Planner Tewasart added that the State has just recently released their project population numbers and methodology for distribution, and the RHNA is still being considered.

Chairperson Brossy de Dios closed the public hearing.

Commissioner Choi inquired if staff could look into the request to what impacts there may be to the current proposal and the draft environmental impact report.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-19** recommending that the City Council Certify the Final Environmental Impact Report, adopt Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program for the Monterey Focused General Plan Update – Monterey Park 2040, with the corrections identified on page 4 of the staff report and the proposed land use change to property located at 1688 West Garvey Avenue.

Resolution No. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK– MONTEREY PARK 2040.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Robinson to consider an ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Amador and seconded by Commissioner Choi for staff to further to analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson

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Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador to consider adding policies to vigorously encourage and promote higher quality property maintenance standards, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Choi to revise on page 99 of the Land Use Element Implementation Plan, under Program 11: Climate Change Action Plan Time Frame to read, "Short and Intermediate," motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Salazar

[4.] **OLD BUSINESS:** None

[5.] **NEW BUSINESS:** None

[6.] **COMMISSION COMMUNICATIONS AND MATTERS:** None

[7.] **STAFF COMMUNICATIONS AND MATTERS:** None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 9:27 p.m.

Next regular scheduled meeting on October 8, 2019 at 7:00 p.m. in the Council Chambers.



Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

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ATTACHMENT 5

Land Use Policy Map 1 and Land Use Policy Map 2

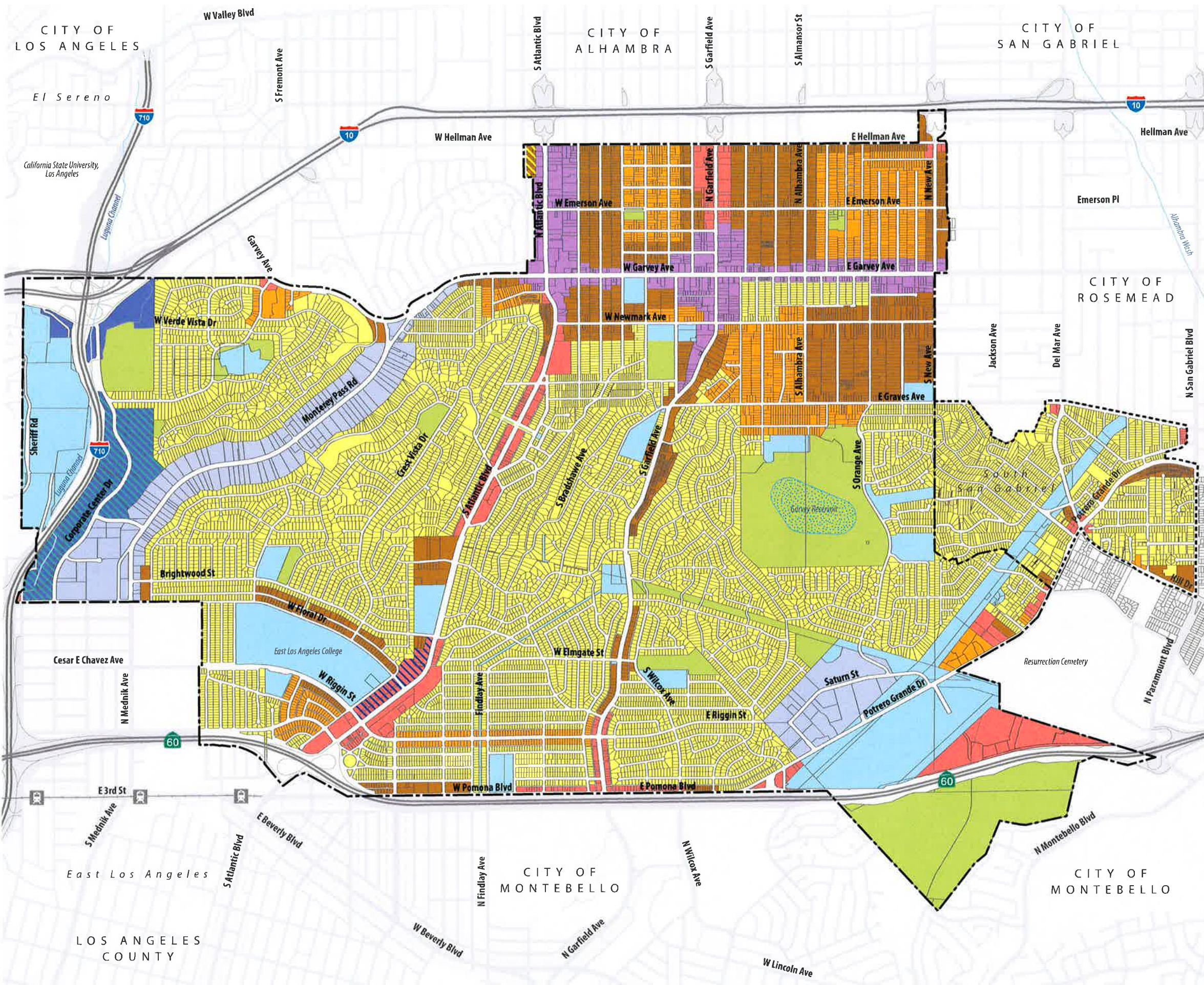


FIGURE LU-3:
LAND USE POLICY MAP
Option 1

- Land Use Designations**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Mixed Use
 - Corporate Center
 - Innovation/Technology
 - Public Facilities
 - Open Space
 - Housing Overlay I
 - Housing Overlay II
 - Housing Overlay III

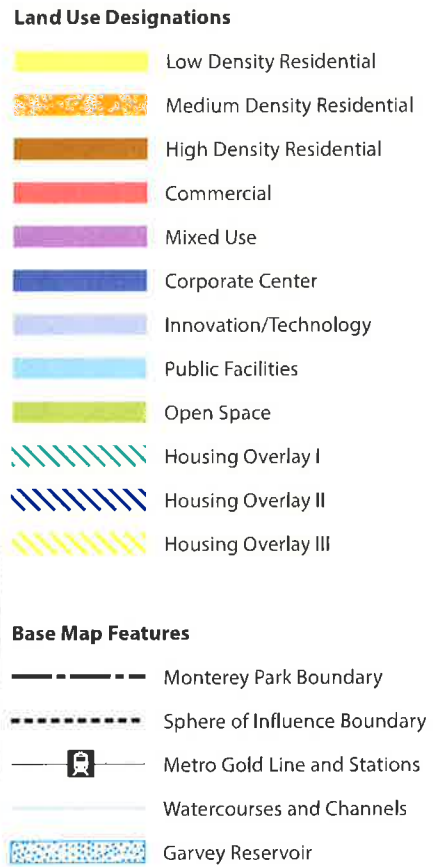
- Base Map Features**
- Monterey Park Boundary
 - Sphere of Influence Boundary
 - M

 Metro Gold Line and Stations
 - Watercourses and Channels
 - Garvey Reservoir

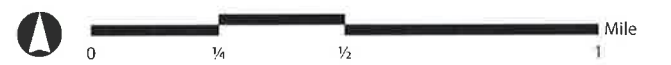
Note: Also see Regulating Plan

October 2019
 Sources: City of Monterey Park and MIG, 2019.





Sources: City of Monterey Park and MIG, 2019.



ATTACHMENT 2

Draft Ballot Proposition entitled the “Monterey Park 2040 Land
Use Element Proposition”

CITY OF MONTEREY PARK

RESOLUTION NO.

A RESOLUTION ADDING A PROPOSITION TO THE BALLOT FOR THE PREVIOUSLY CALLED MARCH 3, 2020, REGULAR MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council finds as follows:

- A. Government Code §§ 65300-65302 require the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develops policies and programs to achieve those goals. By statute, a General Plan is required to be updated “periodically.” The last update to the Land Use Element of the General Plan (the “LUE”) occurred in 2001;
- B. On December 5, 2019, the City Council conditionally approved a new LUE (the “Project”) subject to voter approval;
- C. Before approving the Project, the City Council certified a Final Environmental Impact Report (“FEIR”) for the Project which was filed as State Clearing House No. 2001-01-1074;
- D. Because this Resolution was adopted after certification of the FEIR, and because the FEIR completely analyzed the Project that would be approved by the Protecting Land Use in Monterey Park Proposition, the City Council complied with CEQA in accordance with all applicable law including, without limitation, *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165.

SECTION 2. Pursuant to Elections Code § 9222, the City Council places a proposition on the ballot for the regular municipal election scheduled for Tuesday, March 3, 2020, as previously established and implemented by City Council Resolution No. 12112 adopted on October 16, 2019.

SECTION 3. A copy of the proposition to be considered by the voters is attached as Exhibit “A,” and incorporated by reference.

SECTION 4. Pursuant to Elections Code §§ 9222, 9603, and 13119, the exact form of the question to be voted on at the election as it should appear on the ballot is as follows:

Monterey Park 2040 Land Use Element Proposition	YES
Shall the Monterey Park 2040 Land Use Element Proposition be adopted?	NO

SECTION 5. The City Clerk must certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 6. The Mayor, or presiding officer, is hereby authorized to affix a signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or designee, is directed to attest thereto.

SECTION 7. This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS ____ DAY OF _____, 2019.

Hans Liang, Mayor

Attest:

Vincent Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

Attachment:

Exhibit A – Full Text of the Ballot Measure

EXHIBIT A

BALLOT PROPOSITION TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Monterey Park do ordain as follows:

SECTION 1: Title. This proposition is entitled the “Monterey Park 2040 Land Use Element Proposition.”

SECTION 2: Adoption of Land Use Element of the General Plan. The Land Use Element of the Monterey Park General Plan approved by the City Council on December 5, 2019 (the “LUE”) is adopted by this reference as if fully set forth. Because the LUE is voluminous (more than 100 pages), the full text of the measure may be accessed on the City’s website at the following web site address: www.montereypark.ca.gov/MPKLUE.

SECTION 3: Implementation of this Proposition.

A. ***City Council Authority.*** Pursuant to Elections Code § 9217, the People authorize and direct the City Council to promptly take appropriate actions needed to implement this Proposition including, without limitation, adopting all zoning regulations needed to effectuate this Proposition by ordinance. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition or the Monterey Park Municipal Code, all land use regulations adopted by the City Council that are consistent with this Proposition are retroactively ratified and validated by the People.

B. ***State Imposed Land Use Legislation.*** Pursuant to Elections Code § 9217, the People authorize and direct the City Council to undertake appropriate actions needed to implement state legislation affecting land use regulations by ordinance. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition or the Monterey Park Municipal Code, all land use regulations needed to be adopted or amended in response to state legislation including, without limitation, the land use element and zoning regulations, may be adopted upon the City Council’s own authority.

C. ***Reconciliation with Competing Proposition.*** In the event another ballot measure (a “Competing Proposition”) appears on the same ballot as this Proposition that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Proposition, that differ in any respect to or supplement, those contained in this Proposition, the People declare their intention that, if both the Competing Proposition and this Proposition receive a majority of votes cast, the

Competing Proposition and this Proposition be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a "provision by provision" basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Proposition receiving the greater number of votes will prevail.

SECTION 4: Interpretation. This Proposition must be interpreted to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Proposition is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Proposition. The People declare that this Proposition, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Proposition is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Proposition that can be given effect without the invalid application.

SECTION 5: Repeal and Supersession. The People adopt this Proposition with the specific intent of superseding any contrary regulation, including those previously adopted by the People, or administrative policy and procedure. Consequently, all regulations that conflict with this Proposition are repealed or modified to reconcile them with this Proposition.

SECTION 6: Construction. This Proposition must be broadly construed in order to achieve the purposes stated in this Proposition. It is the People's intent that the provisions of this Proposition be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Proposition.

SECTION 7: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Proposition's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Proposition.

SECTION 8: Validity of Previous Code Sections. If this entire Proposition or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the LUE, MPMC, or other ordinance by this Proposition will be rendered void and cause such previous LUE, MPMC provision, or other the ordinance to remain in full force and effect for all purposes.

SECTION 9: Severability. If any portion of this Proposition is held by a court of competent jurisdiction to be invalid, the remainder of the Proposition and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain

and reenact that portion, and (ii) the City Council implement this Proposition by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Proposition, and then adopting or reenacting such portion as necessary or desirable to allow its implementation.

SECTION 10: *Effective Date.* This Proposition will be submitted to a general election on March 3, 2020 for voter approval. If a majority of voters vote in favor of this Proposition, it will become valid and binding 10 days after the date that the City Council certifies the election results in accordance with Elections Code § 9217. The Mayor will sign this Proposition and the City Clerk will attest and certify to the passage and adoption of this Proposition.

PASSED AND ADOPTED this ____ day of _____, 2020.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, Assistant City Attorney

ATTACHMENT 3

Draft Resolution requesting an Impartial Analysis

CITY OF MONTEREY PARK

RESOLUTION NO. xx

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION CAPTIONED THE "MONTEREY PARK 2040 LAND USE ELEMENT PROPOSITION."

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to Elections Code § 9280, the City Clerk is directed to transmit a copy of the ballot proposition entitled the "Monterey Park 2040 Land Use Element Proposition" to the City Attorney for an impartial analysis.

SECTION 2. Upon receiving the ballot measure, the City Attorney is directed to prepare an impartial analysis of the proposed ballot measure showing its effect, if any, on existing law and the operation of the measure. Such analysis must not be more than 500 words.

SECTION 3. The impartial analysis must include a statement indicating whether the proposed measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the City.

SECTION 4. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there must be printed immediately below the impartial analysis, in not less than 10 point bold type, the City Clerk should have the following language printed: "The above statement is an impartial analysis of the proposed ballot measure (Resolution Nos. xx). If you desire a copy of the legislation affected by this measure, please call the City Clerk's office at (xxx) xxx, and a copy will be mailed at no cost to you."

SECTION 5. The impartial analysis of the proposed ballot measure must be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 6. Pursuant to 52 U.S.C.A. § 10503, the City Clerk will:

- A. Translate the City Attorney's analysis in accordance with regulations set forth by the Los Angeles County Registrar Recorder's office; and
- B. Make copies of the translations of the City Attorney's analysis publicly available.

SECTION 7. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 8. The Mayor, or presiding officer, is authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 9. This Resolution will become effective immediately upon adoption.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE
CITY OF MONTEREY PARK ON THIS _____ DAY OF DECEMBER, 2019.**

Hans Liang, Mayor

Attest:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: December 5, 2019

Old Business

AGENDA ITEM NO: Agenda Item 3-B

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Mark McAvoy, Public Works Director/City Engineer/City Planner
SUBJECT: Consideration and direction regarding placing a proposition on the March 3, 2020 ballot to amend Monterey Park Municipal Code Chapter 21.42 (Measure L)

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution adding a proposition entitled the "Protecting Land Use in Monterey Park Proposition" to the previously called March 3, 2020 ballot;
2. Adopting a resolution requesting that the City Attorney prepare an impartial analysis for the Protecting Land Use in Monterey Park Proposition;
3. If desirable, direct that the City Manager draft a resolution for City Council consideration on a future meeting agenda supporting the Protecting Land Use in Monterey Park Proposition;
4. If desirable, designate one or more Councilmembers to draft an argument in favor of the Protecting Land Use in Monterey Park Proposition; and
5. Take such additional, related, action that may be desirable.

BACKGROUND:

As stated in the companion agenda item regarding the Land Use Element ("LUE") ballot proposition, this agenda item contemplates a ballot proposition that would potentially amend Monterey Park Municipal Code ("MPMC") Chapter 21.42. This Chapter is a codification of Measure L that was adopted by voters in 1982.¹

Measure L generally² provides that:

"No amendment of the land use element of the General Plan, the zoning map and/or the Zoning Code of the City as heretofore amended or any other action of the City Council by which there would be permitted any use of land other than as presently defined in the land use element, zoning

¹ Ordinance No. 1578.

² MPMC § 21.42.010.

map and/or Zoning Code of the City shall be valid or effective for any purpose whatsoever unless and until such amendment shall have been approved by a majority of those voters of the City voting thereon at any regular or special municipal election; and the City Council shall refer any such amendment approved by it to said voters pursuant to the provisions of Section 4017³ of the Election Code of the State.”

Measure L does provide exceptions to this general rule.⁴ Voter approval is not required for:

“(A) Variances.

(B) Conditional use permits.

(C) Changes in uses and requirements within zones which do not increase residential densities (defined as total number of dwelling units per gross acre as prescribed by the Zoning Code), or do not change lot size or building height requirements in the commercial or manufacturing zones as currently defined by the Zoning Code.

(D) Rehabilitation and remodeling of existing developments.

(E) General Plan and/or zone changes which do not exceed one acre of land, except as set forth in subsection (F) of this section.

(F) General Plan and/or zone changes for property zone multiple family (R-2 or R-3) that are adjacent to regional specialty (R-S) Zone within and adjoining the North Atlantic Specific Plan area, only if:

(1) The City or redevelopment agency is a participant in the development of the subject property by way of development agreement, disposition and development agreement, or owner participation agreement; and

(2) The General Plan and/or zone change shall require a twenty-five (25) foot setback from any residential street/alley abutting the former multiple family zoned property and said setback area shall be landscaped and maintained. Vehicular access shall be permitted within said setback area.

(G) Dwelling units of any low or moderate income and senior citizen projects funded or subsidized pursuant to the provisions of applicable federal, State, or local laws or programs.”

³ Note that in 1994, Elections Code § 4017 was recodified to Elections Code § 9222 which empowers the City Council to place a proposition on the ballot on its own authority.

⁴ See MPMC § 21.42.020. Note that in 1999, voters approved Ordinance No. 1951 which made slight changes to the exceptions which are reflected in MPMC § 21.42.020.

The November 20th staff report provided a brief overview⁵ regarding why the City Council may wish to seek voter approval to amend MPMC Chapter 21.42:

- The California Legislature continues to interfere with local control over land use decisions on a statewide basis. As a general law city, Monterey Park is legally obligated to implement state mandated land use regulations including those related to zoning, affordable housing, and development. While the separate LUE ballot proposition would – if approved by the voters – delegate authority to the City Council to make changes to the LUE and MPMC to accommodate those state laws, a broader delegation of authority from the voters may also be desirable.
- There are pending residential and commercial developments that, if approved, would advance the City Council's goals and objectives as to economic development. For example, 127 North Garfield Avenue (a proposed mixed-use development at the southwest corner of North Garfield Avenue and Avondale Avenue) and 126 North New (a 66-unit residential development).
- The cost of conducting special elections continues to increase. Developers proposing projects that may benefit the City – either economically or otherwise – may be discouraged by both the cost of an election and the uncertainty arising from whether voters would approve a ballot measure authorizing a specific development. Consequently, projects that might otherwise be built in Monterey Park will be constructed elsewhere.

In the nearly 40 years since Measure L was adopted, the City has undergone significant economic and community changes. And, the City will face new challenges that may require a timely response by the City Council to act in the public's interest.

With that understanding, the City Council may wish to consider balancing the voter's desire to vigorously defend the community envisioned in the LUE with the need for greater flexibility as to land use decisions. Delegating authority back to the City Council to make most land use decisions – even on a supermajority vote (either 4/5 or unanimously) – would help fulfill the City's obligation to protect and enhance the community.

Recognizing the City Council's discussion during its November 20th meeting, the draft ballot proposition would, if approved by voters, substantively amend MPMC Chapter 21.42 as follows:

⁵ There are also some practical, "housekeeping," items that should be clarified. For example, MPMC Chapter 21.42 references the former Monterey Park Redevelopment Agency (and land development methods formerly authorized under the Redevelopment Law). All redevelopment agencies were dissolved in 2011.

- After a public hearing and a supermajority vote (4/5s of the City Council), the City Council would be authorized to amend the LUE, the City's zoning map, and any zoning regulation in the MPMC.
- If 4/5s of the City Council did not approve any such amendment, upon majority vote the City Council could place the matter on the ballot to seek voter approval for such changes.
- If a land use application were denied by the City Council, failed to obtain sufficient votes for approval, or was not placed on the ballot, then an applicant could not reapply for the same (or substantially the same) land use decision within one year after the City Council's decision (or inaction).

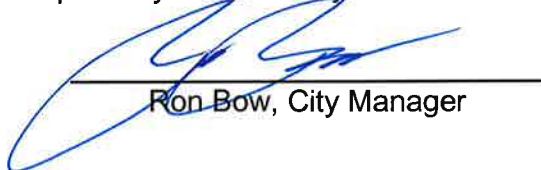
A redlined version of MPMC Chapter 21.42 showing the proposed changes that would be implemented by the draft ballot proposition is included for discussion.

Also included for the City Council's consideration is a resolution requesting that the City Attorney prepare an impartial analysis regarding the ballot proposition. An impartial analysis is not legally required for ballot propositions; the City Council may opt for one to be prepared.

Two last items for consideration are (a) whether staff should prepare a resolution for City Council consideration supporting the ballot proposition; and (b) if the City Council wishes to appoint Councilmembers to draft a ballot argument in favor of the proposition. At its November 20th meeting, the City Council adopted a resolution regulating ballot arguments; no new resolution needs to be adopted.

The deadline for placing propositions on the March 3, 2020 ballot is December 6, 2019.

Respectfully submitted by:



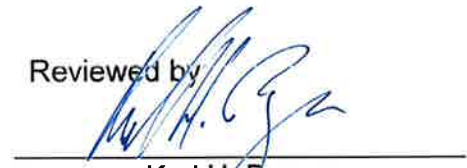
Ron Bow, City Manager

Prepared by:



Mark McAvoy
Public Works Director/City
Engineer/City Planner

Reviewed by



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

- November 20, 2019 staff report regarding LUE ballot proposition.

- Draft Ballot Proposition entitled the “Protecting Land Use in Monterey Park Proposition.”
- Redlined version of MPMC Chapter 21.42 showing proposed changes implemented by draft ballot proposition.
- Draft Resolution requesting an Impartial Analysis.

ATTACHMENT 1

November 20, 2019 staff report regarding LUE ballot proposition



City Council Staff Report

DATE: November 20, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-B

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Mark McAvoy, Public Works Director/City Engineer/City Planner
SUBJECT: Consideration and direction regarding placing a proposition on the March 3, 2020 ballot to adopt the Land Use Element to the Monterey Park General Plan

RECOMMENDATION:

It is recommended that the City Council:

1. Receive and file this report;
2. Provide direction to the City Manager regarding drafting a ballot proposition for consideration on the December 4, 2019 City Council meeting; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In 1982, voters adopted Measure L¹ which is codified in Monterey Park Municipal Code ("MPMC") Chapter 21.42. With some exceptions, Measure L generally requires that amendments to the land use element of the Monterey Park General Plan, zoning map, or zoning regulations be approved by voters.

A separate item on tonight's recommends that the City Council adopt the pending 2040 Land Use Element ("LUE") subject to voter approval. This item gives the City Council an opportunity to craft the ballot proposition for the LUE. Among other things, the City Council should consider including language in the ballot proposition that delegates authority to the City Council to adopt zoning regulations that implements the LUE. It may also want to consider asking voters to delegate authority to the City Council to amend the LUE and zoning regulations in the future without the need for placing matters on the ballot. This may be particularly important in light of the volume of land use regulations being imposed by the California Legislature upon local jurisdictions. These new rules will generally become effective on January 1, 2020 and will likely require the City Council to consider a number of different amendments to City's General Plan including the Housing Element and LUE along with corresponding changes to the MPMC's zoning regulations. Beyond such state-imposed requirements, there may be

¹ Ordinance No. 1578.

policy reasons why it would be in the public interest to allow the City Council to exercise broader land use authorities to help accelerate economic growth.

BACKGROUND:

The City Council will tonight consider whether to conditionally approve the LUE. This is the culmination of a process that began nearly a year ago; the City Council last considered the LUE at its October 28, 2019 special meeting.

As noted throughout the public process, while the City Council may approve the LUE, it cannot become effective without voter ratification. Measure L, adopted in 1982, requires (with some exceptions) that amendments to the LUE and City's zoning regulations be approved by voters. This agenda item is the City Council's opportunity to provide direction on how to draft a proposition for the March 2020 ballot.

In reviewing this matter, it is staff's strong recommendation that the ballot proposition address at least three substantive issues: (1) ratification of the City Council's action in approving the LUE; (2) authorizing the City Council to implement that LUE by adopting applicable zoning regulations; and (3) ratifying the City Council's previous land use decisions made in accordance with the current LUE and MPMC. Additionally, staff suggests that the City Council consider asking that voters authorize the City Council to amend the LUE and zoning regulations without the need for voter approval upon a supermajority, i.e., 4/5s vote, of the City Council. The reasons for this are severalfold:

- There are a multitude of land use regulations being imposed by the State of California that will become law on January 1, 2020. Here is a table with a very brief overview:²

Bill	Needed Action
AB 101	Update MPMC regarding "low barrier navigation centers" (LBNCs). LBNCs are shelters where homeless persons can temporarily live. These must be allowed as a matter of right within multifamily and mixed uses if the development meets specified requirements.
AB 101; AB 1763	Review and update MPMC to comply with new criteria in the Density Bonus Law: (1) 100% of the units in the proposed multifamily development are for lower income households; (2) the rent for at least 20% of the units is set at an "affordable rent;" and (3) the rent for the remaining units is consistent with the maximum rent levels for housing developments that receive state/federal housing tax credits.
AB 1485	Review and update MPMC to ensure compliance with Planning and Zoning Law. This requires the City to expand the types of residential development projects that must be considered via a ministerial, rather than discretionary, process.
AB 1743	Review and update MPMC to ensure compliance with Housing Accountability

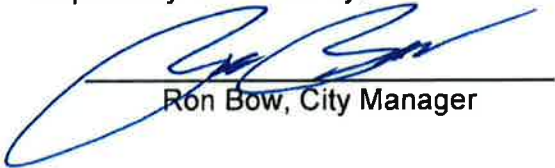
² A complete overview along with recommended changes to the MPMC will need to be considered by the City Council in January 2020.

	Act. This Bill exempts properties receiving a welfare exemption from special taxes imposed by the City.
SB 330	City to update MPMC and create checklist. This Bill requires the City to accept "preliminary applications" for housing development projects; insulates such projects from development impact fees and other changes in law; and requires cities to create a checklist regarding such preliminary applications.

- There are pending residential and commercial developments that, if approved, would advance the City Council's goals and objectives as to economic development. For example, 127 North Garfield Avenue (a proposed mixed-use development at the southwest corner of North Garfield Avenue and Avondale Avenue); 1600-1688 West Garvey Avenue (an anticipated 15-unit residential development); and 126 North New (a 66-unit residential development).
- The cost of conducting special elections continues to increase. For example, the projected cost for the November 2019 special election – which is the election planned for the LUE ballot measure – was nearly \$500,000. In contrast, Measure A approved by voters five years ago in 2014 cost the developer approximately \$50,000.

A ballot proposition that delegates authority back to the City Council to approve LUE amendments and changes to the MPMC's zoning regulations would help implement desirable projects and assist the City in complying with new California laws. To protect the LUE – and to help preserve the voters' intent in adopting Measure L – the City Council could require that any amendment to the LUE or MPMC require a supermajority, or unanimous, vote by the City Council. And, the ballot proposition could limit the number of times that an applicant could seek City Council approval for a LUE or MPMC amendment. For example, an applicant could be barred from resubmitting an application to the City for the same or substantially same project for a period of time after its denial. These are just some discussion items that the City Council may wish to consider. The deadline for placing propositions on the March 3, 2020 ballot is December 6, 2019.

Respectfully submitted by:



Ron Bow, City Manager

Prepared by:



for Mark McAvoy
Public Works Director/City
Engineer/City Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT 2

Draft Ballot Proposition entitled the “Protecting Land Use in
Monterey Park Proposition”

CITY OF MONTEREY PARK

RESOLUTION NO.

**A RESOLUTION ADDING A PROPOSITION TO THE BALLOT FOR THE
PREVIOUSLY CALLED MARCH 3, 2020, REGULAR MUNICIPAL
ELECTION PURSUANT TO ELECTIONS CODE § 9222**

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to Elections Code § 9222, the City Council places a proposition on the ballot for the regular municipal election scheduled for Tuesday, March 3, 2020, as previously established and implemented by City Council Resolution No. 12112 adopted on October 16, 2019.

SECTION 2. A copy of the proposition to be considered by the voters is attached as Exhibit "A," and incorporated by reference.

SECTION 3. Pursuant to Elections Code §§ 9222, 9603, and 13119, the exact form of the question to be voted on at the election as it should appear on the ballot is as follows:

Protecting Land Use in Monterey Park Proposition Shall the Protecting Land Use in Monterey Park Proposition be adopted?	YES
	NO

SECTION 4. The City Clerk must certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 5. The Mayor, or presiding officer, is hereby authorized to affix a signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or designee, is directed to attest thereto.

SECTION 6. This Resolution will become effective immediately upon adoption.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF MONTEREY PARK ON THIS ____ DAY OF DECEMBER, 2019.**

Hans Liang, Mayor

Attest:

Vincent Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney

Attachment:

Exhibit A – Full Text of the Ballot Measure

EXHIBIT A

BALLOT PROPOSITION TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Monterey Park do ordain as follows:

SECTION 1: Title. This proposition is entitled the “Protecting Land Use in Monterey Park Proposition.”

SECTION 2: Amendment of Monterey Park Municipal Code. Monterey Park Municipal Code (“MPMC”) Chapter 21.42 is amended to read as set forth in attached Exhibit “1,” which is incorporated by reference.

SECTION 3: Implementation of this Proposition.

A. *City Council Authority.* Pursuant to Elections Code § 9217, the People authorize and direct the City Council to promptly take appropriate actions needed to implement this Proposition including, without limitation, adopting all regulations needed to effectuate this Proposition by ordinance. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council’s authority set forth in this Proposition or the Monterey Park Municipal Code, all land use regulations adopted by the City Council that are consistent with this Proposition are retroactively ratified and validated by the People.

B. *Reconciliation with Competing Proposition.* In the event another ballot measure (a “Competing Proposition”) appears on the same ballot as this Proposition that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Proposition, that differ in any respect to or supplement, those contained in this Proposition, the People declare their intention that, if both the Competing Proposition and this Proposition receive a majority of votes cast, the Competing Proposition and this Proposition be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a “provision by provision” basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Proposition receiving the greater number of votes will prevail.

SECTION 4: Interpretation. This Proposition must be interpreted to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Proposition is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Proposition. The People declare that this

Proposition, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Proposition is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Proposition that can be given effect without the invalid application.

SECTION 5: *Repeal and Supersession.* The People adopt this Proposition with the specific intent of superseding any contrary regulation, including those previously adopted by the People, or administrative policy and procedure. Consequently, all regulations that conflict with this Proposition are repealed or modified to reconcile them with this Proposition.

SECTION 6: *Construction.* This Proposition must be broadly construed in order to achieve the purposes stated in this Proposition. It is the People's intent that the provisions of this Proposition be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Proposition.

SECTION 7: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Proposition's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Proposition.

SECTION 8: *Validity of Previous Code Sections.* If this entire Proposition or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other ordinance by this Proposition will be rendered void and cause such previous MPMC provision or other the ordinance to remain in full force and effect for all purposes.

SECTION 9: *Severability.* If any portion of this Proposition is held by a court of competent jurisdiction to be invalid, the remainder of the Proposition and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Proposition by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Proposition, and then adopting or reenacting such portion as necessary or desirable to allow for its implementation.

SECTION 10: *Effective Date.* This Proposition will be submitted to a general election on March 3, 2020 for voter approval. If a majority of voters vote in favor of this Proposition, it will become valid and binding 10 days after the date that the City Council certifies the election results in accordance with Elections Code § 9217. The Mayor will sign this

Proposition and the City Clerk will attest and certify to the passage and adoption of this Proposition.

PASSED AND ADOPTED this ____ day of _____, 20.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, Assistant City Attorney

Exhibit 1

"Chapter 21.42

VOTER APPROVAL OF LAND USE DECISIONS

§ 21.42.020 Purpose.

This chapter is adopted by the people of Monterey Park to ensure that the authority delegated to the City Council in making land use decisions is limited. Such decision-making must balance the public interest with the private rights of individuals to quiet enjoyment of community and property.

§ 21.42.030 Effective date.

Beginning on April 1, 2019, the City Council must utilize this Chapter for amending the land use element of the General Plan; the zoning map; and/or zoning regulations set forth in the Monterey Park Municipal Code.

§ 21.42.040 Voter Approval Required.

Except as otherwise provided in this chapter, no amendment of the land use element of the General Plan, the zoning map and/or the zoning regulations of the City or any other action of the City Council by which there would be permitted any use of land other than as defined in the most recently adopted land use element, zoning map and/or zoning regulations the City is valid or effective for any purpose whatsoever unless and until such amendment is approved by a majority of voters of the City voting thereon at any regular or special municipal election.

§ 21.42.050 Exceptions.

This chapter applies to all zoned areas of the City as described in the most recently approved land use element of the General Plan, zoning map, and/or zoning regulations of the City but does not apply to the following:

- A. Variances.
- B. Conditional use permits.
- C. Changes in uses and requirements within zones which do not increase residential densities (defined as total number of dwelling units per gross acre as calculated by the zoning regulations), or do not change lot size or building height requirements in the commercial or manufacturing zones as defined in the most recent zoning regulations.

- D. Rehabilitation and remodeling of existing developments.
- E. Land Use Element and/or zone changes which do not exceed one acre of land, except as set forth in subsection (F) of this section.
- F. Land Use Element and/or zone changes for property zoned multiple family (R-2 or R-3) that are adjacent to regional specialty (R-S) Zone within and adjoining the North Atlantic Specific Plan area, only if:
 - 1. The City is a participant in the development of the subject property by way of development agreement; and
 - 2. The General Plan and/or zone change requires a 25 foot setback from any residential street/alley abutting the former multiple family zoned property and said setback area must be landscaped and maintained. Vehicular access must be permitted within said setback area.
- G. Dwelling units of any low or moderate household income and senior citizen projects funded or subsidized pursuant to the provisions of applicable federal, State, or local laws or programs.

§ 21.42.060

Delegation of Authority; Super-Majority Vote.

- A. Notwithstanding any other section of this chapter, the City Council may, after a public hearing and upon four-fifths vote of all of its members, amend the land use element of the General Plan, the zoning map and/or any zoning regulation set forth in this Code or a ballot measure whether previously approved by voters or adopted by the City Council upon its own authority.
- B. If four-fifths of all members of the City Council does not approve such an amendment, then the City Council may, but is not required to, upon a majority vote of the quorum place a proposition upon the ballot to seek voter approval of a proposed amendment in accordance with this Chapter and applicable law.
- C. If an application for an amendment contemplated by this Chapter is denied by the City Council, fails to garner sufficient votes for approval, or is not placed on the ballot as a proposition, then no application for the same amendment will be considered by the City for a period of one year from the date of the City Council's final decision.

ATTACHMENT 3

Redlined version of MPMC Chapter 21.42 showing proposed
changes implemented by draft ballot proposition

Chapter 21.42

VOTER APPROVAL OF ~~CHANGES~~LAND USE DECISIONS

§ 21.42.010 **Purpose.**

This chapter is adopted by the people of Monterey Park to ensure that the authority delegated to the City Council in making land use decisions is limited. Such decision-making must balance the public interest with the private rights of individuals to quiet enjoyment of community and property.

§ 21.42.020 **Effective date.**

Beginning on April 1, 2019, the City Council must utilize this Chapter for amending the land use element of the General Plan; the zoning map; and/or zoning regulations set forth in the Monterey Park Municipal Code.

§ 21.42.030 **Voter Approval Required.**

No~~Except as otherwise provided in this chapter, no~~ amendment of the land use element of the General Plan, the zoning map and/or the ~~Zoning Code~~zoning regulations of the City ~~as heretofore amended~~ or any other action of the City Council by which there would be permitted any use of land other than as ~~presently~~ defined in the most recently adopted land use element, zoning map and/or ~~Zoning Code of zoning regulations~~ the City ~~shall be~~ is valid or effective for any purpose whatsoever unless and until such amendment ~~shall have been~~ is approved by a majority of ~~those~~ voters of the City voting thereon at any regular or special municipal election; ~~and the City Council shall refer any such amendment approved by it to said voters pursuant to the provisions of Section 4017 of the Election Code of the State.~~

§ 21.42.040 **Exceptions.**

~~The provisions of this~~This chapter ~~shall apply from the effective date~~applies to all zoned areas of the City as ~~presently~~ described in the most recently approved land use element of the General Plan, zoning map, and/or ~~Zoning Code~~zoning regulations of the City; but ~~do~~does not apply to the following:

A. Variances.

B. Conditional use permits.

C. Changes in uses and requirements within zones which do not increase residential densities (defined as total number of dwelling units per gross acre as ~~prescribed~~calculated by the ~~Zoning Code~~zoning regulations), or do not change lot size or building height requirements in

the commercial or manufacturing zones as ~~currently defined by~~ in the Zoning Code most recent zoning regulations.

D. Rehabilitation and remodeling of existing developments.

E. General Plan Land Use Element and/or zone changes which do not exceed one acre of land, except as set forth in subsection (F) of this section.

F. General Plan Land Use Element and/or zone changes for property ~~zone~~ zoned multiple family (R-2 or R-3) that are adjacent to regional specialty (R-S) Zone within and adjoining the North Atlantic Specific Plan area, only if:

1. The City ~~or redevelopment agency~~ is a participant in the development of the subject property by way of development agreement, ~~disposition, and development agreement, or owner participation agreement; and~~
2. The General Plan and/or zone change ~~shall require~~ requires a ~~twenty-five (25)~~ foot setback from any residential street/alley abutting the former multiple family zoned property and said setback area ~~shall~~ must be landscaped and maintained. Vehicular access ~~shall~~ must be permitted within said setback area.

G. Dwelling units of any low or moderate household income and senior citizen projects funded or subsidized pursuant to the provisions of applicable federal, State, or local laws or programs.

§ 21.42.050 **Delegation of Authority; Super-Majority Vote.**

A. Notwithstanding any other section of this chapter, the City Council may, after a public hearing and upon four-fifths vote of all of its members, amend the land use element of the General Plan, the zoning map and/or any zoning regulation set forth in this Code or a ballot measure whether previously approved by voters or adopted by the City Council upon its own authority.

B. If four-fifths of all members of the City Council does not approve such an amendment, then the City Council may, but is not required to, upon a majority vote of the quorum place a proposition upon the ballot to seek voter approval of a proposed amendment in accordance with this Chapter and applicable law.

C. If an application for an amendment contemplated by this Chapter is denied by the City Council, fails to garner sufficient votes for approval, or

is not placed on the ballot as a proposition, then no application for the same amendment will be considered by the City for a period of one year from the date of the City Council's final decision.

ATTACHMENT 4

Draft Resolution requesting an Impartial Analysis

CITY OF MONTEREY PARK

RESOLUTION NO. xx

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION ENTITLED THE "PROTECTING LAND USE IN MONTEREY PARK PROPOSITION."

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to Elections Code § 9280, the City Clerk is directed to transmit a copy of the Protecting Land Use in Monterey Park Proposition to the City Attorney for an impartial analysis.

SECTION 2. Upon receiving the ballot measure, the City Attorney is directed to prepare an impartial analysis of the proposed ballot measure showing its effect, if any, on existing law and the operation of the measure. Such analysis must not be more than 500 words.

SECTION 3. The impartial analysis must include a statement indicating whether the proposed measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the City.

SECTION 4. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there must be printed immediately below the impartial analysis, in not less than 10 point bold type, the City Clerk should have the following language printed: "The above statement is an impartial analysis of the proposed ballot measure (Resolution Nos. xx). If you desire a copy of the legislation affected by this measure, please call the City Clerk's office at (xxx) xxx, and a copy will be mailed at no cost to you."

SECTION 5. The impartial analysis of the proposed ballot measure must be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 6. Pursuant to 52 U.S.C.A. § 10503, the City Clerk will:

- A. Translate the City Attorney's analysis in accordance with regulations set forth by the Los Angeles County Registrar Recorder's office; and
- B. Make copies of the translations of the City Attorney's analysis publicly available.

SECTION 7. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 8. The Mayor, or presiding officer, is authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 9. This Resolution will become effective immediately upon adoption.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE
CITY OF MONTEREY PARK ON THIS _____ DAY OF DECEMBER, 2019.**

Hans Liang, Mayor

Attest:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: **December 05, 2019**

AGENDA ITEM NO: Consent Calendar
Agenda Item 4-A

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Warrant Register for the City of Monterey Park of
December 04, 2019

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **December 04, 2019 totaling \$833,574.18** specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **325933-326137** and ACH numbered **000983-001028**.

BACKGROUND:

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

Disbursements from all funds total **\$833,574.18.**

Respectfully submitted:

Approved By:



Annie Yaung, CPFO
Director of Management Services

Ron Bow
City Manager

Attachments 1: Resolution
Attachments 2: Warrant Register

ATTACHMENT 1

Resolution

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
4TH OF DECEMBER 2019
TOTALING \$833,574.18 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	\$ 294,766.45
State Gas Tax Fund	32,942.66
Sewer Fund	14,983.00
Refuse Fund	127.42
City Shop Fund	44,130.73
Payroll Clearing Account	1,053.49
Special Deposits Fund	24,048.79
Business Improvement Area #1	214.16
Water Fund	272,722.47
Water Treatment WQA-EPA Fund	57,490.85
OPA Proposition A	5,554.93
Measure R Fund	10,738.91
POST	1,888.50
Home Housing Program	5,395.00
Recreation Fund	32,212.81
Asset Forfeiture-Justice	531.15
Construction Agency Fund	16,709.00
CDBG Fund	7,247.50
Maintenance District 93-1	113.73
Maintenance Grant (075)	1,300.00
ELAC Instructional Serv Prog	302.13
Asset Forfeiture - Treasury	8,962.50
Ground Emergency Medical Transport	138.00

TOTAL	\$ 833,574.18
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PASSED, APPROVED AND ADOPTED THE 5TH OF DECEMBER 2019.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST

Vincent D. Chang, City Clerk
City of Monterey Park, California

RESOLUTION NO.

Page 2

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 5th of December 2019 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 2

Warrant Register

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22300	448.95	LEATHER SHIELDS		325954	
	0010-801-3205-22300	59.28	LEATHER SHIELDS		325954	508.23
ANTHEM BLUE CROSS	0010-801-5102-12330	3,688.80	12/19 MEDICAL INSURANCE		325955	3,688.80
AT & T MOBILITY (DBA)	0010-801-1101-32050	39.65	WIRELESS VOICE & DATA SERVICE		325933	39.65
CALIFORNIA ASSOCIATION OF	0065-464	504.00	LTD FIREFIGHTERS		325934	504.00
CANON FINANCIAL SERVICES, INC.	0092-801-4222-32050	722.94	COPIER MACHINE RENTAL		325956	722.94
AURORA CARRANZA	0075-450-0075-08550	297.68	LANGLEY HOLIDAY DECOR (TRUST)		325935	297.68
CHARTER COMMUNICATIONS	0010-801-3210-32050	104.98	INTERNET/CABLE SERVICE		325936	
	0010-801-3210-32050	104.98	INTERNET/CABLE SERVICE		325936	209.96
	0010-801-1404-32050	73.18	INTERNET/CABLE SERVICE		325957	
	0010-801-3112-32050	71.53	INTERNET/CABLE SERVICE		325957	
	0043-801-1404-32050	53.92	INTERNET/CABLE SERVICE		325957	
	0092-801-1404-32050	65.47	INTERNET/CABLE SERVICE		325957	264.10
	0092-801-4222-32050	139.38	INTERNET/CABLE SERVICE		325958	139.38
	0010-801-6505-38400	145.73	INTERNET/CABLE SERVICE		325959	145.73
CITY OF SANTA PAULA	0136-801-3101-33250	592.00-	VOID		325626	592.00-
DIVERSIFIED RISK INSURANCE BROKERS	0075-450-0075-08350	109.46	SPECIAL EVENT INSURANCE(TRUST)		325960	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						109.46
E.R.S. SECURITY ALARM SYSTEMS,	0010-801-6001-38400	120.00	SECURITY ALARM MONITORING		325937	
	0010-801-6001-38400	95.00	SECURITY ALARM MONITORING		325937	
						215.00
FS3	0010-801-3210-38400	1,730.00	FIRE EQUIPMENT/REPAIR		325961	
						1,730.00
HENSLEY LAW GROUP	0010-801-1601-31600	21,890.00	LEGAL-GENERAL SERVICES	20-0166	325938	
	0092-801-1601-31600	1,711.90	LEGAL-111 N ATLANTIC	20-0173	325938	
	0092-801-1601-31600	12,514.00	LEGAL-BROWN ACT PETITION	20-0173	325938	
	0092-801-1601-31600	7,648.30	LEGAL-CODE ENFORCEMENT	20-0173	325938	
	0092-801-1601-31600	319.00	LEGAL-DEV REIMB GEN	20-0173	325938	
	0092-801-1601-31600	1,260.00	LEGAL-DEV REIMB GOODVIEWS	20-0173	325938	
	0092-801-1601-31600	1,555.00	LEGAL-GENERAL LITIGATION	20-0173	325938	
	0092-801-1601-31600	9,105.95	LEGAL-KINGS INN	20-0173	325938	
						56,004.15
YUPO BOB HUNG	0010-801-3103-22300	187.50	REIMBURSEMENT-ACADEMY		325939	
						187.50
ANDREW LEE	0160-801-3101-39400	72.15	TRAINING-POLICE BUDGET ACADEMY		325962	
						72.15
HANS J LIANG	0010-801-1101-11100	80.00	MAYOR'S EXPENSE 11/19		325940	
	0092-801-1101-11100	60.00	MAYOR'S EXPENSE 11/19		325940	
	0043-801-1101-11100	60.00	MAYOR'S EXPENSE 11/19		325940	
						200.00
LIEBERT CASSIDY WHITMORE	0010-801-3201-39400	75.00	LCW WEBINAR & RECORDING		325941	
						75.00
	0010-801-1801-39400	344.00	LCW CONSORTIUM TRAINING		325963	
						344.00
NICHOLAS LIMA	0010-801-3210-38460	447.96	REIMBURSEMENT		325942	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						447.96
HANK LU	0010-801-1802-33200	321.74	REIMBURSEMENT-TRAINING		325943	321.74
LUMINARIAS	0075-450-0075-08115	1,200.00	EVENT DEPOSIT (TRUST)		325964	1,200.00
MONTEREY PARK PETTY CASH	0010-801-3201-32200	4.05	PETTY CASH-POSTAGE		325944	
	0010-801-3120-39700	68.40	PETTY CASH- SUPPLIES		325944	
	0075-450-0075-08640	29.27	PETTY CASH-SUPPLIES		325944	
	0109-801-4201-22750	8.93	PETTY CASH-MILEAGE		325944	
	0092-801-1407-38250	29.55	PETTY CASH-SUPPLIES		325944	
	0010-801-6506-22750	97.20	PETTY CASH-SUPPLIES		325944	
	0022-801-4202-22300	100.00	PETTY CASH-UNIFORM		325944	
	0010-801-3210-22750	23.98	PETTY CASH-SUPPLIES		325944	
	0010-801-3210-22750	15.99	PETTY CASH-SUPPLIES		325944	
	0092-801-1407-38250	85.79	PETTY CASH-SUPPLIES		325944	
	0010-801-4213-22750	11.68	PETTY CASH-SUPPLIES		325944	
	0092-801-1406-31950	53.34	PETTY CASH-MILEAGE		325944	
	0092-801-1406-31950	55.78	PETTY CASH-MILEAGE		325944	583.96
ORLANDO MURO	0075-450-0075-08530	400.00	SNOW VILLAGE PETTY CASH (TRUST		325965	400.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	8.40	POSTAGE		325966	
	0010-801-1403-32200	64.95	POSTAGE		325966	
	0010-801-1406-32200	40.00	POSTAGE		325966	
	0010-801-1801-32200	12.54	POSTAGE		325966	
	0010-801-1802-32200	3.00	POSTAGE		325966	
	0010-801-3101-32200	46.95	POSTAGE		325966	
	0010-801-3102-32200	8.35	POSTAGE		325966	
	0010-801-3104-32200	4.24	POSTAGE		325966	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-3113-32200	1.00	POSTAGE		325966	
	0010-801-3114-32200	51.96	POSTAGE		325966	
	0010-801-3205-32200	2.00	POSTAGE		325966	
	0010-801-3220-32200	8.60	POSTAGE		325966	
	0010-801-3240-32200	179.20	POSTAGE		325966	
	0010-801-4213-32200	63.80	POSTAGE		325966	
	0010-801-4214-32200	7.85	POSTAGE		325966	
	0010-801-6001-32200	17.50	POSTAGE		325966	
	0010-801-6502-32200	2.00	POSTAGE		325966	
	0043-801-4212-32200	13.50	POSTAGE		325966	
	0075-450-0075-09230	14.70	POSTAGE		325966	
						550.54
MANUEL REYES	0159-801-6507-31910	1,567.68	INSTRUCTOR-RECREATION CLASS		325945	
						1,567.68
ROBERT E. SILKENSEN	0075-450-0075-08555	625.00	LANGLEY PERFORMER (TRUST)		325946	
						625.00
THE STANDARD INSURANCE CO.	0065-464	549.49	EXECUTIVE PREMIUM		325947	
						549.49
STEPHEN DORECK EQUIPMENT RENTALS IN	0092-801-4224-82268	202,405.00	WATER MAIN REPLACEMENT	20-0197	325948	
	0092-406	10,120.25	WATER MAIN REPLACEMENT		325948	
						192,284.75
THE GAS COMPANY	0060-801-4211-22250	7,461.01	GAS SERVICES		325949	
	0010-801-3114-36200	195.87	GAS SERVICES		325949	
						7,656.88
DONNA VERA	0160-801-3101-39400	459.00	REIMBURSEMENT-NOTARY TRAINING		325967	
						459.00
VERIZON WIRELESS	0010-801-1404-32050	726.34	WIRELESS VOICE & DATA SERVICE		325950	
	0010-801-3240-32050	0.17	WIRELESS VOICE & DATA SERVICE		325950	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						726.51
VERIZON WIRELESS	0010-801-1301-32050	38.01	WIRELESS VOICE & DATA SERVICE		325951	38.01
	0010-801-6502-32050	55.28	WIRELESS VOICE & DATA SERVICE		325952	
	0010-801-3112-32050	56.65	WIRELESS VOICE & DATA SERVICE		325952	111.93
	0010-801-3112-32050	1,667.93	WIRELESS VOICE & DATA SERVICE		325953	1,667.93
	0022-801-4206-32050	112.90	WIRELESS VOICE & DATA SERVICE		325968	
	0010-801-4209-32050	7.79	WIRELESS VOICE & DATA SERVICE		325968	
	0010-801-4212-32050	110.56	WIRELESS VOICE & DATA SERVICE		325968	
	0092-801-4221-32050	0.17	WIRELESS VOICE & DATA SERVICE		325968	
	0092-801-4222-32050	0.34	WIRELESS VOICE & DATA SERVICE		325968	
	0092-801-4223-32050	290.54	WIRELESS VOICE & DATA SERVICE		325968	
	0010-801-6517-32050	55.62	WIRELESS VOICE & DATA SERVICE		325968	
	0010-801-1201-38400	38.01	WIRELESS VOICE & DATA SERVICE		325968	
	0010-801-1201-38400	25.08	WIRELESS VOICE & DATA SERVICE		325968	590.85
	0010-801-4213-32050	39.13	WIRELESS VOICE & DATA SERVICE		325969	
	0010-801-3240-32050	207.95	WIRELESS VOICE & DATA SERVICE		325969	
	0010-801-4214-32050	51.65	WIRELESS VOICE & DATA SERVICE		325969	
	0010-801-1205-32050	43.19	WIRELESS VOICE & DATA SERVICE		325969	341.92
RYAN WEDDLE	0060-801-4211-22250	313.90	REIMBURSE- FIRE SUPPLIES		325970	313.90
WEX BANK	0060-801-4211-22250	1,110.23	CHEVRON GASOLINE		325971	1,110.23
PETER YUNG	0010-801-3103-22620	184.16	REIMBURSEMENT-PD SUPPLIES		325972	

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 12/04/2019

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PETER YUNG	0010-801-3103-22620	217.90	REIMBURSEMENT-PD SUPPLIES		325972	402.06
TOTAL FOR PREPAID WARRANTS						276,816.07
PRINTED		276,816.07				

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & R NURSERY	0010-801-6517-23050	2,250.23	PARK SUPPLIES		325973	2,250.23
AAA ELECTRICAL SUPPLY, INC.	0010-801-4210-23400	361.35	BLDG MAINT SUPPLIES		983 **	
	0010-801-4210-23400	143.93	BLDG MAINT SUPPLIES		983 **	
	0010-801-4210-24100	372.85	BLDG MAINT SUPPLIES		983 **	878.13
ADVANCED BATTERY SYSTEMS, INC.	0060-801-4211-23500	39.19	BATTERY		984 **	39.19
AIR EXCHANGE, INC	0010-801-3210-38400	175.00	FIRE-EXHAUST SYSTEM REPAIRS		325974	175.00
ANGELINA ALFINITO	0159-801-6507-31920	184.73	INSTRUCTOR-RECREATION CLASS		325975	184.73
ALHAMBRA CAR WASH	0060-801-4211-38400	1,164.00	CAR WASH- OCT 2019		325976	
	0060-801-4211-38400	30.00	CAR WASH- UNIT 147		325976	1,194.00
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22300	718.60	HELMETS, GOGGLE		985 **	
	0010-801-3210-38400	60.66	ROGUE HOE W/ HANDLE		985 **	
	0010-801-3210-38400	122.52	ROGUE HOE W/ HANDLE, SHOVEL		985 **	901.78
APRIL LOVE CADA0 MEYERS/KENNETH K M	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 049	20-0135	325977	
	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 017	20-0135	325977	
	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 972	20-0135	325977	
	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 052	20-0135	325977	
	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 023	20-0135	325977	
	0060-801-4211-38400	35.00	SMOG CHECK-UNIT 040	20-0135	325977	210.00
ARAMARK UNIFORM & CAREER APPAREL GF	0060-801-4211-22300	64.80	UNIFORM CLEANING		986 **	
	0060-801-4211-22300	64.80	UNIFORM CLEANING		986 **	

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ARAMARK UNIFORM & CAREER APPAREL GF	0060-801-4211-22300	73.76	UNIFORM CLEANING		986 **	203.36
ARGIL BLDG. MATERIAL CO.	0022-801-4202-22400	214.62	STREETS CONCRETE MIX		325978	214.62
ATHENS SERVICES	0022-801-4205-41200	25,325.00	STREET SWEEPER SERVICES	20-0123	325979	26,625.00
	0344-801-5002-99290	1,300.00	STREET SWEEPER SERVICES	20-0123	325979	
B & W AUTOMOBILE INC. (DBA) BRAVO	0060-801-4211-23500	344.25	AIR BAG CLOCK SPRING-UNIT 049		325980	344.25
B W GRAPHICS	0010-801-3104-39250	39.42	BUSINESS CARDS-V. DELGADO		325981	346.02
	0010-801-3104-39250	43.80	BUSINESS CARDS-V. VASQUEZ		325981	
	0010-801-6001-39250	41.61	BUSINESS CARDS-M. DODSON		325981	
	0010-801-3205-39250	39.42	BUSINESS CARDS-C. GOMEZ		325981	
	0010-801-3240-39250	39.42	BUSINESS CARDS-O. VERDUGO		325981	
	0010-801-3240-39250	39.42	BUSINESS CARDS-S. GOMEZ		325981	
	0010-801-3240-39250	39.42	BUSINESS CARDS-M. GUERRERO		325981	
	0010-801-4212-37500	63.51	BUSINESS CARDS-P. PEREZ		325981	
BACKFLOW APPARATUS & VALVE CO	0092-801-4221-23700	995.23	WATER REPAIR KITS		325982	1,753.42
	0092-801-4221-23700	103.30	WATER REPAIR KITS		325982	
	0092-801-4221-23700	654.89	WATER REPAIR KITS		325982	
BAKER & TAYLOR INC	0010-801-6002-40000	32.58	BOOK(S) 2		325983	
	0010-801-6002-40000	35.87	BOOK(S) 2		325983	
	0010-801-6002-40000	109.74	BOOK(S) 6		325983	
	0010-801-6002-40000	75.61	BOOK(S) 6		325983	
	0010-801-6002-40000	89.16	BOOK(S) 3		325983	
	0010-801-6002-40000	121.05	BOOK(S) 7		325983	

** Indicates an ACH-Payment transaction

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BAKER & TAYLOR INC	0010-801-6002-40000	219.33	BOOK(S) 13		325983	
	0010-801-6002-40000	36.79	BOOK(S) 1		325983	
	0010-801-6002-40000	314.26	BOOK(S) 19		325983	
	0010-801-6002-40000	300.18	BOOK(S) 27		325983	
	0010-801-6002-40000	11.24	BOOK(S) 1		325983	
	0010-801-6002-40000	23.14	BOOK(S) 2		325983	
	0010-801-6002-40000	19.21	BOOK(S) 1		325983	
	0010-801-6002-40000	738.22	BOOK(S) 51		325983	
	0010-801-6002-40000	17.93	BOOK(S) 1		325983	
	0010-801-6002-40000	489.16	BOOK(S) 9		325983	
	0010-801-6002-40000	12.17	BOOK(S) 1		325983	
	0010-801-6002-40000	45.70	BOOK(S) 1		325983	
	0010-801-6002-40000	17.31	BOOK(S) 1		325983	
	0010-801-6002-40000	19.22	BOOK(S) 1		325983	
	0010-801-6002-40000	14.90	BOOK(S) 1		325983	
	0010-801-6002-40000	11.92	BOOK(S) 1		325983	
	0010-801-6002-40000	16.57	BOOK(S) 1		325983	
	0010-801-6002-40000	518.44	BOOK(S) 31		325983	
	0010-801-6006-40000	17.91	BOOK(S) 2		325983	
	0010-801-6006-40000	8.62	BOOK(S) 1		325983	
	0010-801-6006-40000	62.41	BOOK(S) 6		325983	
	0010-801-6006-40000	25.82	BOOK(S) 3		325983	
	0010-801-6006-40000	21.20	BOOK(S) 1		325983	
	0010-801-6006-40000	16.01	BOOK(S) 1		325983	
	0010-801-6006-40000	39.58	BOOK(S) 3		325983	
	0010-801-6006-40000	32.65	BOOK(S) 3		325983	
	0010-801-6006-40000	15.89	BOOK(S) 1		325983	
						3,529.79
BAKER ELECTRIC INC.	0092-801-4222-23400	367.11	LA LOMA BOOSTER STATION REPAIR		325984	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						367.11
VINCENT BALTIERRA III	0010-801-1801-39400	990.60	TUITION REIMBURSEMENT		325985	990.60
BEAR COMMUNICATIONS INC	0010-801-3112-38400	474.83	MAINTENANCE SERVICE	20-0005	987 **	474.83
KATALINA BELTRAN	0159-801-6507-31920	5,302.05	INSTRUCTOR-RECREATION CLASS		988 **	5,302.05
BG PETRO SPECS DISTRIBUTING, INC.	0060-801-4211-22250	465.79	LUBRICANTS		989 **	465.79
BRIDGESTONE HOSEPOWER, LLC	0060-801-4211-23500	276.74	HOSSES	20-0028	325986	276.74
BURRO CANYON SHOOTING PARK	0010-801-3103-22620	160.00	POLICE RANGE FEES		325987	
	0010-801-3103-22620	370.00	POLICE RANGE FEES		325987	
	0010-801-3103-22620	140.00	POLICE RANGE FEES		325987	670.00
CALIFORNIA RURAL WATER ASSOCIATION	0092-801-4220-39400	100.00	WATER-TRAINING		325988	100.00
CANON FINANCIAL SERVICES, INC.	0010-801-4209-37500	954.77	COPIER MACHINE RENTAL		990 **	
	0010-801-4213-37500	415.12	COPIER MACHINE RENTAL	20-0188	990 **	
	0010-801-4212-37500	415.12	COPIER MACHINE RENTAL	20-0188	990 **	
	0010-801-3205-37500	103.78	COPIER MACHINE RENTAL	20-0188	990 **	
	0010-801-1205-39250	103.79	COPIER MACHINE RENTAL	20-0188	990 **	1,992.58
CINTAS CORPORATION NO. 3	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		325989	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		325989	
	0010-801-3210-22150	485.68	JANITORIAL SUPPLIES-FS 61		325989	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		325989	
	0010-801-3210-22150	218.29	JANITORIAL SUPPLIES-FS 61		325989	

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CINTAS CORPORATION NO. 3	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		325989	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		325989	
	0010-801-3210-22150	263.04	JANITORIAL SUPPLIES-FS 62		325989	
	0010-801-3210-22150	71.48	JANITORIAL SUPPLIES-FS 62		325989	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		325989	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		325989	
	0010-801-3210-22150	209.66	JANITORIAL SUPPLIES-FS 63		325989	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		325989	
	0010-801-3210-22150	73.63	JANITORIAL SUPPLIES-FS 63		325989	
	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		325989	
	0010-801-6505-22150	179.69	JANITORIAL SUPPLIES-LANGLEY		325989	
						2,699.88
COIT SERVICES, INC	0010-801-6502-22150	225.00	CARPET CLEANING		325990	
						225.00
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38400	221.93	BATTERY		991 **	
	0010-801-4210-38400	221.93	BATTERY		991 **	
						443.86
CONTROL AUTOMATION DESIGN	0092-850-4222-23400	1,740.00	SCADA REVIEW	18-0430	325991	
	0093-850-4226-31950	1,160.00	WELL 5 TROUBLESHOOT	18-0430	325991	
						2,900.00
COUNTY OF LOS ANGELES	0010-801-3111-31950	6,760.51	ANIMAL CONTROL SERVICE	20-0201	325992	
						6,760.51
CURVATURE, INC.	0010-801-3115-38400	608.00	SERVER MAINTENANCE	20-0023	325993	
						608.00
CZL DUMPLING, INC.	0010-701-0010-06850	390.72	INDUSTRIAL WASTE FEE REFUND		325994	
						390.72
DAILY JOURNAL CORPORATION	0010-801-5004-99730	91.74	LEGAL NOTICE		992 **	
						91.74

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DAMEWOOD CONSULTING GROUP	0010-801-1802-39400	1,000.00	EMPLOYEE SAFETY TRAINING		325995	1,000.00
DANIEL CHEN	0010-701-0010-07430	5.95	BOOK REFUND		325996	5.95
DATA WEST CORPORATION	0092-801-4222-38400	180.00	WATER BILLING MAINTENANCE		325997	180.00
DELL MARKETING LP	0010-801-6502-31700	201.41	COMPUTER SUPPLIES		993 **	201.41
DEPARTMENT OF JUSTICE	0010-701-0010-03710	275.00	FINGERPRINT PROCESSING		994 **	
	0010-801-1801-39550	98.00	FINGERPRINT PROCESSING		994 **	
	0010-801-6006-22450	49.00	FINGERPRINT PROCESSING		994 **	422.00
DIGITAL TELECOMMUNICATIONS CORP	0010-801-3112-38400	24,840.00	PHONE MAINTENANCE,SERVICES	20-0219	995 **	24,840.00
DISCOUNT SCHOOL SUPPLY	0010-801-6506-22750	138.90	DAY CARE ART SUPPLIES		325998	138.90
DIVERSIFIED ALARM SERVICE	0010-850-3115-38400	300.00	MONITORING SERVICE		996 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE		996 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE		996 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE		996 **	
	0010-801-4210-38400	105.00	MONITORING SERVICE		996 **	810.00
DUNN-EDWARDS CORPORATION	0022-801-4206-23100	148.83	STREET SUPPLIES	20-0085	325999	
	0022-801-4206-23100	302.33	STREET SUPPLIES	20-0085	325999	451.16
GEORGE DUONG	0159-801-6507-31920	235.17	INSTRUCTOR-RECREATION CLASS		326000	235.17
ECONOMY RENTALS INC.	0010-801-4210-23700	270.00	SCISSOR LIFT RENTAL		326001	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						270.00
DEAN N EDDOW	0159-801-6507-31920	426.30	INSTRUCTOR-RECREATION CLASS		326002	426.30
EL CAMINO COMMUNITY COLLEGE	0465-801-3201-22750	138.00	FIRE TRAINING J CHAPMAN		326003	138.00
ELLIOTT AUTO SUPPLY CO., INC.	0060-801-4211-23500	134.64	UNIT 936-RADIATOR		326004	
	0060-801-4211-23500	391.51	UNIT 882-FUEL PUMP		326004	
	0060-801-4211-23500	91.80	BRAKE PAD		326004	
	0060-801-4211-23500	100.92	BRAKE PAD		326004	
	0060-801-4211-23500	151.73	COIL ASSY, SPARK PLUG		326004	
	0060-801-4211-23500	125.93	UNIT 853-ALTERNATOR ASSY		326004	
	0060-801-4211-23500	79.49	UNIT 075-CONTROL ARM BUSHING		326004	
	0060-801-4211-23500	47.96	IGNITION COIL BOOTS		326004	
	0060-801-4211-22250	103.04	DEF FLUID		326004	1,227.02
DAVID ELLIOTT	0010-801-3102-22310	126.74	UNIFORM REIMBURSEMENT		326005	
	0010-801-3102-22310	126.74	UNIFORM REIMBURSEMENT		326005	253.48
EMPIRE CLEANING SUPPLY	0010-801-3113-22600	643.74	JANITORIAL SUPPLIES-JAIL		326006	
	0010-801-6001-22150	814.44	JANITORIAL SUPPLIES-LIBRARY		326006	
	0010-801-6517-22150	459.35	JANITORIAL SUPPLIES-PARK	20-0108	326006	
	0010-801-3210-22150	503.20	JANITORIAL SUPPLIES-FIRE		326006	
	0010-801-6517-22150	1,137.07	JANITORIAL SUPPLIES-PARK	20-0108	326006	3,557.80
EMPLOYMENT DEVELOPMENT DEPT.	0010-801-5102-35700	7,025.00	UNEMPLOYMENT INS Q3 2019		326007	7,025.00
EUROFINS EATON ANALYTICAL, INC.	0092-801-4222-31950	2,830.00	WATER ANALYSIS	20-0126	326008	2,830.00

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EVOQUA WATER TECHNOLOGIES LLC	0060-801-3210-38400	120.00	DE-IONIZED WATER SYSTEM		326009	285.88
	0060-801-3210-38400	165.88	DE-IONIZED WATER SYSTEM		326009	
EWING IRRIGATION PRODUCTS, INC.	0010-801-6517-23300	179.88	PARK SUPPLIES	20-0111	326010	720.53
	0010-801-6517-23300	127.89	PARK SUPPLIES	20-0111	326010	
	0010-801-6517-23300	132.99	PARK SUPPLIES	20-0111	326010	
	0010-801-6517-23300	87.86	PARK SUPPLIES	20-0111	326010	
	0010-801-6517-23300	142.07	PARK SUPPLIES	20-0111	326010	
	0010-801-6517-23300	49.84	PARK SUPPLIES	20-0111	326010	
FEDERAL EXPRESS CORP.	0092-801-4220-32200	48.45	DELIVERY SERVICES		326011	135.23
	0092-801-4220-32200	59.07	DELIVERY SERVICES		326011	
	0092-801-4220-32200	27.71	DELIVERY SERVICES		326011	
FEDEX OFFICE PRINTS & SHIP SERVICES	0092-801-4222-31950	15.09	DELIVERY SERVICE		326012	110.14
	0010-801-4209-21350	95.05	LAMINATION SERVICE		326012	
FILEKEEPERS, LLC	0010-801-1802-31950	192.00	STORAGE FEES-11/01-11/30/19		326013	192.00
FORD OF MONTEBELLO	0060-801-4211-23500	209.35	UNIT 125-FUEL FILLER ASSY		326014	365.58
	0060-801-4211-23500	156.23	UNIT 131-WASHER NOZZLE, MOUNT		326014	
WINNIE FUNG	0159-801-6507-31920	128.70	INSTRUCTOR-RECREATION CLASS		326015	128.70
GABRIEL VAZQUEZ	0010-801-6502-22310	640.58	RECREATION STAFF SHIRTS		326016	917.29
	0010-801-6503-22300	276.71	LIFEGUARD SHIRTS		326016	
GALLADE CHEMICAL, INC.	0092-801-4222-23300	1,180.41	WATER SUPPLIES-SODIUM CHLORIDE		326017	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						1,180.41
GANAHL LUMBER COMPANY INC	0010-801-6517-23050	129.39	STREET SUPPLIES		326018	
	0022-801-4202-22400	605.89	STREET SUPPLIES		326018	
	0022-801-4202-22400	171.68	STREET SUPPLIES		326018	
						906.96
GARVEY EQUIPMENT COMPANY	0060-801-4211-38400	104.98	HEDGE TRIMMER MAINTENANCE		997 **	
	0010-801-6517-23050	326.62	PARK SUPPLIES	20-0109	997 **	
						431.60
GENERAL LOGISTICS SYSTEMS US, INC.	0010-801-3205-32200	25.40	DELIVERY SERVICES		326019	
						25.40
GENERAL PUMP COMPANY, INC.	0093-850-4227-23300	5,509.10	WATER SERVICE-WELL 12	18-0285	326020	
						5,509.10
JOSE E. GIRON	0159-801-6507-31920	59.67	INSTRUCTOR-RECREATION CLASS		326021	
						59.67
GOVCONNECTION INC.	0349-801-3201-39400	112.11	ACROBAT SUBSCRIPTION		326022	
	0010-801-3104-22750	39.74	COMPUTER SUPPLIES		326022	
	0010-801-6502-31700	112.11	ACROBAT SUBSCRIPTION		326022	
	0010-801-3115-38400	502.13	COMPUTER SUPPLIES		326022	
						766.09
GRAINGER	0010-801-6517-22750	231.22	PARK SUPPLIES		326023	
	0010-801-6517-22750	21.35	PARK SUPPLIES		326023	
	0010-801-6517-22750	226.71	PARK SUPPLIES		326023	
	0010-801-6517-22750	70.58	PARK SUPPLIES		326023	
	0010-801-6517-22300	169.90	PARK SUPPLIES		326023	
	0010-801-6517-22750	231.22-	CREDIT		326023	
	0010-801-6517-22750	21.57-	CREDIT		326023	
	0010-801-3210-38400	335.08	ABSORBENT		326023	
	0010-801-4210-23400	41.20	BLDG MAINT SUPPLIES		326023	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GRAINGER	0010-801-4210-23400	91.80	BLDG MAINT SUPPLIES		326023	
	0110-801-4202-23600	1,944.39	STREET SUPPLIES	20-0087	326023	2,879.44
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	2,208.97	TIRES		326024	2,208.97
GRM INFORMATION MANAGEMENT	0010-801-1301-31950	805.00	WEB PORTAL	20-0053	326025	
	0010-801-3114-38400	206.44	BOX STORAGE-PD	20-0053	326025	
	0092-801-1301-31950	400.25	BOX STORAGE-CCO/HR	20-0053	326025	
	0010-801-1801-38400	243.00	STORAGE & USER FEE-OCT	20-0006	326025	1,654.69
SAMUEL JIE GUO	0159-801-6507-31920	6,988.80	INSTRUCTOR-RECREATION CLASS		998 **	6,988.80
H2O RESTORATION INC.	0010-801-4210-38100	2,500.00	BLDG MAINT-SERVICE CLUB		326026	
	0010-801-4210-38100	2,470.64	BLDG MAINT-SERVICE CLUB		326026	4,970.64
HACH COMPANY (AKA ELE	0092-801-4222-23700	575.36	WATER ANALYSIS SUPPLIES		326027	575.36
HADDICK'S TOWING, INC	0060-801-4211-38400	60.00	UNIT 129-TIRE CHANGE		326028	60.00
HANSON AGGREGATES	0110-801-4202-23600	611.48	STREET REPAIR		326029	
	0110-801-4202-23600	597.96	STREET REPAIR		326029	1,209.44
HAROLD'S KEY SHOP, INC.	0010-801-4210-23050	46.43	KEY/LOCK SERVICES		999 **	
	0010-801-6502-23050	16.43	KEY/LOCK SERVICES		999 **	
	0010-801-4210-23050	235.97	KEY/LOCK SERVICES		999 **	
	0010-801-4210-23050	18.07	KEY/LOCK SERVICES		999 **	
	0010-801-4210-23050	42.16	KEY/LOCK SERVICES		999 **	359.06

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HARRINGTON INDUSTRIAL PLASTICS LLC	0093-801-4227-23300	648.87	WATER SUPPLIES		1000 **	789.59
	0092-801-4222-23700	140.72	WATER SUPPLIES		1000 **	
TIFFANY HO	0010-701-0010-02010	112.50	REFUND BUSINESS LICENSE FEE		326030	112.50
HOLLIDAY ROCK CO INC	0110-801-4202-23600	424.78	WASHED CONSTRUCTION SAND		326031	424.78
HOME DEPOT U.S.A., INC.	0010-801-4210-38100	68.22	BLDG MAINT SUPPLIES		326032	
	0010-801-4210-23300	85.66	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23400	81.95	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-22150	216.81	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	34.95	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	173.32	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	106.58	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	78.77	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	27.90	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	43.69-	CREDIT	20-0191	326032	
	0010-801-4210-23050	130.13-	CREDIT	20-0191	326032	
	0010-801-4210-23050	28.40-	CREDIT	20-0191	326032	
	0010-801-4210-23050	113.45-	CREDIT	20-0191	326032	
	0010-801-4210-23050	186.77	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	111.16	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	28.40	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	517.12	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	26.18	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-4210-23050	34.91	BLDG MAINT SUPPLIES	20-0191	326032	
	0010-801-3230-39460	289.64	FIRE SUPPLIES		326032	
	0010-801-3210-39400	7.63	FIRE SUPPLIES		326032	
	0010-801-3210-38100	31.70	FIRE SUPPLIES		326032	

** Indicates an ACH-Payment transaction

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT U.S.A., INC.	0092-801-4221-23050	146.03	WATER SUPPLIES		326032	
	0092-801-4221-23050	186.05	WATER SUPPLIES		326032	
	0092-801-4222-23700	11.97	WATER SUPPLIES		326032	
	0092-801-4222-23700	140.53	WATER SUPPLIES		326032	
	0092-801-4222-23700	11.95	WATER SUPPLIES		326032	
	0092-801-4222-23700	43.78	WATER SUPPLIES		326032	
	0092-801-4222-24100	118.18	WATER SUPPLIES		326032	
	0010-801-4202-23950	26.15	STREET SUPPLIES		326032	
	0022-801-4202-22400	187.63	STREET SUPPLIES		326032	
	0022-801-4202-22400	781.05	STREET SUPPLIES		326032	
	0022-801-4202-22400	1,014.12	STREET SUPPLIES		326032	
	0010-801-6505-38250	270.04	EVENT SUPPLIES		326032	
	0010-801-6508-31990	195.09	EVENT SUPPLIES		326032	
	0010-801-6503-38100	5.52	POOL SUPPLIES		326032	
	0010-801-6503-38100	6.44	POOL SUPPLIES		326032	
	0010-801-6503-38100	140.63	POOL SUPPLIES		326032	
	0010-801-6502-31150	36.27	EVENT SUPPLIES		326032	
	0010-801-6517-23100	43.70	PARK SUPPLIES	20-0112	326032	
	0010-801-6517-23100	150.99	PARK SUPPLIES	20-0112	326032	
	0010-801-6517-23100	109.05	PARK SUPPLIES	20-0112	326032	
	0010-801-6517-23100	8.73	PARK SUPPLIES	20-0112	326032	
	0077-801-1111-31950	214.16	STREET SUPPLIES		326032	
						5,640.06
HUGHES NETWORK SYSTEMS, LLC	0010-801-3230-32050	151.93	SATELLITE SERVICES-EOC		326033	
						151.93
INDUSTRIAL PIPE & STEEL	0092-801-4222-23700	103.91	WATER SUPPLIES		326034	
						103.91
INTERNATIONAL ASSOCIATION OF	0010-801-4214-39300	120.00	MEMBERSHIP		326035	
						120.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
INTERWEST CONSULTING GROUP, INC	0010-801-4214-31950	487.50	PLAN CHECK SERVICES	20-0185	1001 **	487.50
IP LEARNING CENTER	0159-801-6507-31920	2,134.80	INSTRUCTOR-RECREATION CLASS		326036	2,134.80
SHELLY MARIE ISHIDA	0159-801-6507-31920	611.55	INSTRUCTOR-RECREATION CLASS		326037	611.55
JCL TRAFFIC SERVICES	0022-801-4206-23800	402.63	STREET SUPPLIES	20-0089	1002 **	5,921.22
	0022-801-4206-23800	123.46	STREET SUPPLIES	20-0089	1002 **	
	0022-801-4206-23800	388.73	STREET SUPPLIES	20-0089	1002 **	
	0022-801-4206-23800	1,097.14	STREET SUPPLIES	20-0089	1002 **	
	0022-801-4206-23800	1,076.11	STREET SUPPLIES	20-0089	1002 **	
	0092-801-4223-22300	2,297.97	WATER SUPPLIES		1002 **	
	0022-801-4206-23800	535.18	STREET SUPPLIES	20-0089	1002 **	
JEANINE CARR	0159-801-6507-31920	1,547.84	INSTRUCTOR-RECREATION CLASS		326038	1,547.84
JEDA WORKS	0152-801-1405-31850	2,145.00	HOUSING REHAB CONSULTING		326039	5,395.00
	0152-801-1405-38650	585.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	715.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	325.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	650.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	585.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	195.00	HOUSING REHAB CONSULTING		326039	
	0152-801-1405-38650	195.00	HOUSING REHAB CONSULTING		326039	
JHM SUPPLY INC	0010-801-6517-22100	197.21	PARK SUPPLIES	20-0107	1003 **	280.85
	0010-801-6517-22100	83.64	PARK SUPPLIES	20-0107	1003 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JOSEPH M SEPULVEDA	0060-801-3210-38400	385.32	HEADSET REPAIR		326040	385.32
RICHARD KAGEYAMA	0159-801-6507-31920	277.90	INSTRUCTOR-RECREATION CLASS		326041	277.90
GABRIELA KASANJIAN	0159-801-6507-31920	413.40	INSTRUCTOR-RECREATION CLASS		326042	413.40
KEYSER MARSTON ASSOCIATES INC.	0010-850-1205-31950	1,846.88	MARKET PLACE SERVICES		326043	1,846.88
KEYSTONE UNIFORM CENTERS	0010-801-3103-22300	115.65	UNIFORMS-R. COTA		326044	115.65
KNIGHT COMMUNICATIONS INC	0010-801-3115-31700	1,537.50	IT MANAGEMENT SERVICE	20-0032	326045	10,500.00
	0362-801-3115-31700	8,962.50	IT MANAGEMENT SERVICE	20-0032	326045	
KOA CORPORATION	0161-450-4212-06910	16,359.00	MARRIOTT INSPECTION SERVICE	20-0214	326046	16,359.00
KZRW LEE INC	0010-801-1403-39250	433.68	2018-2019 CAFR COVER		1004 **	433.68
L N CURTIS & SONS	0010-801-3210-38400	1,476.02	SPERIAN CYLINDER		1005 **	1,476.02
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	90.00	BILINGUAL TESTING SERVICES		326047	90.00
LAWNSCAPE SYSTEMS, INC	0092-801-4222-38500	5,200.00	MONTHLY LANDSCAPE-OCT 2019	20-0132	326048	5,200.00
LEADER INDUSTRIES	0010-801-3220-38400	465.02	AMBULANCE PARTS		326049	465.02
LIFE-ASSIST INC	0010-801-3220-24200	280.76	FIRE MEDICAL SUPPLIES	20-0064	326050	280.76
MARTIN ARTSON LIN	0159-801-6507-31920	697.62	INSTRUCTOR-RECREATION CLASS		326051	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						697.62
LINCOLN EQUIPMENT INC.	0010-801-6503-23050	615.39	POOL CHEMICALS	20-0058	326052	
	0010-801-6503-23050	375.75	POOL CHEMICALS	20-0058	326052	
	0010-801-6503-23050	852.29	POOL CHEMICALS	20-0058	326052	
	0010-801-6503-23050	106.60	POOL CHEMICALS	20-0058	326052	
						1,950.03
ALEX LIU	0092-701-0092-07520	2,642.04	REFUND-METER COMBO SERVICES		326053	
						2,642.04
LOOMIS ARMORED US, INC.	0010-801-1403-31950	290.37	ARMORED CARRIER SERVICE		326054	
	0092-801-4223-31950	273.82	ARMORED CARRIER SERVICE		326054	
						564.19
LOS ANGELES COUNTY DEPT OF	0010-701-0010-06850	6,353.24	INDUSTRIAL WASTE INSPECTION		326055	
	0010-701-0010-06850	2,292.87	INDUSTRIAL WASTE INSPECTION		326055	
	0010-701-0010-06850	2,141.81	INDUSTRIAL WASTE PERMIT		326055	
	0010-701-0010-06850	544.00	INDUSTRIAL WASTE PERMIT		326055	
						11,331.92
LOS ANGELES REGIONAL TAP PROGRAM	0109-801-6511-41200	157.00	TAP CARD REG SV SR/DIS		326056	
						157.00
LU'S DUMPLING GOURMET, INC.	0010-701-0010-06850	377.72	INDUSTRIAL WASTE REFUND		326057	
						377.72
MAK FIRE PROTECTION ENGINEERING & C	0010-801-3205-31950	2,148.92	FIRE PLAN CHECK	20-0051	326058	
	0010-801-3205-31950	1,169.00	FIRE PLAN CHECK	20-0051	326058	
						3,317.92
MARILYNN HARA	0010-801-4214-22310	296.68	BUILDING UNIFORMS		326059	
	0010-801-4214-22300	1.45	BUILDING UNIFORMS		326059	
						298.13
MARIPOSA LANDSCAPES, INC	0010-801-6516-31190	9,832.00	LANDSCAPE MAINTENANCE	20-0104	326060	
						9,832.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MARTIN FLORIST	0010-801-6508-31990	219.00	VETERAN'S DAY WREATH		326061	219.00
MATCO TOOLS	0060-801-4211-24100	43.75	SHOP TOOLS		326062	
	0060-801-4211-24100	114.92	SHOP TOOLS		326062	158.67
MCMaster-CARR SUPPLY CO.	0092-801-4222-23700	54.10	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	541.15	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	83.76	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	16.11	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	35.44	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	16.11	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	34.18	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	29.06	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	97.55	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	328.75	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23400	72.15	WATER SUPPLIES		1006 **	
	0092-801-4222-23400	116.15	WATER SUPPLIES		1006 **	
	0092-801-4222-23700	529.84	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	50.64	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	10.89	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	193.93	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	132.07	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	22.21	WATER SUPPLIES	20-0198	1006 **	
	0092-801-4222-23700	53.59	WATER SUPPLIES	20-0198	1006 **	
	0010-801-4210-23400	134.54	BLDG MAINT SUPPLIES		1006 **	2,552.22
MERCI	0010-701-0010-06850	377.72	INDUSTRIAL WASTER REFUND		326063	377.72
METRON-FARNIER, LLC	0092-801-4223-23300	1,452.17	SMART METER PARTS	20-0038	1007 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
METRON-FARNIER, LLC	0092-801-4223-23300	1,767.28	SMART METER PARTS		1007 **	3,219.45
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	3,004.00	TAP CARD SALE		326064	
	0109-801-6511-41200	2,385.00	TAP CARD SALE		326064	5,389.00
MIKE'S MUFFLER	0060-801-4211-38400	87.50	FLEET REPAIR-UNIT 152		326065	87.50
MISSION SUPER HARDWARE	0010-801-6517-24100	13.81	PARK SUPPLIES		326066	13.81
PETER MORRIS	0159-801-6507-31920	249.21	INSTRUCTOR-RECREATION CLASS		326067	249.21
MR. ROOTER PLUMBING	0010-801-4210-38100	3,937.50	PLUMBING SERVICES	20-0186	1008 **	
	0010-801-4210-38100	525.00	PLUMBING SERVICES	20-0186	1008 **	
	0010-801-4210-38100	5,668.37	PLUMBING SERVICES	20-0186	1008 **	
	0010-801-4210-38100	437.50	PLUMBING SERVICES	20-0186	1008 **	
	0010-801-4210-38100	185.00	PLUMBING SERVICES	20-0186	1008 **	10,753.37
RICKY MUNDER	0010-801-3104-22310	61.58	UNIFORM REIMBURSEMENT		326068	61.58
JOSEFINA NACU	0010-701-0010-08025	55.00	SENIOR CLASS REFUND		326069	55.00
NADA BUS, INC	0075-450-0075-08555	1,290.00	LANGLEY SENIOR TRIP (TRUST)		326070	1,290.00
MARGARET NALBANDIAN	0159-801-6507-31920	2,498.44	INSTRUCTOR-RECREATION CLASS		1009 **	
	0159-801-6507-31920	1,202.18	INSTRUCTOR-RECREATION CLASS		1009 **	3,700.62
NANCY K. BOHL INC.	0010-801-3210-31950	600.00	FIRE-PSYCHOLOGICAL EXAMS		1010 **	
	0010-801-3210-31950	300.00	FIRE-PSYCHOLOGICAL EXAMS		1010 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NANCY K. BOHL INC.	0010-801-3210-31950	300.00	FIRE-PSYCHOLOGICAL EXAMS		1010 **	1,200.00
NED R HEALY & CO	0010-801-4202-23950	255.84	STREET SUPPLIES		326071	255.84
NET TRANSCRIPTS INC.	0010-801-3101-22750	33.83	POLICE TRANSCRIPTION SERVICES		326072	33.83
NETWORK INNOVATIONS US INC.	0010-801-3230-32050	132.10	EOC SATELLITE PHONE SERVICE		326073	132.10
NEW CENTURY MOTORSPORTS LLC	0060-801-4211-38400	1,159.79	UNIT 047-120K SERVICE	20-0196	326074	4,118.35
	0060-801-4211-38400	465.82	UNIT 141-REAR BRAKE REPLACED	20-0196	326074	
	0060-801-4211-38400	2,492.74	UNIT 104-42K SERVICE	20-0196	326074	
NFPA INTERNATIONAL	0010-801-3205-39300	175.00	MEMBERSHIP		326075	175.00
O'REILLY AUTO PARTS, LLC	0060-801-4211-22250	27.57	FLEET SUPPLIES		1011 **	
	0060-801-4211-23500	27.36	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	20.88	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	29.97	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	38.69	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	296.37	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	8.27	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	26.04	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	9.22	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	45.55	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	3.60	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	6.26	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	61.69	FLEET SUPPLIES	20-0016	1011 **	
	0060-801-4211-23500	220.90-	CREDIT	20-0016	1011 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
O'REILLY AUTO PARTS, LLC	0060-801-4211-23500	20.00-	CREDIT	20-0016	1011 **	
	0060-801-4211-23500	18.00-	CREDIT	20-0016	1011 **	
	0060-801-4211-23500	30.00-	CREDIT	20-0016	1011 **	
	0060-801-3210-38400	4.96	FLEET SUPPLIES		1011 **	
	0022-801-4206-24100	215.23	STREET SUPPLIES		1011 **	
	0060-801-3210-38400	62.72	FLEET SUPPLIES		1011 **	
						595.48
OCEAN BLUE ENVIRONMENTAL SERVICE IN	0010-801-3240-31950	23,268.65	ABATEMENT -229 E MARKLAND	20-0122	326076	
						23,268.65
OFFICE DEPOT INC.	0010-801-1407-21250	63.86	OFFICE SUPPLIES		326077	
	0010-801-6502-21250	63.86	OFFICE SUPPLIES		326077	
	0010-801-1801-21250	63.85	OFFICE SUPPLIES		326077	
	0176-801-6516-21350	113.73	OFFICE SUPPLIES	20-0105	326077	
	0010-801-3114-21350	357.12	OFFICE SUPPLIES		326077	
	0010-801-6505-21250	123.13	OFFICE SUPPLIES		326077	
	0010-801-6505-21250	252.45	OFFICE SUPPLIES		326077	
	0010-801-6502-21350	217.62	OFFICE SUPPLIES		326077	
	0010-801-1406-21350	93.06	OFFICE SUPPLIES		326077	
	0092-801-4222-24150	437.99	OFFICE SUPPLIES		326077	
	0092-801-4221-21250	99.63	OFFICE SUPPLIES		326077	
	0092-801-4221-21250	135.30	OFFICE SUPPLIES		326077	
	0092-801-4221-21250	63.50	OFFICE SUPPLIES		326077	
	0092-801-4220-21250	172.97	OFFICE SUPPLIES		326077	
	0092-801-4220-21250	185.00	OFFICE SUPPLIES		326077	
	0092-801-4220-21250	1,002.64	OFFICE SUPPLIES		326077	
	0092-801-4212-21350	96.64	OFFICE SUPPLIES		326077	
	0010-801-4214-21350	354.55	OFFICE SUPPLIES		326077	
	0092-801-4212-21350	127.97	OFFICE SUPPLIES		326077	
	0010-801-4209-21350	52.40	OFFICE SUPPLIES		326077	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-6517-21350	26.20	OFFICE SUPPLIES		326077	
	0010-801-3240-21350	80.61	OFFICE SUPPLIES		326077	
	0010-801-3210-21350	27.50	OFFICE SUPPLIES	20-0075	326077	
	0010-801-1406-21350	61.37	OFFICE SUPPLIES		326077	
	0010-801-4210-23050	111.30	OFFICE SUPPLIES		326077	
	0010-801-4210-23050	213.88	OFFICE SUPPLIES		326077	
	0060-801-4211-21350	198.00	OFFICE SUPPLIES		326077	
	0010-801-6001-21350	17.39	OFFICE SUPPLIES		326077	
	0010-801-6002-21350	72.66	OFFICE SUPPLIES		326077	
	0010-801-6003-22450	64.52	OFFICE SUPPLIES		326077	
	0010-801-6004-22450	28.01	OFFICE SUPPLIES		326077	
	0010-801-6004-22450	24.52	OFFICE SUPPLIES		326077	
	0010-801-6001-21350	128.74	OFFICE SUPPLIES		326077	
	0010-801-6004-22450	43.12	OFFICE SUPPLIES		326077	
	0010-801-6006-22450	23.29	OFFICE SUPPLIES		326077	
						5,198.38
OFFICE SOLUTIONS	0010-801-1406-21350	98.53	OFFICE SUPPLIES		326078	
	0010-801-1301-21250	88.83	OFFICE SUPPLIES		326078	
	0010-801-3240-21350	21.23	OFFICE SUPPLIES		326078	
						208.59
OHB RESTAURANT, LLC	0010-701-0010-06850	390.72	INDUSTRIAL WASTE REFUND		326079	
						390.72
NELSON ONG	0159-801-6507-31920	1,141.56	INSTRUCTOR-RECREATION CLASS		326080	
						1,141.56
PACIFIC PRODUCTS & SERVICES LLC	0022-801-4206-24100	140.13	STREET SUPPLIES		326081	
						140.13
PARKHOUSE TIRE SERVICES, INC.	0060-801-4211-23500	1,754.76	TIRES	20-0141	1012 **	
	0060-801-4211-38400	3,298.24	TIRES	20-0231	1012 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						5,053.00
PEAK BANNER	0010-801-6505-23910	239.80	LANGLEY HEALTH FAIR BANNER		326082	239.80
PELICAN PRODUCTS	0349-801-3201-39400	190.02	PELICAN CASE WITH AIR TIP		326083	190.02
PERFORMANCE ELEVATOR CONTRACTORS IN	0010-801-4210-38400	165.00	ELEVATOR MAINTENANCE	20-0176	1013 **	
	0010-801-4210-38400	330.00	ELEVATOR MAINTENANCE	20-0176	1013 **	
	0010-801-4210-38400	525.00	ELEVATOR MAINTENANCE	20-0176	1013 **	
	0010-801-4210-38400	330.00	ELEVATOR MAINTENANCE	20-0176	1013 **	1,350.00
BRIAN PFLUGHOFT	0010-801-3103-22310	82.83	REIMBURSEMENT-UNIFORM		326084	82.83
PHOENIX CIVIL ENGINEERING, INC.	0075-450-0075-09267	2,388.75	DEVELOPMENT REVIEW (TRUST)	20-0213	326085	
	0075-450-0075-09267	3,552.50	DEVELOPMENT REVIEW (TRUST)	20-0213	326085	5,941.25
THE PHONE GUY	0010-801-3115-38400	1,502.67	VOICE/DATA CABLING		1014 **	1,502.67
PITNEY BOWES INC	0010-801-1406-22750	93.06	MAILING INK		326086	93.06
PREFERRED ALLIANCE INC	0010-801-1801-31900	81.12	DRIVER TESTING		326087	81.12
PRIORITY LANDSCAPE SERVICES	0010-801-6517-22100	1,050.00	LANDSCAPE SERVICES		1015 **	
	0010-801-6517-22100	420.00	LANDSCAPE SERVICES		1015 **	1,470.00
PRISCILA DAVILA & ASSOCIATES, INC.	0169-801-1405-31850	1,072.50	CDBG REHABILITATION CONSULTING	20-0235	326088	
	0169-801-1405-31850	2,242.50	CDBG REHABILITATION CONSULTING	20-0235	326088	
	0169-801-1405-31850	3,932.50	CDBG REHABILITATION CONSULTING	20-0235	326088	7,247.50

** Indicates an ACH-Payment transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PROSOURCE FACILITY SUPPLY	0010-801-4210-23050	30.44	BLDG MAINT SUPPLIES		326089	
	0092-801-1407-38250	803.18	JANITORIAL SUPPLIES		326089	
	0092-801-1407-38250	511.37	JANITORIAL SUPPLIES		326089	
	0010-801-4210-23050	218.45	BLDG MAINT SUPPLIES		326089	
	0010-801-4210-23050	384.45	BLDG MAINT SUPPLIES		326089	1,947.89
R. M. BODY SHOP	0060-801-4211-38400	157.08	UNIT 073-LEFT DOOR REPAIR		326090	
	0060-801-4211-38450	659.89	UNIT 986-BODY WORK	20-0015	326090	
	0060-801-4211-38450	633.89	UNIT 129-BODY WORK	20-0015	326090	1,450.86
REFRIGERATION SUPPLIES DISTRIBUTOR	0010-801-4210-23700	2,063.88	BLDG MAINT SUPPLIES		1016 **	
	0010-801-4210-23400	50.10	BLDG MAINT SUPPLIES		1016 **	
	0010-801-4210-23400	909.56	BLDG MAINT SUPPLIES		1016 **	
	0010-801-4210-23400	88.40	BLDG MAINT SUPPLIES		1016 **	3,111.94
RIO HONDO COMMUNITY COLLEGE	0136-801-3101-33250	2,480.50	POST TRAINING		326091	2,480.50
RKA CONSULTING GROUP	0161-450-4212-06910	350.00	GEOTECH-432-434 S ALHAMBRA	20-0153	326092	
	0042-801-5003-91962	70.00	GEOTECH-MWD DRAINAGE IMPROVEME	20-0228	326092	
	0042-801-5003-91962	840.00	GEOTECH-MWD DRAINAGE IMPROVEME	20-0228	326092	1,260.00
S & J SUPPLY CO.	0092-801-4223-23300	479.88	WATER SUPPLIES		326093	
	0092-801-4221-23300	129.22	WATER SUPPLIES		326093	
	0092-801-4221-23300	209.67	WATER SUPPLIES		326093	
	0092-801-4221-23300	1,614.36	WATER SUPPLIES		326093	2,433.13
S C FUELS	0060-801-4211-22250	13,727.76	FUEL	20-0014	1017 **	13,727.76

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**CITY OF MONTEREY PARK
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SAN GABRIEL NURSERY & FLORIST	0010-801-6517-22100	83.81	PARK SUPPLIES		326094	83.81
SAN GABRIEL VALLEY WATER ASSOC	0092-801-4220-39300	60.00	QUARTERLY MEETING		326095	60.00
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	61.86	WATER SERVICES		326096	
	0093-801-4233-22900	4,248.38	WATER SERVICES		326096	4,310.24
SAN LUIS BUTANE DISTRIBUTORS, INC	0060-801-4211-22250	31.15	PROPANE	20-0119	326097	
	0060-801-4211-22250	73.26	PROPANE	20-0119	326097	
	0060-801-4211-22250	70.88	PROPANE	20-0119	326097	
	0060-801-4211-22250	73.70	PROPANE	20-0119	326097	
	0060-801-4211-22250	111.62	PROPANE	20-0119	326097	
	0060-801-4211-22250	54.77	PROPANE	20-0119	326097	
	0060-801-4211-22250	112.37	PROPANE	20-0119	326097	
	0060-801-4211-22250	67.59	PROPANE	20-0119	326097	
	0060-801-4211-22250	46.35	PROPANE	20-0119	326097	
	0060-801-4211-22250	51.53	PROPANE	20-0119	326097	
	0060-801-4211-22250	59.00	PROPANE	20-0119	326097	752.22
SECURITY SIGNAL DEVICES INC	0010-801-4210-38100	2,001.69	ALARM SERVICES		1018 **	
	0010-801-4210-38100	169.00	ALARM SERVICES		1018 **	2,170.69
ANDREW SERRANO	0159-801-6507-31920	138.84	INSTRUCTOR-RECREATION CLASS		326098	138.84
SHRED-IT US JV LLC	0010-801-3114-38400	434.56	DESTRUCTION SERVICES		1019 **	434.56
SMARDAN SUPPLY COMPANY	0010-801-4210-23300	33.17	BLDG MAINTENANCE SUPPLIES		326099	
	0010-801-4210-23300	319.40	BLDG MAINTENANCE SUPPLIES		326099	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SMARDAN SUPPLY COMPANY	0010-801-4210-23300	83.23	BLDG MAINTENANCE SUPPLIES		326099	
	0010-801-4210-23300	997.33	BLDG MAINTENANCE SUPPLIES		326099	
	0010-801-4210-23300	66.65	BLDG MAINTENANCE SUPPLIES		326099	1,499.78
SMART & FINAL #321	0010-801-3210-22750	67.95	FIRE SUPPLIES		326100	67.95
SNAP-ON INDUSTRIAL, A DIVISION OF I	0060-801-4211-23500	144.50	SHOP TOOLS		326101	
	0060-801-4211-23500	9.82	SHOP TOOLS		326101	154.32
SO CAL COMPTON PIPE SUPPLY CO INC.	0092-801-4223-23300	1,947.35	WATER SUPPLIES		326102	1,947.35
SOCIETY OF FIRE PROTECTION ENGINEER	0010-801-3205-39300	25.00	MEMBERSHIP-FIRE PREVENTION		326103	25.00
SOUTH ATLANTIC INVESTMENT, INC.	0010-701-0010-06850	390.72	INDUSTRIAL WASTE REFUND		326104	390.72
STAPLES BUSINESS ADVANTAGE	0010-801-3230-39700	250.00	CERT MANUAL PRINTING		326105	250.00
JIA FANG SU	0159-801-6507-31920	1,254.90	INSTRUCTOR-RECREATION CLASS		326106	1,254.90
SUCCESS PRINTING & SIGN INC.	0010-801-3230-39460	2,000.00	DISASTER PREPAREDNESS GUIDES		326107	
	0010-801-6509-31880	3,697.00	CASCADES NEWSPAPER	20-0170	326107	5,697.00
SUMMIT SUPPLY CORP OF COLORADO	0010-801-6517-23050	2,111.98	PARK SUPPLIES		1020 **	2,111.98
SWRCB FEES	0042-801-4204-31950	14,073.00	PERMIT FEE		326108	
	0093-801-4226-41100	14,815.00	PERMIT FEE		326108	
	0093-801-4226-41100	14,815.00	PERMIT FEE		326108	
	0093-801-4226-41100	2,572.00	PERMIT FEE		326108	

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**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SWRCB FEES	0093-801-4226-41100	13,065.00	PERMIT FEE		326108	59,340.00
SYSTEMAX CORPORATION	0010-850-1301-31750	501.17	CENSUS & DISTRICT VOTING		326109	
	0010-801-5004-91811	501.16	CENSUS & DISTRICT VOTING		326109	1,002.33
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-22250	125.00	INSPECTION	20-0012	1021 **	
	0060-801-4211-22250	125.00	INSPECTION	20-0012	1021 **	250.00
RICHARD R. TERZIAN	0010-801-3102-31950	500.00	HEARING SERVICES		326110	500.00
PETER THAI	0159-801-6507-31920	1,373.70	INSTRUCTOR-RECREATION CLASS		326111	1,373.70
THE SAUCE CREATIVE SERVICES CORP	0010-801-6508-39860	21.90	FARMERS MARKET BANNER		326112	
	0010-801-6508-31950	65.70	FARMERS MARKET BANNER		326112	
	0075-450-0075-08530	147.83	SNOW VILLAGE BANNER (TRUST)		326112	235.43
LAURA R. TORRES-HOAGLAND	0159-801-6507-31920	144.95	INSTRUCTOR-RECREATION CLASS		326113	144.95
TRU-ECO ENVIRONMENTAL CONSULTING, L	0010-801-4210-38100	600.00	BLDG MAINT SERVICES		326114	
	0010-801-4210-38100	695.00	BLDG MAINT SERVICES		326114	1,295.00
LAURINDA SU TRUONG	0159-801-6507-31920	761.25	INSTRUCTOR-RECREATION CLASS		326115	761.25
WILSING TSE	0075-450-0075-08200	3,393.00	REFUND-GRADING BOND (TRUST)		326116	3,393.00
DOROTHY TSU	0159-801-6507-31920	314.34	INSTRUCTOR-RECREATION CLASS		326117	314.34
UC REGENTS	0010-801-3220-39400	3,028.32	FIRE-CONTINUED EDUCATION	20-0202	326118	

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**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
UC REGENTS	0010-801-3220-39400	3,028.32	FIRE-CONTINUED EDUCATION	20-0202	326118	6,056.64
UNDERGROUND SERVICE ALERT	0092-801-4223-31950	121.76	CA STATE FEE		1022 **	
	0092-801-4223-31950	272.35	DATABASE MAINTENANCE FEE		1022 **	394.11
RUDY VALENZUELA	0010-801-6517-39400	120.00	PESTICIDE LICENSE RENEWAL		326119	120.00
VALLEY MAINTENANCE CORP.	0010-801-6517-38250	4,300.00	PARK JANITORIAL SERVICES-OCT	20-0116	326120	
	0010-801-6517-38250	2,592.00	PARK PORTER SERVICES	20-0116	326120	6,892.00
VETERAN BUILDING MAINTENANCE & SUPP	0010-801-6505-22150	768.14	JANITORIAL SUPPLIES	20-0175	326121	768.14
VETERINARY HEALTHCARE CENTER	0010-801-3111-31950	25.00	ANIMAL SERVICE/SUPPLIES		326122	
	0010-801-3111-31950	100.00	ANIMAL SERVICE/SUPPLIES		326122	
	0010-801-3111-31950	25.00	ANIMAL SERVICE/SUPPLIES		326122	
	0010-801-3111-31950	25.00	ANIMAL SERVICE/SUPPLIES		326122	175.00
VOYAGER FLEET SYSTEMS INC.	0060-801-4211-22250	37.98	CNG FUEL		326123	37.98
VULCAN MATERIAL CO	0110-850-4202-23600	321.22	ASPHALT	19-0045	326124	
	0110-850-4202-23600	365.18	ASPHALT	19-0045	326124	
	0110-850-4202-23600	204.51	ASPHALT	19-0045	326124	
	0110-850-4202-23600	1,487.94	ASPHALT	19-0045	326124	
	0110-801-4202-23600	285.96	ASPHALT		326124	
	0110-801-4202-23600	243.68	ASPHALT	20-0222	326124	
	0110-801-4202-23600	1,654.35	ASPHALT	20-0222	326124	
	0110-801-4202-23600	325.22	ASPHALT	20-0222	326124	
	0110-801-4202-23600	245.28	ASPHALT	20-0222	326124	

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**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VULCAN MATERIAL CO	0110-801-4202-23600	126.18	ASPHALT	20-0222	326124	
	0110-801-4202-23600	1,656.30	ASPHALT	20-0222	326124	
	0110-801-4202-23600	244.48	ASPHALT	20-0222	326124	
						7,160.30
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	38.71	AIR FILTER	20-0177	1023 **	
	0060-801-4211-23500	38.02	FUEL CAP ASSY	20-0177	1023 **	
	0060-801-4211-23500	216.85	UNIT 955- ALTERNATOR	20-0177	1023 **	
	0060-801-4211-23500	213.86	BATTERY ASSY	20-0177	1023 **	
	0060-801-4211-23500	136.57	UNIT 021-STARTER	20-0177	1023 **	
	0060-801-4211-23500	198.76	UNIT 097-HUB & BEARING	20-0177	1023 **	
	0060-801-4211-23500	247.83	INTAKE MANIFOLD, SPARK PLUGS	20-0177	1023 **	
	0060-801-4211-23500	32.49	THERMOSTAT HOUSING, SEAL	20-0177	1023 **	
	0060-801-4211-23500	24.00-	CREDIT	20-0177	1023 **	
	0060-801-4211-23500	65.70-	CREDIT	20-0177	1023 **	
	0060-801-4211-23500	24.00-	CREDIT	20-0177	1023 **	
	0060-801-4211-23500	106.93-	CREDIT	20-0177	1023 **	
	0060-801-4211-23500	27.38-	CREDIT	20-0177	1023 **	
	0060-801-4211-23500	5.67-	CREDIT	20-0177	1023 **	
						869.41
WECK LABORATORIES INC	0092-801-4222-31950	1,800.00	WATER SERVICE-PFAS		1024 **	
	0093-801-4227-31950	508.00	VOLATILE ORGANIC COMPOUNDS		1024 **	
						2,308.00
SHAOYAO SAMUEL WEI	0159-801-6507-31920	503.23	INSTRUCTOR-RECREATION CLASS		326125	
						503.23
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	575.00	TREE MAINTENANCE-09/16-30/19	20-0103	1025 **	
	0010-801-6516-31190	30,062.80	TREE MAINTENANCE-08/16-31/19	20-0103	1025 **	
						30,637.80
WESTCO SERVICE COMPANY	0010-801-4210-38150	183.50	BLDG MAINT SERVICES-MUSEUM	20-0133	1026 **	
	0010-801-4210-38150	1,929.50	BLDG MAINT SERVICES-MUSEUM		1026 **	

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**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WESTCO SERVICE COMPANY	0010-801-4210-38150	325.00	BLDG MAINT SERVICES-BARNES GYM	20-0133	1026 **	
	0010-801-4210-38150	2,413.00	BLDG MAINT SERVICES-BARNES GYM	20-0133	1026 **	
	0010-801-4210-38150	1,262.50	BLDG MAINT SERVICES-FIRE STATI	20-0133	1026 **	
	0010-801-4210-38150	825.00	BLDG MAINT SERVICES-CITY HALL	20-0133	1026 **	
	0010-801-4210-38150	903.00	BLDG MAINT SERVICES-SIERRA V.	20-0133	1026 **	
	0010-801-4210-38150	1,518.00	BLDG MAINT SERVICES-CITY HALL	20-0133	1026 **	9,359.50
WESTERN EXTERMINATOR COMPANY	0010-850-4210-38100	1,217.00	PEST CONTROL-SEPT 2019	19-0075	326126	
	0092-850-4210-38100	137.50	PEST CONTROL-SEPT 2019	19-0075	326126	1,354.50
WESTERN WATER WORKS SUPPLY CO.	0093-801-4226-23300	149.50	WATER SUPPLIES		1027 **	
	0092-801-4222-23700	1,369.18	WATER SUPPLIES		1027 **	1,518.68
WESTNET, INC	0010-801-3210-38400	9,995.00	FIRE ALERTING SYS MAINTENANCE	20-0189	326127	9,995.00
WHITE CAP CONSTRUCTION SUPPLY	0010-801-4210-24100	262.91	BLDG MAINT SUPPLIES		326128	262.91
WHITE NELSON DIEHL EVANS LLP	0010-801-1403-31800	6,750.00	AUDIT 6/30/2019	20-0210	326129	
	0092-801-1403-31800	6,750.00	AUDIT 6/30/2019	20-0210	326129	13,500.00
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	200.60	TIRES		1028 **	200.60
WITTMAN ENTERPRISES	0010-801-3220-31400	5,544.00	AMBULANCE BILLING SERVICES	20-0069	326130	5,544.00
WOLFF LANG CHRISTOPHER ARCHITECTS,	0010-850-5002-99730	8,275.00	FIRE STATION 62 DEVELOPMENT	17-0290	326131	8,275.00
WONDRIES TOYOTA	0060-801-4211-23500	183.96	UNIT 097-COOLING FAN MOTOR		326132	
	0060-801-4211-23500	251.63	UNIT 097-COOLING FAN MOTOR		326132	

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						435.59
RICKY WONG	0159-801-6507-31920	105.82	INSTRUCTOR-RECREATION CLASS		326133	105.82
THOMAS WONG	0159-801-6507-31920	222.88	INSTRUCTOR-RECREATION CLASS		326134	
	0159-801-6507-31920	1,194.00	INSTRUCTOR-RECREATION CLASS		326134	1,416.88
XIAOLING WU	0075-450-0075-08200	10,600.60	REFUND GRADING BOND-TRUST		326135	10,600.60
TAMMY YAN	0010-701-0010-08025	130.82	REFUND-SENIOR TRIP		326136	130.82
LING ZHANG	0159-801-6507-31920	531.30	INSTRUCTOR-RECREATION CLASS		326137	531.30
TOTAL FOR REGULAR WARRANTS						556,758.11
	PRINTED	404,031.23				
	ACH-PAYMENTS	152,726.88				

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019**

TOTAL FOR PREPAID WARRANTS	\$276,816.07
TOTAL FOR PRINTED WARRANTS	\$404,031.23
TOTAL FOR ACH-PAYMENTS	\$152,726.88
TOTAL WARRANTS	\$833,574.18
TOTAL VOID CHECKS	1
TOTAL PREPAID CHECKS	40
TOTAL ACH-PAYMENTS PRINTED	46
TOTAL CHECKS PRINTED	165
TOTAL CHECKS ISSUED	251

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 12/04/2019
FUND SUMMARY**

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	34,443.05	260,323.40	294,766.45
0022	STATE GAS TAX FUND	212.90	32,729.76	32,942.66
0042	SEWER FUND	0.00	14,983.00	14,983.00
0043	REFUSE FUND	127.42	0.00	127.42
0060	CITY SHOP FUND	8,885.14	35,245.59	44,130.73
0065	PAYROLL CLEARING ACCOUNT	1,053.49	0.00	1,053.49
0075	SPECIAL DEPOSITS FUND	2,676.11	21,372.68	24,048.79
0077	BUSINESS IMPROVEMENT AREA #1	0.00	214.16	214.16
0092	WATER FUND	227,902.20	44,820.27	272,722.47
0093	WATER TREATMENT WQA-EPA FUND	0.00	57,490.85	57,490.85
0109	OPA PROPOSITION A	8.93	5,546.00	5,554.93
0110	MEASURE R FUND	0.00	10,738.91	10,738.91
0136	POST	592.00-	2,480.50	1,888.50
0152	HOME HOUSING PROGRAM	0.00	5,395.00	5,395.00
0159	RECREATION FUND	1,567.68	30,645.13	32,212.81
0160	ASSET FORFEITURE-JUSTICE	531.15	0.00	531.15
0161	CONSTRUCTION AGENCY FUND	0.00	16,709.00	16,709.00
0169	CDBG FUND	0.00	7,247.50	7,247.50
0176	MAINTENANCE DISTRICT 93-1	0.00	113.73	113.73
0344	MAINTENANCE GRANT (075)	0.00	1,300.00	1,300.00
0349	ELAC INSTRUCTIONAL SERV PROG	0.00	302.13	302.13
0362	ASSET FORFEITURE - TREASURY	0.00	8,962.50	8,962.50
0465	GROUND EMERG MEDICAL TRANSPORT	0.00	138.00	138.00
TOTAL		276,816.07	556,758.11	833,574.18



City Council Staff Report

DATE:

December 5, 2019

AGENDA ITEM NO:

Consent Calendar
Agenda Item 4-B

TO: The Honorable Mayor and City Council
FROM: Scott Haberle, Fire Chief
SUBJECT: Authorize Contract for the Procurement of the Emergency Operations Center (EOC) Training Cadre Project Phase 2

RECOMMENDATION:

It is recommended that the City Council:

1. Award an agreement to Michael Brady to provide services for the Emergency Operations Center (EOC) Training Cadre Project (per MPMC § 3.20.040);
2. Authorize the City Manager to execute an agreement with Michael Brady, in a form approved by the City Attorney; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City of Monterey Park has been selected by the County of Los Angeles (LA County) to be the fiscal agent for the EOC Training Cadre Project Phase 2 (Cadre Training Program). The State Homeland Security Program 17 Grant (Fund 0468) project budget has been approved for \$113,000 which is administered by the LA County. Staff recently solicited bids for the Training Cadre Program; it is recommended that City Council approve awarding a contract to Michael Brady in an amount not to exceed \$111,428. If City Council approves to award the agreement for \$111,428, then Monterey Park will submit a budget modification to LA County for the cost savings amount of \$1,572 per grant guidelines.

BACKGROUND:

This training project will provide emergency management agencies with a cost effective method to train their staff members in standard emergency management core curriculum. By developing a robust group of certified instructors that can teach emergency management while sharing knowledge on how local response and recovery programs work is extremely valuable resource.

The Cadre Training Program requires a contractor who is an expert in the required curriculum and courses of instruction. The RFP includes the statement of work for detailed qualifications. Specifically, a contractor must have seven years of experience

developing curriculum for emergency response and recovery education programs. Additional contractor responsibilities include, without limitation:

1. Overseeing the operation of the Cadre training program and managing the processes to deliver training to the operational area partners;
2. Delivering training based on the "California Specialized Training Institute (CSTI) Community Outreach Program";
3. Educating cities regarding their state and federal mandates to prepare emergency plans;
4. Teaching EOC operations (e.g., field support program versus tactical response); and
5. Including a process for Disaster Management Area Coordinators and/or Cities to request training for their areas or agencies.

Staff recently conducted a bid based on the proposed statement of work for the Cadre Training Program. The RFP was sent to 24 vendors. Michael Brady was the only vendor who submitted a proposal by the RFP due date. Based on Michael Brady's demonstrated understanding of the scope of work, approach to performing tasks defined in the scope of work, capability and key project personnel to handle the project in terms of workload, experience, and efficient staff utilization, it is recommended that an agreement is awarded to Michael Brady to provide services for the EOC Training Cadre Project Phase 2. (Michael Brady's response to the RFP is included as Attachment 1 to this staff report.)

Monterey Park was previously awarded \$88,000 in the UASI 16 Grant through the City of Los Angeles for the EOC Training Cadre Project, which was a planning project that offered 14 EOC courses, trained 371 students who received CSTI state course certificates, and utilized 16 CSTI Emergency Management Outreach Instructors as subject matter experts. This EOC Training Cadre Project is Phase 2 that would expand the project.

FISCAL IMPACT:

The State Homeland Security Program (SHSP) 17 Grant project budget for the Cadre Training Program has been approved for \$113,000 by LA County. If City Council approves to award the agreement for \$111,428, then Monterey Park will submit a budget modification to LA County for the cost savings amount of \$1,572 per grant guidelines.

Respectfully submitted by:

Approved by:



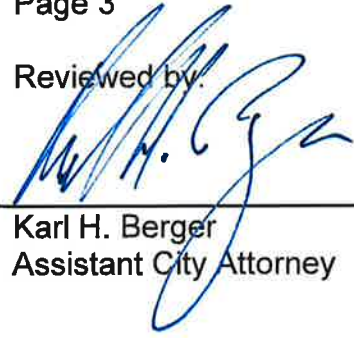
Scott Haberle
Fire Chief



Ron Bow
City Manager

Staff Report
December 5, 2019
Page 3

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT:

1. Michael Brady's Bid Response

ATTACHMENT 1

Michael Brady's Bid Response



Request for Proposal

EOC Training Cadre Phase 2 #1119E

Company Name: Michael Brady (Sole Proprietor)

Address:

**Michael Brady
891 Stagecoach Rd.
Arroyo Grande, CA 93420**

Phone: (805) 215-4009

Authorized Signature:

**Michael Brady
Small Business Certification # 2015702
CSTI Emergency Management Outreach #110**

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Part I Section 1 – Introduction

It is my pleasure to submit this bid for the EOC Training Cadres Phase 2 Request for Proposal # 1119E. I believe I have unique experience which lends my abilities to meet and exceed the elements of this program as identified in the “June 2019 CADRE Training CADRE Program Statement of Work”. As a sole proprietor I have the skills set to design, implement, evaluate and refine the CADRE proposed tasks noted in the statement of work. Those skills have been demonstrated through my 33 years of experience as an Emergency Management Instructor Coordinator II and Senior Emergency Manager with the Governor’s Office of Emergency Services (Cal OES)/California Specialized Training Institute (CSTI).

I have managed the following Programs:

- **CSTI Hazardous Materials Section (19 years)**
 - Hazardous Materials Emergency Management Section Chief
 - Hazardous Materials Outreach Training Program which included the management of over 2,000 outreach instructors, 18 curriculums, and certification of over 400,000 students.
 - Hazardous Materials program management to include the supervision of 16 employees, development of over 30 curriculums, and annual certification of 2,000 students
- **CSTI Emergency Management Section (14 years)**
 - Emergency Management Section Chief
 - Supervised and Managed the Emergency Management Section
 - Developed and implemented the Emergency Management Outreach Instructor Program, which is the program identified in this RFP:
 - 500 EM Outreach Instructors
 - 4,500 students certified
 - Developed over 20 Emergency Management/Recovery Curriculums focusing on core capabilities and adult learning techniques
 - Taught CSTI Emergency Management Curriculum for 14 years
 - Managed course development and delivery for 14 years to include tasks such as; venues, recruitment of instructors, coordinating course delivery, course recruitment, registration, certifications, staff supervision, evaluation and overall management.
 - Certified and taught the Emergency Management Outreach Instructors to offer the CSTI Outreach curriculum.
 - Established the policies and procedures for Cal OES/CSTI Instructor and Student certification
 - Developed and Managed the EOC Position Credentialing Program (Core Capabilities)
 - Developed the Emergency Management Career Credentialing Program
 - Certified as an Emergency Management Outreach Instructor in all curriculums
 - Developed the processes/documents for certification of Outreach Instructors and Students

Part I Section 1 – Introduction cont:

- **Responded to over 40 disasters/emergencies specifically working in Emergency Operations Centers (EOC) at Operational Area Level (OA EOC), Regional Level (REOC), State Operations Center (SOC), and Joint Field Office (JFO)**

I understand the complexities and nuances of developing and running an Emergency Management training program. The CADRE program shares very similar tasks that I have successfully demonstrated through my 33 years as the Hazardous Materials and Emergency Management training Chief at the Governor's Office of Emergency Services, California Specialized Training Institute (CSTI).

Part I Section 2 – Objectives, Scope, Nature of Proposed Program

Per the CADRE Statement of Work, “The primary goal of the “CADRE” program is to provide emergency response agencies with a cost effective method to training their staff members in standard emergency management core curriculum presented by local certified instructors. By developing a robust group of certified instructors that can teach emergency management while sharing knowledge on how local response and recovery programs work is extremely valuable resource”.

To achieve this goal, the following objectives will need to be developed, implemented, and evaluated (chronology is based on the date the contract is executed):

Objective 1:

Coordinate with the CADRE steering committee for providing guidance and direction for the design, implementation, and evaluation of the program to the contractor (Nov-Dec 2019).

Objective 2:

With guidance from the CADRE steering committee, identify priorities, type, location, Point of Contact (POC) of courses (Nov-Dec 2019).

Objective 3:

Once the training recipient jurisdiction is identified by the steering committee, develop date(s) and locations for the training coordinating with the recipient jurisdiction (Nov-Dec 2019).

Objective 4:

Coordinate with facility Point of Contact (POC) to secure site and logistics (Nov-Dec 2019).

Objective 5:

Reach out to CSTI Emergency Management Certified Outreach Instructors (in the LA County/OA Area i.e. specific to the jurisdiction if available) to determine availability to support Training and register the course through CSTI (Nov-Dec 2019).

Objective 6:

Advertise the course and register the students, determine logistical needs (student manuals, handouts, paperwork, facilities access, AV etc.) (November-December 2019 to February 2020).

Objective 7:

Coach identified EM Outreach instructor(s) on subject matter, parameters of the course, course paperwork for certification (December 2019 to February 2020).

Objective 8:

Offer training, coach EM Outreach Instructors, process paperwork, certificate the students, and evaluate effectiveness. Consultant will be onsite to assist training effort per state certification requirements. It is a CSTI certification requirement the consultant (Course Manager) must teach a minimum of 20% of the course content and attend the training onsite (January 2020 to February 2020).

Objective 9:

Working with the CADRE steering committee determine if updates on the program are needed, maintain records/certificates, develop reports and adjust as needed. Develop and After Action Report (AAR) which will include an Improvement Plan (IP) and stats of the project. (February 2020).

Objective 10:

Coordinate with City of Monterey Park regarding contract grant compliance, documentation and administration.

The nature/scope of the program is based on the following parameters:

- **Good communication and coordination between the contractor and the following will be essential to meet the intent of the program:**
 - **CADRE Steering Committee**
 - **Jurisdiction receiving the training**
 - **Facility Site Coordinator**
 - **Students attending the training**
 - **CADRE Instructors**
 - **California Specialized Training Institute (CSTI)**
 - **City of Monterey Park**

Using technology for promotion/registration of the training will have to be used to manage this program. In addition “coaching” the CADRE instructors will determine ultimate success of building EOC capabilities of the students. “Coaching” will be accomplished prior to the training as needed and during the course offering. The contractor scope/nature is focused on the implementation of the program and advisement to the parties aforementioned. The role of the interested parties will be one of oversight, evaluation, and adjustment.

The following tasks will need to be accomplished to meet the Identified objectives:

Objective 1:

Coordinate with the CADRE steering committee for providing guidance and direction for the design, implementation, and evaluation of the program to the contractor (Nov-Dec 2019)

Tasks:

- **Meet with CADRE steering committee and contractor to discuss parameters of the project, policies, guidance and implementation.**
- **Steering committee and contractor meet as needed regarding the status of the program.**
- **Contractor provide as a minimum monthly and final reports on status of the program to steering committee and City of Monterey Park.**
- **Steering committee recommend changes of program if needed to contractor.**
- **Contractor to apprise City of Monterey Park of program status.**

Objective 2:

With guidance from the CADRE steering committee, identify priorities, type, location, Point of Contact (POC) of courses (Nov-Dec 2019).

Tasks:

- **Steering committee determines priority training needs and locations to contractor (consistent with RFP #1119E).**
- **Identify possible Point of Contact of location to offer the training.**

Objective 3:

Once the training recipient jurisdiction is identified by the steering committee, develop date(s) and locations for the training coordinating with the recipient jurisdiction (Nov-Dec 2019).

Tasks:

- **Contractor contacts jurisdiction requesting training and finalizes dates and venue location.**
- **Contractor assists jurisdiction with facilities needs and identifies possible venues if needed.**

Objective 4:

Coordinate with facility Point of Contact (POC) to secure site and logistics (Nov-Dec 2019).

Tasks:

- **Contractor contacts jurisdiction facility POC to determine site access, facility layout, audio visual, parking and other logistical needs.**

Objective 5:

Reach out to CSTI Emergency Management Certified Outreach Instructors (in the LA County/OA Area i.e. specific to the jurisdiction if available) to determine availability to support Training and register the course through CSTI (Nov-Dec 2019).

Tasks:

- **Contractor identifies list of CSTI Emergency Management Outreach Certified Instructors in LA County.**
- **Contractor discusses and vets list of Outreach instructors with steering committee.**
- **Contractor reaches out to “vetted” list to determine accessibility.**
- **Contractor may need to modify date of training with requesting jurisdiction based on instructor availability.**
- **Contractor will fill-out and submit to Cal OES CSTI mandatory forms for State certification EM-100 Course Notification and EM-130 Class Schedule per course 6 weeks prior to course offering (per CSTI policy).**
- **Contractor will provide EM-180 Instructor Biennial Hours to EM Outreach Instructor to ensure mandatory credit for teaching the course will be documented through CSTI so EM Outreach certification is not lost.**

Objective 6:

Advertise the course and register the students, determine logistical needs (student manuals, handouts, paperwork, facilities access, AV etc.) (November-December 2019 to February 2020).

Tasks:

- **Work with point of contact of requesting jurisdiction to advertise the course.**
- **Use flyer(s) with links and emails to advertise courses.**
- **Email Address: lacountycadre@gmail.com.**
- **Advertise courses on website: lacountycadre.com.**
- **Use online software, Eventbrite, to register and communicate with students.**
- **Contractor follows-up with student prior to course with updates.**

Part I Section 3 – Work Program cont.:

- Contractor to answer questions of students prior to the class through email.
- Contractor prints course material as needed.

Objective 7:

Coach identified EM Outreach instructor(s) on subject matter, parameters of the course, course paperwork for certification (December 2019 to February 2020).

Tasks:

- Set up conference call with EM outreach instructors to discuss curriculum and options for delivery of the content.
- Provide link to course content.
- Be available to answer questions regarding the curriculum.
- Provide list of students.
- Provide logistical support as needed to the instructor to include visual aids, course material, venue, forms, schedule etc.

Objective 8:

Offer training, coach EM Outreach Instructors, process paperwork, certificate the students, and evaluate effectiveness. Consultant will be onsite to assist training effort per state certification requirements. It is a CSTI certification requirement the consultant (Course Manager) must teach a minimum of 20% of the course content and attend the training onsite (January 2020 to February 2020).

Tasks:

- Contractor to check with EM Outreach instructor's day prior and day of training with any questions or issues.
- Contractor will set-up classroom layout, audio visual, course material, name tents prior to the start of the course.
- Contractor will evaluate flow and content of the class and make adjustments as needed.
- Contractor will hand-out and retain completed course evaluations.
- Contractor will send to CSTI needed paperwork for certification: EM-
- Final roster and payment will be sent to CSTI for certificates.
- Contractor will pay for CSTI certificates \$15 per certificate plus tax.
- Contractor will send digital certificates to the students.
- Contractor will answer any future questions students may have regarding EOC Position Credentialing and the CADRE program.

Objective 9:

Working with the CADRE steering committee determine if updates of the program are needed, maintain records/certificates, develop reports and adjust as needed. Develop and After Action Report (AAR) which will include an Improvement Plan (IP) and stats of the project. (February 2020).

Tasks:

- **Contractor to reach out to CADRE steering committee as needed.**
- **Contractor to develop After Action Report (AAR) to include an Improvement Plan.**
- **Report to Include:**
 - **Course Locations and Dates**
 - **Number of Students Certificated**
 - **EM Outreach Instructors who assisted training**
 - **Location of digital certs**
 - **Strengths of the Program**
 - **Recommendations for Improvements**

Objective 10:

Coordinate with City of Monterey Park regarding contract grant compliance, documentation and administration.

- **Contractor to provide monthly reports regarding the status of program to City of Monterey Park.**
- **Contractor to provide monthly detailed invoice and back-up documentation for costs to City of Monterey Park.**
- **Costs will be consistent with 2 CFR 200.**

Part I Section 4 – Methodology

The implementation of the program will be based on a progressive step-by-step process as indicated per the objective's tasks and timeline. Each step will be monitored by the CADRE steering committee to ensure elements identified in the contract are being met. Contractor will oversee and participate in all course offerings per the Cal OES/CSTI EM Outreach Policies. Adult education training methodology will be applied and localized emergency management best practices will be implemented. All work will be accomplished by Michael Brady.

Anticipated number of course offerings for this contract period will consist of:

Course #	Basic Course Name	# of Iterations
CA-039-RESP	SEMS Executive Management	0
G191	ICS – Emergency Operations Center	3
G606	SEMS NIMS Combined (state does not certify this course)	0
G611F	Essential EOC Finance and Admin Section Positions Training	2
G611L	Essential EOC Logistics Positions Training	2
G611M	Essential EOC Management and Admin Section Positions Training	2
G611O	Essential EOC Operations Section Positions Training	2
G611P	Essential EOC Planning and Intel Section Positions Training	2
G626E	Essential EOC Action Planning	3
G775	EOC Management and Operations	3

The actual number and type of course may vary based on the direction of the CADRE steering committee. A swap based on an 8 hour instruction period could be implemented.

To economize cost for consultant fee, travel, and per diem courses maybe offered consecutively in a single week or offered within one week. The Contractor will be onsite at all training consistent with CSTI EM Outreach Policy.

Part I Section 5 – Contractor Capability and References

I was awarded the initial CADRE Training Program contract which had a performance period of October 2018-March 2019. The following are the results of that contract:

- 14 EOC Courses were offered with a total of 19 days of EOC Training and Exercises
- 371 students received CSTI state course certificates
- 16 CSTI EM Outreach Instructors, CADRE Instructors, were utilized as Subject Matter Experts (SME)

Based on the evaluations, significant number of the students who attended the course(s) gave the training high marks and indicated the training was beneficial so they could meet their assignment within the Emergency Operations Center (EOC). The training promoted overall EOC readiness in the LA County Area.

I currently had/have contracts or finalizing contracts with:

- County of Tulare
- Cal State Bakersfield
- Area A DMAC
- City of Berkeley
- Solano County Office of Emergency Services
- Orange County Health Care Agency

References for each of the programs can be provided if requested.

Part I Section 6 – Alternative Programs

None identified, concept of CADRE RFP is reasonable.

Part I Section 7 – Conflict of Interest

None identified

Request for Proposal

EOC Training Cadre Phase 2 #1119E – PART II Cost and Deliverables Proposal

**Michael Brady
891 Stagecoach Rd.
Arroyo Grande, CA 93420**

Total Cost for Proposal: \$111,428

(please note the proposed line item amount is consistent with the first round of CADRE funding (with some minor budget adjustments) and adds 5 courses compared to the first round of CADRE training)

Authorized Signature:

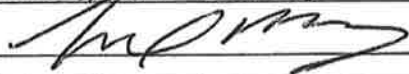


**Michael Brady,
Small Business # 2015702**

**CITY OF MONTEREY PARK REQUEST FOR PROPOSAL # 1119E
EXHIBIT B – COST AND DELIVERABLES PROPSAL**

Vendor Name: Michael Brady

Name (Print): Michael Brady Title: Sole Proprietor

Signature:  Date: November 1, 2019

Program Item	Program Description	Description of Deliverable(s)	Cost
1	Program Coordination & Design	Objectives/Tasks 1, 2, 3, 4, 5 of Proposal: CADRE steering committee coordination, prioritize trng, establish training venue, logistics for sites, coord EM outreach instructors, develop marketing and online registration system	\$5,674
2	Course Offerings: (3) course offerings of G775 (EOC Ops) & G191 (ICS EOC Interface)	Objectives/Tasks 6, 7, 8 of Proposal: Offer three combined course offerings of G775 and G191. (9) total training days	\$34,956
3	Course Offerings: (3) course offerings of G626E (EOC Action Plan)	Objectives/Tasks 6, 7, 8 of Proposal: Offer three G626E courses. (3) total training days	\$19,683
4	Course Offerings: (2) course offerings of G611- EOC Mgt, EOC Ops, & EOC Plans & Intel	Objectives/Tasks 6, 7, 8 of Proposal: Offer two combined course offerings of EOC Section Position G611 Mgt, Operations, & Plans & Intel. (6) total training days	\$27,864
5	Course Offerings: (2) course offerings of G611- EOC Logistics & EOC Finance & Admin	Objectives/Tasks 6, 7, 8 of Proposal: Offer two combined course offerings of EOC Section Position G611 Logistics and Plans and Intel. (4) total training days	\$19,994
6	Evaluation of program, refinements, final report, record management, Documentation	Objectives/Tasks 9 & 10 of Proposal: Seek Input and develop After Action Report and Improvement Plan. Develop Executive Summary, Provide Documentation	\$3,257
7			
8			
9			
10			
Total Cost			\$111,428

Costs Parameters:

Costs were calculated based on the following line items:

- Courses based on 40 students
- 40 student manuals per course
- 40 CSTI Certificates (\$16 per certificate)
- Misc Printing (Name Tents, Handouts, Charts, Forms etc.)
- Per Diem Rate (Federal Rate)
- Hotel Rate (Federal Rate) - Rate Includes Parking and Tax
- Mileage Rate (IRS Rate)
- Consultant Hours
 - Admin, Registration, Marketing
 - Class Offering – Course Management
 - Documentation/Record Management
- Total EOC training days consist of 22.5 (first round CADRE program consisted of 17 days)
- Current budget is similar to the first round CADRE bid
- Training courses can be exchanged based on guidance from CADRE steering committee
- All work will be accomplished by Michael Brady

Budget Detail:

1-Nov-19

RFP-#1119E Budget Detail

Program Description	Cost	# of Course Offerings	Extended Amt
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Coordinate with Steering Committee and Training Needs Assessment, Marketing

Travel	500	\$0.55	\$275	
Per Diem	2		\$99	
Parking	2	\$0	\$0	
Hotel	2	\$250	\$500	
Consultant Time	32	\$150	\$4,800	
			<u>\$5,674</u>	\$5,674

Course Offering

G775/G191

Travel	500	\$0.55	\$275	
Per Diem	5	\$0	\$297	
Hotel	4	\$250	\$1,000	
Books	80	\$15	\$1,200	
Certificates	80	\$16	\$1,280	
Registration/Admin	2	\$1,000	\$2,000	
Misc Printing	1	\$500	\$500	
Course Mgt/Instr	34	\$150	\$5,100	
			<u>\$11,652</u>	3
				34,956

G611 Mgt, Ops, Plans & Intel

Travel	500	\$0.55	\$275	
Per Diem	5		\$297	
Parking	0	\$0	\$0	
Hotel	4	\$250	\$1,000	
Books	120	\$12	\$1,440	
Certificates	120	\$16	\$1,920	
Registration/Admin	3	\$1,000	\$3,000	
Misc Printing	3	\$300	\$900	
Course Mgt/Instr	34	\$150	\$5,100	
			<u>\$13,932</u>	2
				\$27,864

G611 Logistics & Finance

Travel	500	\$0.55	\$275
Per Diem	4		\$232
Parking	0	\$30	\$0

Hotel	3	\$250	\$750		
Books	80	\$12	\$960		
Certificates	80	\$16	\$1,280		
Registration/Admin	2	\$1,000	\$2,000		
Misc Printing	2	\$300	\$600		
Course Mgt/Instr	26	\$150	\$3,900		
			<u>\$9,997</u>	2	\$19,994

G626E Essentials EOC

Action Planning

Travel	500	\$0.55	\$275		
Per Diem	3		\$166		
Hotel	2	\$250	\$500		
Books	40	\$12	\$480		
Certificates	40	\$16	\$640		
Registration/Admin	1	\$1,000	\$1,000		
Misc Printing	1	\$500	\$500		
Course Mgt/Instr	20	\$150	\$3,000		
			<u>\$6,561</u>	3	\$19,683

Final Report and Refinements of the program

Travel	500	\$0.55	\$275		
Per Diem	2	\$66	\$132		
Hotel	1	\$250	\$250		
Misc Printing	1	\$200	\$200		
Consultant Time	16	\$150	\$2,400		
			<u>\$3,257</u>		\$3,257

Total Amount: **\$111,428**

* Hotel amount includes
tax and parking

Schedule of Deliverables Consist of the following:

Coordinate with the CADRE steering committee for providing guidance and direction for the design, implementation, and evaluation of the program to the contractor (Nov-Dec 2019)

- **Meet with CADRE steering committee and contractor to discuss parameters of the project, policies, guidance and implementation.**
- **Steering committee and contractor meet as needed regarding the status of the program.**
- **Contractor provide as a minimum monthly and final reports on status of the program to steering committee and City of Monterey Park.**
- **Steering committee recommend changes of program if needed to contractor.**
- **Contractor to apprise City of Monterey Park of program status.**

With guidance from the CADRE steering committee, identify priorities, type, location, Point of Contact (POC) of courses (Nov-Dec 2019).

- **Steering committee determines priority training needs and locations to contractor (consistent with RFP #1119E).**
- **Identify possible Point of Contact of location to offer the training.**

Once the training recipient jurisdiction is identified by the steering committee, develop date(s) and locations for the training coordinating with the recipient jurisdiction (Nov-Dec 2019).

- **Contractor contacts jurisdiction requesting training and finalizes dates and venue location.**
- **Contractor assists jurisdiction with facilities needs and identifies possible venues if needed.**

Coordinate with facility Point of Contact (POC) to secure site and logistics (Nov-Dec 2019).

- **Contractor contacts jurisdiction facility POC to determine site access, facility layout, audio visual, parking and other logistical needs.**

Reach out to CSTI Emergency Management Certified Outreach Instructors (in the LA County/OA Area i.e. specific to the jurisdiction if available) to determine availability to support Training and register the course through CSTI (Nov-Dec 2019).

- **Contractor identifies list of CSTI Emergency Management Outreach Certified Instructors in LA County.**
- **Contractor discusses and vets list of Outreach instructors with steering committee.**
- **Contractor reaches out to “vetted” list to determine accessibility.**
- **Contractor may need to modify date of training with requesting jurisdiction based on instructor availability.**

- Contractor will fill-out and submit to Cal OES CSTI mandatory forms for State certification EM-100 Course Notification and EM-130 Class Schedule per course 6 weeks prior to course offering (per CSTI policy).
- Contractor will provide EM-180 Instructor Biennial Hours to EM Outreach Instructor to ensure mandatory credit for teaching the course will be documented through CSTI so EM Outreach certification is not lost.

Advertise the course and register the students, determine logistical needs (student manuals, handouts, paperwork, facilities access, AV etc.) (November-December 2019 to February 2020).

- Work with point of contact of requesting jurisdiction to advertise the course.
- Use flyer(s) with links and emails to advertise courses.
- Email Address: lacountycadre@gmail.com.
- Advertise courses on website: lacountycadre.com.
- Use online software, Eventbrite, to register and communicate with students.
- Contractor follows-up with student prior to course with updates.
- Contractor to answer questions of students prior to the class through email.
- Contractor prints course material as needed.

Coach identified EM Outreach instructor(s) on subject matter, parameters of the course, course paperwork for certification (December 2019 to February 2020).

- Set up conference call with EM outreach instructors to discuss curriculum and options for delivery of the content.
- Provide link to course content.
- Be available to answer questions regarding the curriculum.
- Provide list of students.
- Provide logistical support as needed to the instructor to include visual aids, course material, venue, forms, schedule etc.

Offer training, coach EM Outreach Instructors, process paperwork, certificate the students, and evaluate effectiveness. Consultant will be onsite to assist training effort per state certification requirements. It is a CSTI certification requirement the consultant (Course Manager) must teach a minimum of 20% of the course content and attend the training onsite (January 2020 to February 2020).

- Contractor to check with EM Outreach instructor's day prior and day of training with any questions or issues.
- Contractor will set-up classroom layout, audio visual, course material, name tents prior to the start of the course.
- Contractor will evaluate flow and content of the class and make adjustments as needed.
- Contractor will hand-out and retain completed course evaluations.
- Contractor will send to CSTI needed paperwork for certification: EM-
- Final roster and payment will be sent to CSTI for certificates.
- Contractor will pay for CSTI certificates \$15 per certificate plus tax.

- Contractor will send digital certificates to the students.
- Contractor will answer any future questions students may have regarding EOC Position Credentialing and the CADRE program.

Working with the CADRE steering committee determine if updates of the program are needed, maintain records/certificates, develop reports and adjust as needed. Develop and After Action Report (AAR) which will include an Improvement Plan (IP) and stats of the project. (February 2020).

Tasks:

- Contractor to reach out to CADRE steering committee as needed.
- Contractor to develop After Action Report (AAR) to include an Improvement Plan.
- Report to Include:
 - Course Locations and Dates
 - Number of Students Certificated
 - EM Outreach Instructors who assisted training
 - Location of digital certs
 - Strengths of the Program
 - Recommendations for Improvements

Coordinate with City of Monterey Park regarding contract grant compliance, documentation and administration.

- Contractor to provide monthly reports regarding the status of program to City of Monterey Park.
- Contractor to provide monthly detailed invoice and back-up documentation for costs to City of Monterey Park.
- Costs will be consistent with 2 CFR 200.

Proposed Course Dates:

Course #	Basic Course Name	Proposed Dates
(3) Courses G775/G191	EOC Operations & ICS – Emergency Operations Center	January 7-9, 2020 January 13-15, 2020 January 28-30, 2020
(2) Courses G611M, G611O, G611P	Essential EOC Management, Operations, and Planning Positions Training	February 4-6, 2020 February 18-20, 2020
(2) Courses G611L & G611F/A	Essential EOC Logistics and Finance and Admin Positions Training	February 11-12, 2020 February 25-26, 2020
(3) Courses G626E	Essential EOC Action Planning	January 31, 2020 February 13, 2020 February 27, 2020

Proposal Evaluation Criteria

I believe I meet the "Evaluation of Proposals" criteria in the following ways:

1. *Contractor's demonstrated understanding of the scope of work.*

I managed emergency services courses for over 33 years. My background included the development, implementation, and evaluation of the Cal OES/CSTI Haz Mat and Emergency Management Outreach Instructor program which included hundreds of Outreach Instructors and certificated thousands of students. The scope of work in this RFP is consistent with the work I accomplished over that 33-year period. For my work, I was awarded the highest honor by receiving the California Emergency Services Association (CESA), Senator Petris Lifetime Achievement Award (Senator Petris was the Senator who sponsored the SEMS legislation) and Continuing Challenge Haz Mat John D. Patterson Lifetime Achievement Award (Mr. Patterson was the architect of system we currently have for haz mat response).

2. *Contractor's approach to performing the tasks defined in the Scope of Work.*

My proposal is comprehensive and consistent with both the RFP Scope of Work and the CADRE Training Program Proposed Statement of Work, June 2019. It meets and exceeds the tasks listed within the time elements of the program. Due to my extensive background in Course Program/Management I have the skills sets and abilities to meet the requirements within the limited amount of time. As the Chief of Emergency Management at CSTI, I oversaw the development, offered hundreds of the classes, and evaluated the course content being presented per this RFP. My experience as a trainer and practitioner, working in the EOC environment, gives me the ability facilitate discussion and draw practical applications.

3. *Capability of contractor and key project personnel to handle the project in terms of workload, experience, and efficient staff utilization.*

I demonstrated the ability to manage and implement the first round of the CADRE program in 2018-19. Based on the feedback from the CADRE Steering Committee and student evaluations the overall comments were very positive. Due to my understanding of the CSTI EM Outreach Policies I was able to document and certificate all students who had successfully passed the courses offered. I have attached the CADRE First Round After Action Report (AAR) as reference. I met all the requirements of the CADRE first round program and I will meet the second round as well. In fact, I have a few ideas to enhance the program for the second round. I will be managing the administration of the program, course manage, and teach in all courses noted in this proposal.

Samples of Deliverables:

CADRE Flyer and Link to Website:



What Is It?

Using local emergency management personnel, the EOC CADRE training program is designed to assist local government, special districts, volunteers, tribes, and private industry to develop their skills working in an Emergency Operations Center (EOC).

The courses are offered through a Homeland Security Grant at no charge to the students. The courses will be offered throughout Los Angeles County area and is restricted to those who work throughout the greater Los Angeles County. There is limited space in each class and final approval to attend will be based on regional/local demand.

When Is It?

Starting in January–March 15, 2019 there will be a series of courses dedicated to develop and refine skill sets necessary to work within an EOC.

What's Offered?

It is recommended that a student take the courses in order as listed below and then the appropriate EOC section training where they may be assigned.

COURSE 01		COURSE 04		
EOC Operations (G77S) 16 HOURS		EOC Management Section Training (G611M) 8 HOURS	EOC Operations Section Training (G611O) 8 HOURS	EOC Logistics Section Training (G611L) 8 HOURS
COURSE 02				
Incident Command System (Field ICS) and EOC Interface (G191) 8 HOURS				
COURSE 03				
EOC Action Planning (G626E) 8 HOURS				
		EOC Planning and Intel Section Training (G611P) 8 HOURS	EOC Finance and Admin Section Training (G611F) 8 HOURS	

To apply and see a full list of the locations, dates, and courses, visit:

www.lacountycadre.com

Questions? lacountycadre@gmail.com

First Round CADRE After Action Report

EOC CADRE



TRAINING PROGRAM

Emergency Operations Center
SKILLS DEVELOPMENT

After Action Report

Performance Period:

Oct 22, 2018-March 17, 2019

Produced By: Michael Brady, CADRE Contract Training
Coordinator

March 28, 2019

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Project Scope:

Per the CADRE Statement of Work, "The primary goal of the "CADRE" program is to provide emergency response agencies with a cost-effective method to training their staff members in standard emergency management core curriculum presented by local certified instructors. By developing a robust group of certified instructors that can teach emergency management while sharing knowledge on how local response and recovery programs work is extremely valuable resource".

Project Implementation:

The contract was awarded to the contractor on October 22, 2018. For purposes of this report, the contractor will be known as the CADRE Program Coordinator. The contract process was managed by the very capable staff at the Monterey Park Fire Department.

With the guidance of the CADRE Steering Committee (CADRE Steering Members Included: John Penido – Area C DMAC, David Ashman – Area D DMAC, Diana Garcia – Area E DMAC, Ashu Palta – LA County OEM, and Michelle Riebeling – LA City EMD) formed by the "CADRE Project Team", a survey was designed and sent out to stake holders by the CADRE Program Coordinator. 27 stakeholders responded to the survey. The results of the survey were issued to the CADRE Steering Committee for review. Based on the survey responses and overall knowledge of training priorities needs, related to EOC Position Credentialing and overall EOC Readiness, the steering committee came up with a list of 14 desired Emergency Operations Center (EOC) courses and general locations which would be scheduled starting in mid-Jan 2019 and end March 15, 2019. The CADRE Program Coordinator was able to meet the requested courses within the parameters and scope of the contract.

A flyer linked to a website was developed by the CADRE Program Coordinator. Feedback was given by the CADRE Steering Committee on content. The website was then linked to an Eventbrite site where the CADRE courses were listed so students could register. Exact locations, including training venues, were determined by members of the CADRE Steering Committee.

Marketing of the courses was provided by the DMAC(s), Steering Members, and State Certified Emergency Management (EM) Outreach Instructors in the greater LA County using the flyer prepared by the CADRE Program Coordinator. The flyer had an embedded link to direct the students to the CADRE website.

The CADRE Project Coordinator reached out to State Certified Emergency Management (EM) Outreach Instructors in the greater LA area to assist with the training. All training needs were met by the EM Outreach Instructors. The EM instructors time and travel were not compensated by CADRE Project Coordinator. Most came to training representing their agencies.

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The CADRE Contract Project Coordinator provided the following tasks:

- Develop, Issue, analyze Training Needs Assessment
- Meet and communicate with CADRE Steering Committee
- Develop Flyer
- Develop CADRE Website
- Develop Courses in Eventbrite
- Market Courses
- Monitor, register, and correspond with students
- Field questions from the students
- Coordinate venue
- Develop course schedules
- Coordinate and coach EM Outreach Instructors
- Print course manuals and handout materials
- Developed registration material
- Established CSTI course control numbers
- Attended all training and taught a minimum of 20% of course content per CSTI EM Outreach Policies
- Finalized registration and follow-up with the students
- Issued paperwork for CSTI certification
- Issued CSTI certs to students
- Develop EM Outreach Instructor Certification Paperwork
- Sent updates to Steering Committee and DMAC(s) on student counts
- Develop and submit to the Steering Committee the After Action Report (AAR)
- Manage Contract

Project Summary:

- 14 EOC Courses were offered with a total of 17 days of EOC Training and Exercises
- 371 students received CSTI state course certificates
(see details in appendix A and C)
- 16 CSTI EM Outreach Instructors were utilized as Subject Matter Experts (SME)(see details in appendix C)

Strengths of the Program:

- The program met the intent of the CADRE program scope
- Overall EOC readiness training was provided consistent with Cal OES /CSTI EOC Position Credentialing resulting in increased EOC capabilities
- Training was targeted to geographical area thus allow cities to send multiple students to the training
- The CADRE steering committee was helpful setting course priorities, locations, and policies

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- The developed CADRE flyer, website, and Eventbrite registration site worked very well with limited number of technical problems and student concerns
- City team building was a by-product of the training
- CSTI EM Outreach Instructors were used to focus on specific examples and processes for the greater Los Angeles area
- The response by CSTI EM Outreach Instructors to support the training was excellent, all needs were met
- The training was provided in a prudent economic positive fashion. 60% less than a contract with the State
- Majority of the course comments/evaluations were excellent
- Students liked receiving a student manual and handouts
- Students stated they will go back to their jurisdiction to promote the training
- Coordination and consistency of the courses were achieved by having one Course Manager onsite
- Administration, Registration, and Documentation (including course manuals and handouts) was standardized
- EM Outreach Instructors skills were developed by input of the CADRE Project Coordinator
- The contracting agency, Monterey Park Fire Department, did an outstanding job implementing the contract. Bonnie To, Monterey Park Fire Department Contract Manager, should be recognized for her excellent work and support. In addition, the Fire Chief of Monterey Park, Scott Haberle should be recognized for his vision and support for EOC readiness throughout the greater Los Angeles area.

Weakness of the Program

- Lengthy time to issue the contract restricted the days to offer the training due to the March 15, 2019 grant deadline
- The November-January holidays restricted the days to offer the training
- The State (CSTI) process to receive the certs was slow (in defense of CSTI most of the staff has been redirected to support disaster operations)

Improvement Plan and Recommendations

- Establish a course offering schedule that is not as impacted due to grant requirements (based on options of grant calendar requirements)
- Have a discussion with CSTI to see if there is a way to receive the certs in a timelier manner (steering committee discussion with CSTI)
- The training needs assessment survey had little value for determining course offerings and locations, but it did allow an opportunity for jurisdictions to give input (CADRE steering committee to discuss)

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- Policy needs to be developed regarding waitlists and when to “pull” the class from the website when overbooked (CADRE steering committee discussion with future contractor)
- Reach out to the DMAC(s) who had limited participation in the process to identify needs and courses (CADRE steering committee and DMAC(s) meeting)

Final Thoughts

I feel very fortunate and thankful to be part of this first offering of the CADRE EOC readiness training program. Between the CADRE steering committee, Monterey Park Fire Department, DMACs, EM Outreach Instructors, and host jurisdiction’s support role I believe the program was a success. I was given clear direction, support and guidance by all parties involved, especially the CADRE steering committee. I want to thank all who was part of this process, their direction, and vision and I look forward to serving in future program offerings if the opportunity comes available.

Michael Brady, CADRE Consultant and Project Coordinator

- CADRE AAR was distributed to: All LA County DMACs, CADRE Steering Committee, and CSTI EM Outreach Instructors identified in the greater LA County Area.

Appendix A

Course Name	Date(s)	Location	# of Students
G775	Jan 29-30, 2019	Santa Fe Springs	34
G191	Jan 31, 2019	Santa Fe Springs	34
G775	Feb 5-6, 2019	Burbank	18
G191	Feb 7, 2019	Burbank	18
G626E EOC AP	Feb 13, 2019	Santa Fe Springs	33
G626E EOC AP	Feb 20, 2019	Burbank	10
G775	Feb 26-27, 2019	Arcadia	30
G191	Feb 28, 2019	Arcadia	26
G611 Management	March 5, 2019	La Mirada	26
G611 Operations	March 6, 2019	La Mirada	32
G611 Plans and Intel	March 7, 2019	La Mirada	33
G626E EOC AP	March 12, 2019	Arcadia	17
G611 Logistics	March 13, 2019	La Mirada	28
G611 Finance & Admin	March 14, 2019	La Mirada	32
		Total Students	371

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Appendix B

Course Name	Date(s)	Location	EM Outreach Instructor
G775	Jan 29-30, 2019	Santa Fe Springs	Ashu Palta David Ashman Jeanne O'Donnell
G191	Jan 31, 2019	Santa Fe Springs	Ashu Palta David Ashman Jeanne O'Donnell
G775	Feb 5-6, 2019	Burbank	John Penido Irwin Rosenberg Eric Baumgardner
G191	Feb 7, 2019	Burbank	John Penido Irwin Rosenberg Eric Baumgardner
G626E EOC AP	Feb 13, 2019	Santa Fe Springs	Kurt Johnson
G626E EOC AP	Feb 20, 2019	Burbank	Eric Baumgardner
G775	Feb 26-27, 2019	Arcadia	Diana Manzano-Garcia Barry Springs Michelle Riebeling
G191	Feb 28, 2019	Arcadia	Diana Manzano-Garcia Barry Springs Michelle Riebeling Bryan Ariizumi Ernie Fieffo
G611 Management	March 5, 2019	La Mirada	Michelle Riebeling Ashu Palta
G611 Operations	March 6, 2019	La Mirada	Michael Rogers
G611 Plans and Intel	March 7, 2019	La Mirada	Quentin Frazier
G626E EOC AP	March 12, 2019	Arcadia	Ian Whyte
G611 Logistics	March 13, 2019	La Mirada	Ashu Palta
G611 Finance & Admin	March 14, 2019	La Mirada	Pablo Valadez

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Appendix “C” Student List

G775 & G191 EOC Operations and ICS Field Interface Jan 29-31, 2019 Santa Fe Springs

First Name	Last Name	Email	Job Title	Company
Monica	Heredia	mheredia@soelmonte.org	Public Works Analyst	City of South El Monte
Jose	Figueroa	jfigueroa@soelmonte.org	Public Works Supervisor	City of South El Monte
Estefany	Franco	efranco@pico-rivera.org	Assistant Planner	City of Pico Rivera
Deanna	Diaz	ddiaz@pico-rivera.org	Recreation Coordinator	City of Pico Rivera
Zoraida	Caltitla	zcaltitla@pico-rivera.org	Senior Executive Assistant	City of Pico Rivera
LUIS	RAMOS	lramos@pico-rivera.org	Parking coordinator	City of Pico Rivera
Luisa	Najera	lnajera@pico-rivera.org	Risk Management Analyst	City of Pico Rivera
Kaitlin	Osborn	kosborn@lakewoodcity.org	Public Safety Supervisor	City of Lakewood
Kathlynn	Vasquez	kvasquez@pico-rivera.org	Counter Service Representative	City of Pico Rivera
Kalli	Torres	ktorres@pico-rivera.org	Senior Analyst	City of Pico Rivera
KIRENE	MANINI	kbargas@pico-rivera.org	Deputy Director-Finance	City of Pico Rivera
Joanna	Prado	jprado@pico-rivera.org	Account Clerk II	City of Pico Rivera
Ron	Hayes	rhayes@pico-rivera.org	Accountant III	City of Pico Rivera
Desiree	Sotelo	dsotelo@pico-rivera.org	Analyst	City of Pico Rivera
Kenner	Guerrero	kguerrero@pico-rivera.org	Assistant Engineer	City of Pico Rivera
Jazmin	Faccuseh	jfaccuseh@pico-rivera.org	Management Analyst	City of Pico Rivera
George	Rivera	grivera@pico-rivera.org	Neighborhood Improvement Officer	City of Pico Rivera
Carlos	Carrazco	ccarrazco@soelmonte.org	Finance Director	City of South El Monte
Art	Jimenez	ajimenez@cityofbell.org	Acting Captain	Bell Police
Michael	Cuellar	mcuellar@pico-rivera.org	Facilities Maintenance III	City of Pico Rivera
NATALIE	GLASMAN	nglasman@pico-rivera.org	Transit Analyst	City of Pico Rivera
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Nicholas	Todd	ntodd@dhs.lacounty.gov	EMS Program Head	Los Angeles County
Larry	Cruz	larrycruz1@gmail.com	Volunteer	Downey Acert
Eric	Wosick	ewosick@norwalkca.gov	Public Safety Lieutenant	City of Norwalk
Josue	Rosas	jrosas@ph.lacounty.gov	DSPA	LAC-DPH-EPRD
Chris	Thompson	christhompson2020@yahoo.co	Captain	Monterey Park Fire
Wilder	Carranza	wildcar@hotmail.com	Volunteer	ACERT Downey Emergency
DONNA	VOTH	VOTHCA@YAHOO.COM	Retired	DOWNEY CERT
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Ian	McAleese	imcaleese@soelmonte.org	Assistant Planner	City of South El Monte

Raeann	Munoz	rmunoz@carson.ca.us	Public Safety Specialist	City of Carson
Raul	Mazariegos	Rmazariegos@cityofcudahyca.gov	Community Preservation Officer	City of Cudahy
Steve	Rahdar	srahdar@downeyca.org	I.T Consultant	City Of Downey

G775 G191 EOC Operations and ICS Field Interface Feb 5-7, 2019 Burbank

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Zachary	Gray	zgray@ph.lacounty.gov	Disaster Services Planning Assistant	L.A. County Department of Public
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Maria	Gonzalez	egonzalez@sfcity.org	Police Office Specialist	San Fernando Police Dept
Lisa	Curtis	lisa.curtis@csun.edu	Emergency Manager	CSUN
Scott	VanScoy	scott.g.vanscoy@csun.edu	Captain	CSU Northridge Police Departmer
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Christian	Alvarez	calvarez@soelmonte.org	Code Enforcement Officer	City Of South El Monte
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Cory	Leeper	cleeper@lvpd.org	Police Sergeant	La Verne Police Department
David	Hamel	dhamel@beverlyhills.org	Patrol Lt.	Beverly Hills Police Department
Shan	Davis	helliott@beverlyhills.org	Lt	BPD

G626E EOC Action Plans Feb 13, 2019 Santa Fe Springs

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G626E EOC Action Planning Feb 20, 2019 Burbank

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Daniel	King	djking@burbankca.gov	Fire Inspector	Burbank Fire Dept
Lisa	Ung	lung@montereypark.ca.gov	Human Resources Assistant	City of Monterey Park
Nichole	Hanchett	nhanchett@sfcity.org	Patrol Lieutenant	San Fernando PD
Josef	Kekula	jkekula@downeyca.org	Superintendent of Maintenance	City of Downey
Tom	Cody	Tcody@montereypark.ca.gov	Director of Human Resources	City of Monterey Park
Sylvia	Ortega	sortega@sfcity.org	Records/Systems Administrator	San Fernando Police Department

G775 Feb 26-27, 2019 Arcadia

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Robert	Ewing	rewing@ci.claremont.ca.us	Sergeant	Claremont Police Department
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Alonzo	Real	areal@animalcare.lacounty.gov	Animal Care Officer	LA County Animal Care
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G191 Feb 28, 2019 Arcadia

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Efrain	Lee	elee@pico-rivera.org	Recreation Supervisor	City of Pico Rivera
Bonnie	To	bto@montereypark.ca.gov	Principal Management Analyst	City of Monterey Park
Dara	Sandoval	dsandoval@carson.ca.us	Aquatics Program Supervisor	City of Carson - Aquatics
Robert	Ewing	rewing@ci.claremont.ca.us	Sergeant	Claremont Police Department
Gwendolyn	Whitaker	gwhitake@carson.ca.us	Recreation Center Supervisor II	City of Carson
Cindy	Trang	ctrang@montereypark.ca.gov	Deputy City Clerk	City of Monterey Park
Isaac	Gardner	lgardner@carson.ca.us	Recreation Center Supervisor	City of Carson
Paola	Lara	plara@soelmonte.org	Deputy City Clerk	City of South El Monte
Larry	Falla	unclelarryf@hotmail.com	Recreation Centet Spervisor	City of Carson
Janny	Noa	jnoa@carson.ca.us	Sr. Recreation Center Supervisoe	City of Carson
Guillermo	Arreola	garreola@downeyca.org	Principal Planner	City of Downey
Andy	Torres	atorres@soelmonte.org	Public Safety Officer	CITY OF SOUTH EL MONTE
Raul	Rodriguez	rrodriguez@soelmonte.org	Code Enforcement Officer	City of South El Monte
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Connle	Negrete	cnegrete@sfcity.org	Police Records Specialist	San Fernando Police Department
Jennifer	Wu	jwu@azusaca.gov	Community Service Officer	Azusa Police
Kaitlin	Osborn	kosborn@lakewoodcity.org	Public Safety Supervisor	City of Lakewood
Mario	Rueda	mrueda@smfd.us	Fire Chief	San Marino Fire Department
Mark	Dondanville	mdondanville@smfd.us	Division Chief	San Marino Fire Department
Joe	Martinez	jmartinez@soelmonte.org	Code Enforcement / Public Safety Sup	City of South El Monte
Chen	Suen	csuen@arcadiaca.gov	Battalion Chief	Arcadia Fire Department
Tom	Cullen	tcullen@arcadiaca.gov	Lt	Arcadia PD
Alonzo	Real	areal@animalcare.lacounty.gov	Animal Care Officer	LA County Animal Care
Javier	Gutierrez	jugutierrez@animalcare.lacounty.gov	Animal Control Officer	LA County Animal Care
Angle	Hernandez	ahernandez@soelmonte.org	Housing Program/Comm Dev. Executi	City of South El Monte
Hank	Lu	hlu@montereypark.ca.gov	Director of Human Resources & Risk N	City of Monterey Park

G611 Management March 5, 2019 La Mirada

Alex	Ramirez	Alex_Ramirez@ci.pomona.ca.us	Safety and Emergency Preparedness	City of Pomona
Anna	Jerome	ajerome@pico-rivera.org	City Clerk	Pico Rivera
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Arlene	Salazar	asalazar@pico-rivera.org	City Manager	City of Pico Rivera
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Melonee	Cruse	mcruse1@mtsac.edu	Emergency Manager	Mt. San Antonio Community College
Michael	Rogers	mirogers@ph.lacounty.gov	Emergency Manager	Los Angeles County Department of Public H
Nichole	Hanchett	nhanchett@sfcity.org	Patrol Lieutenant	San Fernando PD
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G611 Operations March 6, 2019 La Mirada

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Zaira	Villa	admin@dmac.ca.gov	Admin	DMAC E
Bill	Hayes	bhayes@pico-rivera.org	admin	pico riveria

G611 Planning and Intel March 7, 2019 La Mirada

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James	Sorowice	jsorowice@burbankca.gov	Fire Inspector	Burbank Fire Department
Michael	Rogers	mrogers@ph.lacounty.gov	Emergency Manager	Los Angeles County Department of PH
CASH	REED	wreed@ph.lacounty.gov	DSA	LA COUNTY PUBLIC HEALTH EPRD-EOU
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G626E EOC Action Planning Arcadia March 12

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Valarie	Frost	vfrost@lakewoodcity.org	Director, Recreation and Com	City of Lakewood

G611 Logistics March 13, 2019 La Mirada

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G611 Finance and Admin March 14, 2019 La Mirada

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Claire	Prado	jprado@pico-rivera.org	Account Clerk II	City of Pico Rivera
Desiree	Hayes	rhayes@pico-rivera.org	Accountant III	City of Pico Rivera
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Velma	Franke	tfranke@covina.ca.gov	Asst. Director Finance	City of Covina

November 13, 2019

City of Monterey Park
City Clerk Attn: Fire Dept. RFP #1119E
320 W. Newmark Ave
Monterey Park, CA 91754

To Whom It May Concern:

Please include in my previously mailed RFP packet the enclosed 3 signed exhibit C documents.

If you have any questions regarding this request, please feel free to contact me at (805) 215-4009.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Brady', with a stylized, flowing script.

Michael Brady, Sole Proprietor

891 Stagecoach Rd
Arroyo Grande, Ca. 93420
(805) 215-4009
Michaelbrady101@gmail.com

CITY OF MONTEREY PARK REQUEST FOR PROPOSAL # 1119E

EXHIBIT C

INSURANCE REQUIREMENTS [MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful bidder must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2 million
Professional liability	\$varies
Business automobile liability	\$varies
Workers compensation	Statutory requirement.

Commercial general liability insurance must meet or exceed the requirements of the most recent ISO-CGL Form Number. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Professional liability coverage must be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," the Consultant must continue to maintain the insurance in effect for a period of three (3) years after this Agreement expires or is terminated ("extended insurance"). Such extended insurance must have the same coverage and limits as the policy that was in effect during the term of this Agreement, and cover the Consultant for all claims made by the City arising out of any errors or omissions of the Consultant, or its officers, employees or agents during the time this Agreement was in effect.

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Consultant must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Consultant will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's consultant. Failure to provide this form may render the bidder's proposal "nonresponsive."

11/13/19
Date


Bidder

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MONTEREY PARK,
CALIFORNIA FOR MAINTAINING LOCAL
CONTROL OF ENERGY SOLUTIONS

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Whereas California's energy policies are critical to reducing greenhouse gas emissions and reducing the impact of climate change on our citizens.
- B. Whereas the state legislature and state agencies are increasingly proposing new legislation and regulations eliminating choice of energy by mandating technologies to power buildings and public and private fleets, including transit and long-haul trucking, as a strategy to achieve the state's climate goals.
- C. Whereas clean, affordable and reliable energy is crucial to the material health, safety and well-being of Monterey Park residents, particularly the most vulnerable, who live on fixed incomes, including the elderly and working families who are struggling financially.
- D. Whereas the need for clean, affordable and reliable energy to attract and retain local businesses, create jobs and spur economic development is vital to our city's success in a highly competitive and increasingly regional and global marketplace.
- E. Whereas Monterey Park, its residents and businesses value local control and the right to choose the policies and investments that most affordably and efficiently enable them to comply with state requirements.
- F. Whereas building and vehicle technology mandates eliminate local control and customer choice, suppress innovation, reduce reliability and unnecessarily increase costs for Monterey Park residents and businesses.
- G. Whereas the City understands that relying on a single energy delivery system unnecessarily increases vulnerabilities to natural and man-made disasters, and that a diversity of energy delivery systems and resources contribute to greater reliability and community resilience.
- H. Whereas Monterey Park understands the need to mitigate the impacts of climate change and is committed to doing its part to help the state achieve its climate goals, but requires the flexibility to do so in a manner that best serves the needs of its residents and businesses.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Monterey Park supports balanced energy solutions that provide it with the decision-making authority and resources needed to achieve the state's climate goals, and opposes proposed state legislation and policy that eliminate local control by mandating technologies that can be used to power buildings and fuel vehicles, and also meet or exceed emissions reductions regulations.

SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or his duly appointed deputy, is directed to attest thereto.

SECTION 3. This Resolution takes effect immediately upon its adoption.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK ON THIS DAY OF 2019.**

Hans Liang, Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California



City Council Staff Report

DATE: December 5, 2019

AGENDA ITEM NO: Council Communications
Agenda Item 6-A

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
SUBJECT: Discussion of Legal Counsel Services

RECOMMENDATION:

It is recommended that the City Council:

1. Receive and file report; and
2. Take such additional, related, action that may be desirable.

BACKGROUND:

During the November 6, 2019 City Council meeting while discussing agenda item 2B – March 3, 2020 Election Matters, Mayor Pro Tem Ing directed the City Manager with a second by Council Member Real Sebastian to bring back an agenda item at the December 4, 2019 City Council meeting regarding legal services discussion.

The City of Monterey Park has contracted for legal services as far back as our records show from the City Clerk's office since 1986. Prior to 1986, services may have been rendered by a legal counsel but no records could be found at the time of writing this report. Our current legal counsel is Hensley Law Group.

Legal Counsel shall discharge the duties of the offices of City Attorney, Successor Agency Counsel, and Authority Counsel of the City of Monterey Park and shall use its best efforts to provide legal services in a competent and professional manner. Legal Counsel shall provide all services to the City of Monterey Park of the kind and nature typically provided by an in-house City Attorney's office.

Legal Counsel provides numerous services to the City of Monterey Park but is not limited to the following:

I. General Legal Services

- Routine legal assistance, advice and consultation to City Council and to City staff relating to land use, CEQA (California Environmental Quality Act), general municipal law issues, general and routine public employee relations issues, code enforcement of the Municipal Code, potential tort liability, risk management, and legal issues which do not fall within the categories of special services listed below in Section II;

- Prepare and review legal opinions, ordinances, resolutions, agreements and related documents;
- Review draft environmental impact reports and related environmental documents;
- Prepare for and attend all regular City Council and Planning Commission meetings;
- Telephone consultations with Council Members and staff;
- Coordination with and supervision of outside counsel.

II. Litigation and Special Services

- Legal counsel shall represent the City in litigation matters unless the litigation matter is covered by the City's insurer or City assigns a litigation matter to other counsel;
- Legal counsel shall provide special services that require extraordinary services beyond those contemplated by the general legal services described above when directed to do so by the City Manager. Examples of special services would be complex development project that requires extensive attorney time, or an unusual matter of significant public concern that will involve extensive attorney time. The City Manager shall give immediate written notice to the City Council of any authorization to perform legal services pursuant to this section.

FISCAL IMPACT:

None at this time as this is for discussion purposes pending any further direction from City Council.

Respectfully submitted & prepared by:



Ron Bow
City Manager