CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY PARK FINANCING AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT AND AGENDA

REGULAR CITY COUNCIL MEETING
Wednesday
October 6, 2021
6:30 p.m.

ASSEMBLY BILL NO. 361

These meetings will be conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution.

Accordingly, Councilmembers will be provided with a meeting login number and conference call number; they will not be physically present at Council Chambers.

Pursuant to the Governor's order, the public may provide public comment utilizing the methods set forth below.

Note that City Hall is currently closed to the public. You will not be admitted to City Hall.

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.

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at http://www.montereypark.ca.gov/AgendaCenter/City-Council-17.

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

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

PUBLIC PARTICIPATION

In accordance with Government Code § 54953(e) and City Council resolution, remote public participation is allowed in the following ways:

Via Email (Written Communications)

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

Via Telephone

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

Important Disclaimer

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

CALL TO ORDER	**Mayor**
FLAG SALUTE	**Mayor**
ROLL CALL	**Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu**

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.

STAFF COMMUNICATIONS:

- Recreation and Community Services
- Library Services

[1.] PRESENTATION

1-A. BREAST CANCER AWARENESS AND PINK PATCH PROJECT

[2.] OLD BUSINESS – None.

[3.] CONSENT CALENDAR ITEMS NOS. 3A-3F

3-A. MINUTES

It is recommended that the City Council (and the City Council acting on behalf of the Successor Agency, the Financing Authority Board of Directors, and the Housing Authority Board of Directors) consider:

(1) Approving the minutes from the regular meeting of September 1, 2021; and

(2) Taking such additional, related, action that may be desirable.

3-B. ACCEPTING A DONATION OF TWO STAINED GLASS WINDOWS FROM THE 1929 BRUGGEMEYER LIBRARY

It is recommended that the City Council consider:

(1) Accepting a donation of two stained glass windows from the 1929 Bruggemeyer Library; and

(2) Taking such additional, related, action that may be desirable.

3-C. ACCEPTANCE OF 2018 STATE OF CALIFORNIA PROPOSITION 68 GRANT

It is recommended that the City Council consider:

(1) Accepting grant funding in the amount of $10,987,000 from the Proposition 68 California, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018;

(2) Authorizing the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with the San Gabriel Basin Water Quality Authority; and

(3) Taking such additional, related, action that may be desirable.

3-D. DRAFT HOUSING ELEMENT OF THE GENERAL PLAN

It is recommended that the City Council consider:

(1) Receiving and filing the draft Housing Element; and

(2) Taking such additional, related, action that may be desirable.

3-E. RECEIVE AND FILE ZONING INTERPRETATION ISSUED BY THE ACTING CITY PLANNER CONSIDERING THE PERMISSIBILITY OF DENTAL OFFICE USE WITH THE MARKET PLACE DEVELOPMENT AT 4000 MARKETPLACE DRIVE

It is recommended that the City Council consider:

(1) Receiving and filing a Zoning Interpretation dated September 27, 2021; and

(2) Taking such additional, related, action that may be desirable.

3-F. ADOPT A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER REGARDING COVID-19 PANDEMIC; CONTINUE TO EXTEND THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZE PUBLIC MEETINGS VIA TELECONFERENCING

It is recommended that the City Council consider:

(1) Adopting a resolution ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic, continue to extend the existence of a local emergency and authorize public meetings via teleconferencing; and

(2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to 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"). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.[1]

[4.] PUBLIC HEARING

4-A. CONDUCT A PUBLIC HEARING TO CONSIDER DA-21-XX A DEVELOPMENT AGREEMENT ENACTING THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (BRDZ) PERMITTING AND DEVELOPMENT OF A 509,295 SQUARE FOOT MULTI-STORY MIXED USE RESIDENTIAL/COMMERCIAL PROJECT OVER THREE SUBTERRANEAN PARKING LEVELS LOCATED AT 114 E. GARVEY AVENUE

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) Introducing and waiving first reading of an ordinance adopting DA-21-XX. Second reading and adoption would occur on October 20, 2021. If the ordinance is adopted, the DA would become effective November 19, 2021; and

(5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a multi-story mixed use facility on six legal vacant parcels totaling 2.19 acres surrounded by existing development. Other than activating the BRDZ via the draft Ordinance and Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

1 CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

[5.] NEW BUSINESS – None.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

[7.] FUTURE AGENDA ITEMS

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

ADJOURN

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3A

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Minutes

RECOMMENDATION:

It is recommended that the City Council (and the City Council acting on behalf of the Successor Agency, the Financing Authority Board of Directors and the Housing Authority Board of Directors) consider:

1. Approving the minutes from the regular meeting of September 1, 2021; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Vincent D. Chang
City Clerk

Prepared by:

Viridiana Martinez
Senior Clerk Typist

Approved By:

Ron Bow
City Manager

ATTACHMENT(S):

1. Draft Minutes

ATTACHMENT 1
Draft Minutes

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

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

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

PUBLIC PARTICIPATION

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

Via Email

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

Via Telephone

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

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

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

FLAG SALUTE:
Mayor Yiu led the Flag Salute.

ROLL CALL:
City Clerk Vincent Chang called the roll:
Council Members Present: Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu
Council Members Absent: None

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS
None.

PUBLIC COMMUNICATIONS

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

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

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

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

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

2. OLD BUSINESS

None.

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

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

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

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

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

Mayor Yiu did not vote on Item No. 3B

3A. MINUTES

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

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

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

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

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The

Project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The Project is not anticipated to have any significant impacts with regard to traffic, noise, air quality or water quality.

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

4. PUBLIC HEARING

None.

5. NEW BUSINESS

5A. ORDINANCE ENACTING WATER CONSERVATION MEASURES AND REQUIREMENTS

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

CEQA (California Environmental Quality Act):
The proposed ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq*.) because it establishes rules and procures to clarify existing policies and practices related to water service; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. The ordinance would be adopted, in part, for protection of the environment. Accordingly, the ordinance does not constitute a "project' that requires environmental review (*see specifically* 14 CCR § 15378(b)(2,5)).

Public Speakers:

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

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

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

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

Ordinance, 1st Reading, entitled:
AN ORDINANCE ADDING A NEW CHAPTER 14.25 ENTITLED "WATER CONSERVATION REGULATIONS" AUTHORIZING THE CITY COUNCIL TO DECLARE DROUGHT EMERGENCIES IN VARIOUS STAGES AND IMPOSING DIFFERENT CONSERVATION REQUIREMENTS IN RESPONSE TO SUCH EMERGENCIES.

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

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

CEQA (California Environmental Quality Act):
The proposed ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, e*t seq*., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq*.) pursuant to CEQA Guidelines § 15061 (b)(3) because it has no potential for resulting in physical change to the environment, directly or indirectly. The Ordinance does not authorize any specific development or installation of any equipment within the City's boundaries. Installation of wireless communications facilities, if any,

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

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

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

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

Ordinance, 1st Reading, entitled:
AN ORDINANCE AMENDING CHAPTER 21.34 OF THE MONTEREY PARK MUNICIPAL CODE ("MPMC") REGARDING INSTALLATION OF WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHTS-OF-WAY AND AMENDING MPMC § 9.66.010 REGULATING INTERFERENCE WITH RADIO COMMUNICATIONS

Resolution No. 12268, entitled:
A RESOLUTION ADOPTING SMALL WIRELESS FACILITY REGULATIONS PURSUANT TO MONTEREY PARK MUNICIPAL CODE § 21.34.030(B)(2).

6. CITY COMMUNICATIONS (CITY COUNCIL)

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

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

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

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

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

7. FUTURE AGENDA ITEMS

None.

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

None.

ADJOURNMENT

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

ADJOURNMENT IN COMMEMORATION OF SERVICE MEMBERS AND COMMUNITY MEMBERS

13 U.S. Service members killed in the Kabul Attack
- Marine Corps Lance Cpl. David L. Espinoza
- Marine Corps Sgt. Nicole L. Gee,
- Marine Corps Staff Sgt. Darin T. Hoover,
- Army Staff Sgt. Ryan C. Knauss
- Marine Corps Cpl. Hunter Lopez
- Marine Corps Lance Cpl. Rylee J. McCollum

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

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

Johnny Thompson, resident and Commission member

_____
Vincent D. Chang
City Clerk

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3B

TO: The Honorable Mayor and City Council

FROM: Diana Garcia, City Librarian

SUBJECT: Accepting a donation of two stained glass windows from the 1929 Bruggemeyer Library

RECOMMENDATION:
It is recommended that the City Council consider:

1. Accepting a donation of two stained glass windows from the 1929 Bruggemeyer Library; and
2. Taking such additional, related, action that may be desirable.

BOARD/COMMISSION REVIEW:
Reviewed and approved by the Library Board of Trustees at the meeting held September 21, 2021.

EXECUTIVE SUMMARY:
Mr. James Kurilich, great-grandson of Judge Mancha Bruggemeyer, has reached out to library staff to donate two 4'x8' stained glass windows to the City of Monterey Park. These windows were originally installed at the 1929 Bruggemeyer Memorial Library building and were removed in 1959 when the City built a new library at 318 South Ramona Avenue to meet expanded demand for library services. If the donation is accepted, the Library hopes to install these windows in the building for public viewing.

BACKGROUND:
In February of 1929, the Monterey Park City Council established the Bruggemeyer Memorial Library to provide public library service for the people of Monterey Park. Previously, there was a small collection of books in the Ramona Women's Club, on the corner of Baltimore and Garvey.

On March 28, 1929, the first library building opened its doors at 256 W. Garvey, where St. Stephen's School is now located. It was a gift from Judge De La Mancha "Mancha" Bruggemeyer in memory of his first wife, Roberta Pauline Bruggemeyer. The first City Librarian was Mrs. Helen "Nell" Thomas, who later became the second Mrs. Bruggemeyer.

The Bruggemeyer Memorial Library was designed in the neo-colonial style and constructed of red brick with a white pillared portico, cornices, and trim. According to an article in the Monterey Park Progress written by City Librarian Helen "Nell" Thomas on

the occasion of the Library's grand opening, the building was, "beautiful in its inspiration, complete in its equipment and artistic in every detail", and stood, "unique among the public buildings in the San Gabriel Valley".[1]

The stained glass windows were created prior to World War I and were originally installed at the Redlands home of Mancha Bruggemeyer. In 1929 when the library was dedicated, these windows were installed in a room dedicated to Mancha Bruggemeyer's late wife, Roberta Pauline Bruggemeyer.

On May 2, 1948, the Library celebrated a redecoration and expansion and honored Judge Bruggemeyer, who had recently moved back to Monterey Park from Redlands. With the Library's expansion, this room became the Children's Room and the window, "with its center similar to the Aztec sun symbol, became familiar to all Monterey Park children who attended story hours there and learned the joys of reading in books borrowed from the shelves." [2]

On July 7, 1960, the new library at 318 S. Ramona Avenue (the present site) was dedicated. Moving operations was a huge undertaking as 20,000 books, many tons of records, office equipment, furniture, and artwork had to be carefully moved into the new building. The City was careful to salvage shelving, hardware, and equipment that could be installed in the new library or used in other City departments. The salvage efforts were handled by Cleveland Wrecking Company.

Three months after the new library building was dedicated it was discovered that the stained glass windows were missing. Apparently with the excitement and work of the move, the huge glass pieces had disappeared and now no one was sure where they had gone. The Chief Librarian at the time, George Anang, began a dogged search that lasted five years. According to Anang, he "buttonholed everyone in city government asking about that window… I began to have the feeling that people were avoiding me… I took to browsing at Cleveland's retail outlet though they had assured me they had no record of it." [3]

Five years later in 1965, Monterey Park hired a contractor to catalogue the items in the City Yard, and during the inventory, they discovered three wooden crates weighing about 400 pounds each leaning against a gravel pile. Inside these crates were the missing stained glass windows.

Chief Librarian George Anang reported the discovery to the Library Board of Trustees at the meeting held on June 14, 1965. Since the windows had originally come from Judge Bruggemeyer's own home, he suggested that the Bruggemeyer family may like to have

[1] "Monterey Park Library is Dedicated to City: Beautiful Building is Viewed by Public", Thomas, Helen. *Monterey Park Progress*. March 29, 1929.
[2] "Mystery of Stained Glass Windows Finally Solved in Monterey Park". Scheihe, Donna. *Los Angeles Times.* July 11, 1965.
[3] "Mystery of Stained Glass Windows Finally Solved in Monterey Park".

them back. The Board of Trustees unanimously voted to offer the windows to the family and at the City Council meeting on June 28, 1965, it was unanimously authorized that the stained glass windows be returned to the Bruggemeyer family. Four windows were returned to the stepchildren of Judge Bruggemeyer through his marriage to former City Librarian Nell Thomas, Mrs. Walter Miller, Mrs. Charlene Kennedy and George Thomas of Monterey Park and Mrs. Harold Hammond of Alhambra. Currently two of the windows hang in the Monterey Park home of James Kurilich's parents, Jerry and Mancha Kurilich.

FISCAL IMPACT:
None.

Respectfully submitted by:

Diana Garcia
City Librarian

Approved by:

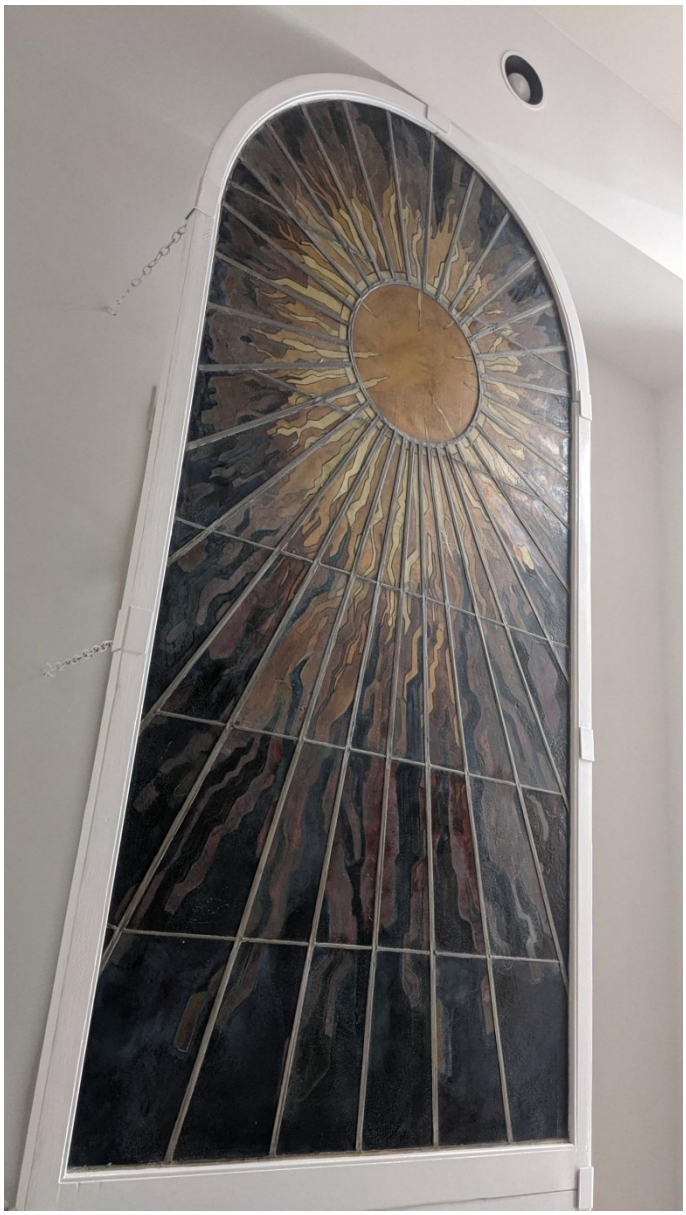
Ron Bow
City Manager

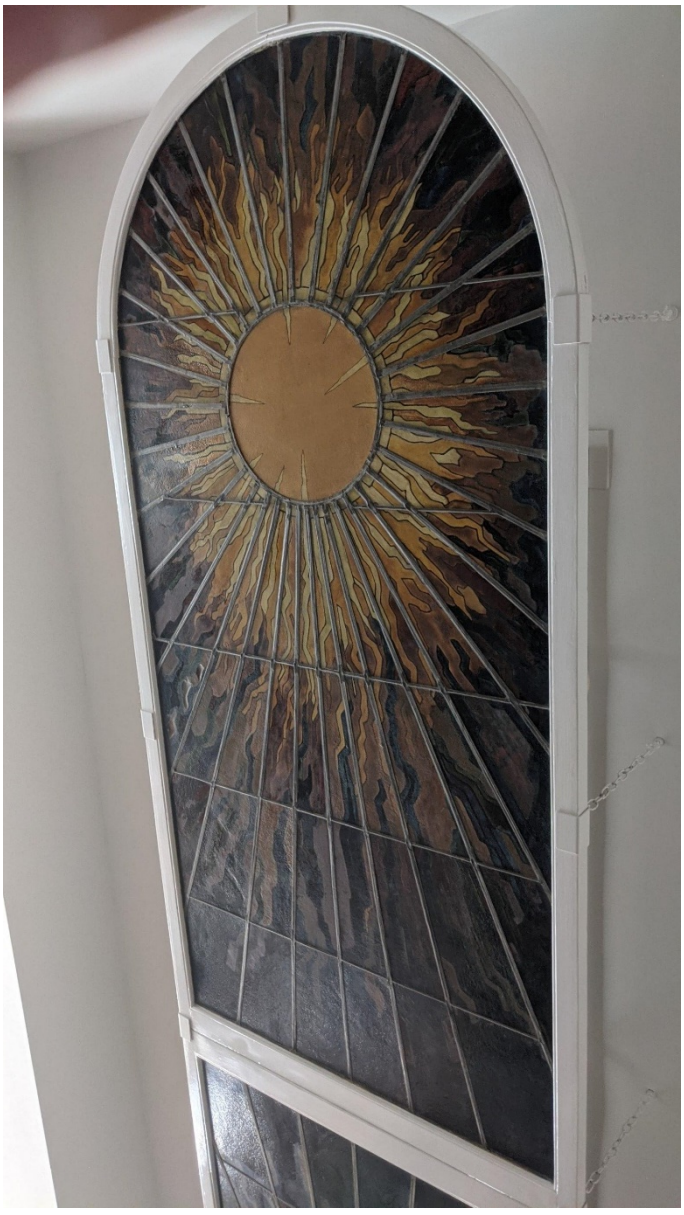
Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENTS:
1. Photographs of stained glass windows
2. Photograph of 1929 Bruggemeyer Memorial Library
3. Los Angeles Times Article published July 11, 1965

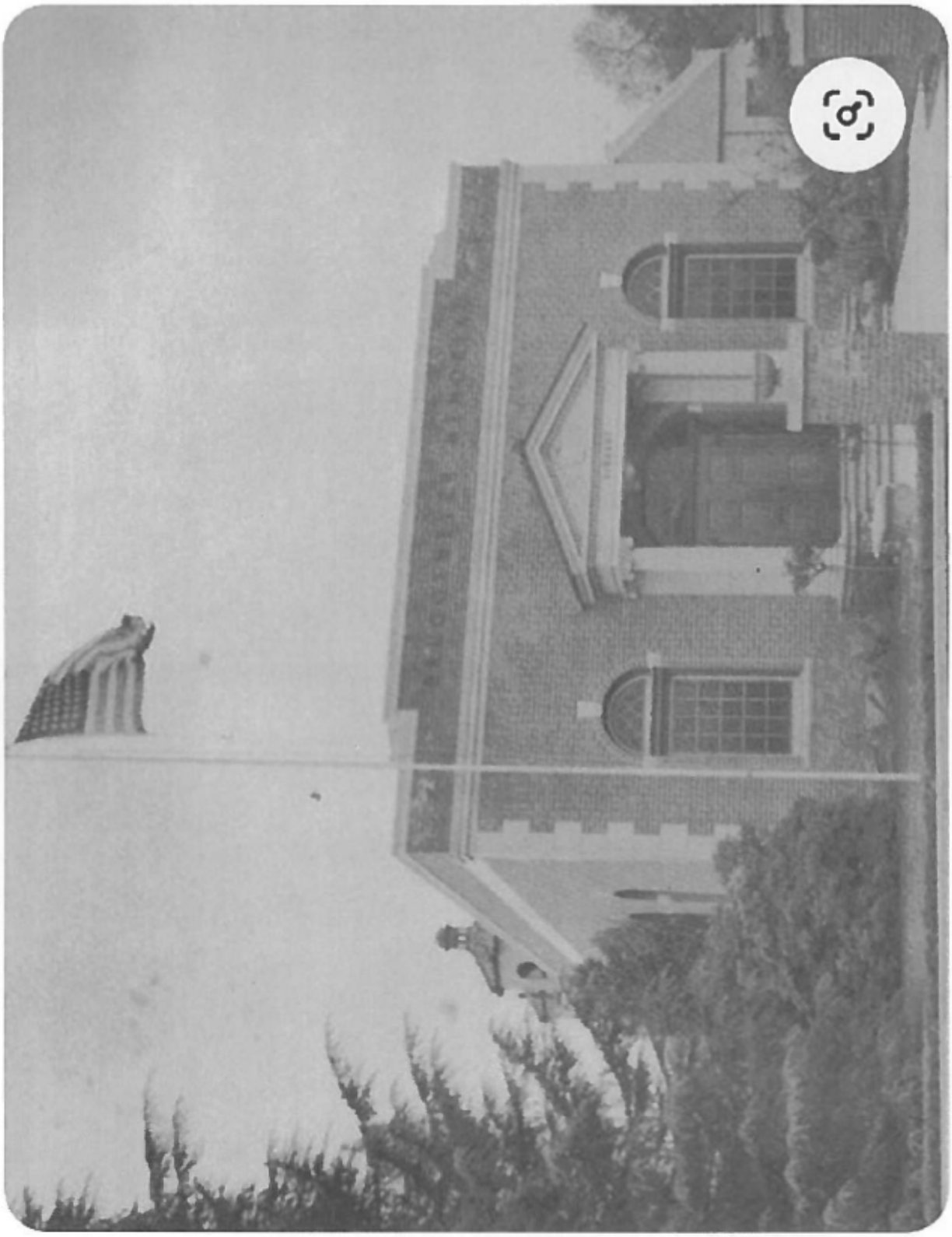
ATTACHMENT 1
Photographs of stained glass windows





ATTACHMENT 2

Photograph of 1929 Bruggemeyer Memorial Library



ATTACHMENT 3
Los Angeles Times Article published July 11, 1965

Mystery of Stained Glass Window Finally Solved in Monterey Park
Scheibe, Donna
Los Angeles Times (1923-1995), Jul 11, 1965. ProQuest Historical Newspapers: Los Angeles Times
pg. SG_B5

Mystery of Stained Glass Window Finally Solved in Monterey Park

BY DONNA SCHEIBE
Times Staff Writer

MONTEREY PARK—For five years George Anang has worn the anxious look of a man who has lost something.

Anang, chief librarian for Bruggemeyer Memorial Municipal Library here, had good reason for anxiety for he had lost something that had been part of Monterey Park's scenery for so long it seemed impossible it could have disappeared without a trace—yet it had.

During those five years most of Anang's working hours were spent wondering just where a stained glass window 6-feet high, 3-feet wide and weighing 1,200 lbs. could have gone without someone having seen it removed, in transit, or up for sale.

Anyone stealing an art work this size would have been in the position of the man kidnapping an elephant who answered when stopped by police, "What elephant?"

Installation Told

The window had been installed originally in the Redlands home of the Hon. Mancha Bruggemeyer prior to World War I. A former members of the Illinois judiciary, Judge Bruggemeyer maintained two homes in Southern California, one in Redlands where he served as mayor in 1936-38 and one in Monterey Park.

Upon the death of his wife, Julia, in 1929, he gave the first Monterey Park library to the city as a memorial to her. The window from this Redlands home was place in a room dedicated to her.

Expansion put the room to use as a children's section and the window, with its center similar to the Aztec sun symbol, became familiar to all Monterey Park children who attended story hours there and learned the joys of reading in books borrowed from the shelves.

In 1960, the library, which had outgrown its first building, moved into a new structure at 318 S. Ramona Ave.

Big Operation

The move was no small operation, involving 20,000 books, tons of records, office equipment, art work and catalogues. The staff also faced the work involved in acquisition of 42,000 new volumes for the larger library.

The transfer was planned and executed with care. City officials from all branches visited the library and selected shelving, hardware and equipment useable in other departments. Cleveland Wrecking Co. handled the cautious salvage efforts.

Still, Anang woke one morning three months later to attend a meeting at which a library board member casually put the question, "What happened to the stained glass window?"

Search Starts

From that moment until this month Anang conducted his search with such dogged determination that it at first a joke and then a nuisance.

"I began to have the feeling people were avoiding me," he recalls. "And it was true, I buttonholed everyone in city government asking about that window.

"I took to browsing at Clevelan's retail outlet though they assured me they had no record of it. I felt if I could lose that window someone could have mislaid it."

Anang's resolve was twofold. He felt responsibility for letting the window slip out of his care and has a high regard for stained glass as an art form.

As the years went by, however, the loss became his private riddle, he tried putting the pieces together in solitude.

Early this year Monterey Park hired a city storekeeper, Milton Yolles, who undertook, with Jim Hannebohn, superintendent of streets, to catalogue the items in the city storage yard.

Odd Items

During the inventory they found a number of odd items people had misplaced. Neither official was prepared, however, for the reaction in City Hall when they sought the ownership of three wooden crates, weighing about 400 lbs. each, leaning against a gravel pile, which appeared to contain stained glass windows.

This week the City Council passed a resolution, introduced at the request of Mrs. Joel Hutto, library board member for 20 years, to return the window to the Bruggemeyer descendants, Mrs. Walter Miller, Mrs. Charlene Kennedy and George Thomas of Monterey Park, and Mrs. Harold Hammond, Alhambra.

The stepchildren of Judge Bruggemeyer through his marriage to former city librarian Nell Thomas, all of the heirs, remember searching for the window at one time or another through the years and having abandoned hope of finding it.

As for Anang, he is still worrying his puzzle into place. How did those crates get on that gravel heap?

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3C

TO: The Honorable Mayor and City Council

FROM: Frank A. Lopez, Director of Public Works/City Engineer

SUBJECT: Acceptance of 2018 State of California Proposition 68 Grant

RECOMMENDATION:

It is recommended that the City Council consider:

1. Accepting grant funding in the amount of $10,987,000 from the Proposition 68 California, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018;
2. Authorizing the City Manager to execute the Grant Agreement, in a form approved by the City Attorney, with the San Gabriel Basin Water Quality Authority; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The State Water Resources Board awarded the San Gabriel Basin Water Quality Authority (WQA) $31.6M in Proposition 68 State of California Park and Water Bond grant funding. The grant award is for 21 San Gabriel Valley groundwater treatment facilities that include treatment facilities in Monterey Park.

BACKGROUND:

In September 2020, the San Gabriel Basin Water Quality Authority (WQA) was awarded grant funding for an application that they submitted to the Proposition 68 *California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018*. The successful application was for the San Gabriel Basin Regional Groundwater Remediation Program. The funding will assist water producers in the Basin with treatment costs such as utilities (e.g., electricity), chemicals, carbon, laboratory sample testing, and labor expenses.

The award to Monterey Park is for three treatment facilities: Well 5; Wells 9, 12, and 15; and Wells 1, 3, 10 and Fern. The maximum amount is not to exceed $10,987,000 and by reimbursement for expenditures incurred between July 1, 2018 and February 28, 2023. Only operating costs are eligible: Capital costs to build the new centralized groundwater treatment facility is not eligible.

The city is currently being reimbursed for certain treatment costs through funding from the Environmental Protection Agency (EPA) Cooperative Agreement for the South El

Monte Operable Unit (SEMOU), one of 4 areas of the San Gabriel Valley Superfund Site. EPA's agreement is to reimburse costs related to contaminates that were determined to be discharged into the groundwater by industries. Only costs related to the removal of those contaminants (e.g., volatile organic compounds) are eligible for reimbursement.

EPA funding is projected to run out by August 31, 2022 prompting WQA to pursue other funding sources. Proposition 68 grant funds will pay for treatment costs that are currently not reimbursable by EPA and for future costs when EPA funding is no longer available.

FISCAL IMPACT:

Grant funds in the amount of $10,987,000 will be used to reimburse water treatment costs to include city staff labor, contractor/consulting costs, supplies and equipment.

Respectfully submitted by:

Frank A. Lopez
Director of Public Works/
City Engineer

Prepared by:

Richard Gonzales
Water Utility Manager

Reviewed by:

Martha Garcia
Director of Management Services

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:

1. Proposition 68 Subrecipient Grant Agreement

ATTACHMENT 1
Proposition 68 Subrecipient Grant Agreement

San Gabriel Basin Water Quality Authority
PROPOSITION 68 SUBRECIPIENT GRANT AGREEMENT
(Subaward Recipient: Monterey Park)

THIS PROPOSITION 68 SUBRECIPIENT GRANT AGREEMENT (the "Agreement") is dated this 17 day of August 2021, between the San Gabriel Basin Water Quality Authority, an agency of the State of California ("WQA"), on one hand, and the City of Monterey Park, on the other hand ("Subrecipient"). (WQA and Subrecipient are sometimes referred to herein individually as a "Party" and collectively as the "Parties.")

RECITALS

WHEREAS, the California State Water Resources Control Board ("State Water Board") is authorized, and implements its authority, to provide financial assistance pursuant to Section 80141 of the Public Resources Code, and Resolution No. 2019-0041; and

WHEREAS, the State Water Board Division of Financial Assistance has awarded the WQA approximately $31,593,750. in Proposition 68 Grant Funds for its San Gabriel Basin Regional Groundwater Remediation Program application ("Application") so that the WQA may undertake work required for groundwater clean-up and monitoring operations within the WQA's jurisdiction]; and

WHEREAS, Subrecipient provided cost estimates of their eligible project operations and activities for inclusion into the Application; and

WHEREAS, WQA negotiated with the State Water Board to allow for the required 50% matching fund obligation to be satisfied with non-Subrecipient project funding; and

WHEREAS, under the terms of the State Water Board Division of Financial Assistance Proposition 68 Grant program, the WQA has executed a grant funding agreement with the State Water Board entitled "Operations and Maintenance Grant", Agreement No. D2012538. dated August 6, 2021, (the "Master Agreement"); and

WHEREAS, the WQA desires to pass through the proceeds of the Proposition 68 grant to provide financial assistance based on the Subrecipient's eligible estimated costs contained in the Application.

AGREEMENT

A. TERM. This Agreement shall commence upon the date it is executed by all of the Parties ("Effective Date") and shall expire upon the expiration date of the Master Agreement.

B. ELLIGIBLE WORK START DATE. No costs incurred prior to the Eligible Work Start Date are eligible for reimbursement. For purposes of this Agreement the term "Eligible Work Start Date" means July 1, 2018.

C. WORK COMPLETION DATE. No costs incurred after the Work Completion Date are eligible for reimbursement. For the purposes of this Agreement the term "Work Completion Date" means February 28, 2023.

D. SCOPE OF WORK. The funds disbursed under this Agreement ("Project Funds") may be used only for those eligible operation and maintenance costs and expenses for the projects attached hereto as Exhibit

"A". Neither the WQA nor the State Water Board shall be under any obligation to disburse funds for purposes other than those set forth in Exhibit A.

E. SIGNAGE. The subrecipient shall place a sign at least four (4) feet tall by eight (8) feet wide make of ¾ inch-thick exterior grade plywood or other approved material in a prominent location on the project site and shall maintain the sign in good condition for the duration of project implementation. The sign must include the following disclosure state and color logos of the State Water Board, Proposition 68 and WQA provided by WQA.

1. "Funding for this project has been provided in full or in part by Proposition 68 – the California, Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 through an agreement with the State Water Resources Control Board."

2.

F. FUNDING AMOUNTS AND DISBURSEMENTS. If the Master Agreement's funding for any Fiscal Year expires due to reversion or is reduced, substantially delayed, or deleted by the Budget Act, by Executive Order, or by order or action of the Department of Finance, the WQA has the option, in its sole and absolute discretion, to either cancel this Agreement with no liability accruing to the WQA, or offer an amendment to the Subrecipient to reflect the reduced amount.

G. BUDGETED COSTS. Budgeted costs are contained in Table 1 below:

LINE ITEM	Well 5 Treatment	Wells 9, 12, 15 Treatment	Wells 1, 3, 10, & Fern Treatment
Direct Project Administration Costs	$40,000	$79,000	$40,000
Planning/Design/Engineering/ Environmental	$48,000	$8,000	$8,000
Construction/Implementation	$1,723,000	$4,556,000	$3,350,000
Monitoring/Performance	$165,000	$471,000	$499,000
Education/Outreach	$0	$0	$0
TOTAL	$1,976,000	$5,114,000	$3,897,000

1. The budgeted costs contained in Table 1 were based on project cost estimates provided to WQA by the Subrecipient in December 2019 and were subsequently submitted by WQA as part of the Application in January 2020. Since the State Water Board awarded the funding based on these project cost estimates, the budgeted costs contained in Table 1 represent the maximum amount of

Project Funds available in each cost subcategory under this Agreement.

2. In the event the Subrecipient does not submit requests for Project Funds ("Reimbursement Requests") for all funds encumbered under this Agreement by March 31, 2023, the Final Reimbursement Request Date, any remaining funds revert to the State Water Board as provided under the Master Agreement. The WQA may notify the Subrecipient that the project file is closed, and any remaining balance will be disencumbered and unavailable for further use under the Agreement.

H. CONTINGENT DISBURSEMENT.

1. The WQA's disbursement of funds hereunder is contingent on the Subrecipient's compliance with the terms and conditions of this Agreement.

2. Reimbursement Requests may not include the Subrecipient's Indirect Costs. For purposes of this Agreement, the term "Indirect Costs" means those costs that are incurred for a common or joint purpose benefiting more than one cost objective and are not readily assignable to the Project (i.e., costs that are not directly related to the Project).

3. Any Reimbursement Request submitted that includes Indirect Costs or other ineligible costs may cause that Reimbursement Request, in its entirety, to be disputed and will not be paid until the dispute is resolved.

4. The WQA's obligation to disburse Project Funds is contingent upon the availability of sufficient funds to permit the disbursements provided for herein. If sufficient funds are not available for any reason including, but not limited to, failure of the federal or State government to appropriate funds necessary for disbursement of Project Funds, the WQA shall not be obligated to make any disbursements to the Recipient under this Agreement. This provision shall be construed as a condition precedent to the obligation of the WQA to make any disbursements under this Agreement. Nothing in this Agreement shall be construed to provide the Subrecipient with a right of priority for disbursement over any other entity. If any disbursements due the Subrecipient under this Agreement are deferred because sufficient funds are unavailable, it is the intention of the WQA that such disbursement will be made to the Subrecipient when sufficient funds do become available, but this intention is not binding.

5. Failure to proceed according to the timelines set forth in this Agreement may require the Subrecipient to repay to the WQA all disbursed Project Funds.

I. REIMBURSEMENT PROCEDURE. Except as may be otherwise provided in this Agreement, reimbursement of Project Funds will be made as follows:

1. Upon execution and delivery of this Agreement, the Subrecipient may submit a Reimbursement Request for eligible Project Costs as specified in this Agreement to the WQA using the Reimbursement Request forms provided by the WQA.

   Reimbursement Requests must be itemized based on the line items specified in Table 1 of Section F this Agreement. Reimbursement Requests must be complete, signed by the Subrecipient's authorized representative or his/her designee, and addressed to the WQA. Reimbursement Requests submitted in any other format than the one provided herein will cause a Reimbursement Request to

be disputed. In the event of such a dispute, the WQA will notify the Subrecipient. Payment will not be made until the dispute is resolved. As a condition to any such dispute resolution WQA reserves the right to request a corrected Reimbursement Request.

2. Project Funds must be requested quarterly via Reimbursement Request for eligible costs incurred during the reporting period of the corresponding Progress Report, describing the activities and expenditures for which the reimbursement is being requested.

3. The Subrecipient agrees that it will not submit any Reimbursement Requests that include any Project Costs until such cost has been incurred and is currently due and payable by the Subrecipient, although the actual payment of such cost by the Subrecipient is not required as a condition of Reimbursement Request. Supporting documentation (e.g., receipts, laboratory invoices) must be submitted with each Reimbursement Request. The amount requested for administration costs must include a calculation formula (i.e., hours or days worked times the hourly or daily rate = total amount claimed). Reimbursement of Project Funds will be made only after receipt of a complete, adequately supported, properly documented and accurately addressed Reimbursement Request.

4. The Subrecipient will not seek reimbursement of any Project Costs that have been reimbursed from other funding sources.

5. The Subrecipient shall use Project Funds within thirty (30) days of receipt to reimburse contractors, vendors, and other Project Costs. Any interest earned on Project Funds shall be reported to the WQA and will either be required to be returned to the WQA or deducted from future reimbursements. In the event that the Subrecipient fails to disburse Project Funds to contractors or vendors within thirty (30) days from receipt of the Project Funds, the Subrecipient shall immediately return such Project Funds to the WQA. Interest shall accrue on such Project Funds from the date of reimbursement through the date of mailing of Project Funds to the WQA. If the Subrecipient held such Project Funds in interest-bearing accounts, any interest earned on the Project Funds shall also be due to the WQA.

6. The Subrecipient must submit its final Reimbursement Request no later than the Final Reimbursement Request Date in Section G.2., unless prior approval is granted by the WQA. If the Subrecipient fails to do so, then the undisbursed balance of this Agreement may be de-obligated.

7. The Subrecipient agrees that it will not request a reimbursement unless that cost is allowable, reasonable, and allocable.

8. Notwithstanding any other provision of this Agreement, no reimbursement shall be required at any time or in any manner that is in violation of or in conflict with federal or State laws, policies, or regulations.

9. The Subrecipient agrees that it shall not be entitled to interest earned on undisbursed Project Funds.

10. No work or travel outside the State of California is permitted under this Agreement unless the WQA provides prior written authorization. Failure to comply with this restriction may result in termination of this Agreement. Any reimbursement for necessary travel and per diem shall be at rates not to exceed those set by the California Department of Human Resources at

http://www.calhr.ca.gov/employees/Pages/travel-reimbursements.aspx. as of the date costs are incurred by the Subrecipient.

11. The Subrecipient must include any other documents or requests required or allowed under this Agreement.

J. WITHOLDING DISBURSEMENTS. Notwithstanding any other provision of this Agreement, the WQA may withhold all or any portion of the Project Funding Amount upon the occurrence of any of the following events:

1. The Subrecipient's failure to maintain reasonable progress on the Project as determined by the WQA;

2. Commencement of litigation or a judicial or administrative proceeding related to the Project, that the WQA or State Water Board determines may impair the timely satisfaction of the Subrecipient's obligations under this Agreement;

3. Any investigation by State, local, or federal investigators or auditors, or a grand jury, relating to the Subrecipient's financial management, accounting procedures, or internal fiscal controls;

4. A material adverse change in the condition of the Subrecipient, or the Project, that the WQA determines would materially impair the Subrecipient's ability to satisfy its obligations under this Agreement, or any other event that the WQA determines would materially impair the Subrecipient's ability to satisfy its obligations under this Agreement;

5. The Subrecipient's material violation of, or threat to materially violate, any term of this Agreement;

6. Reasonable suspicion of fraud, forgery, embezzlement, theft, or any other misuse of public funds by the Subrecipient or its employees, or by its contractors or agents regarding the Project;

7. An event requiring notice under this Agreement; or

8. An Event of Default or an event that the WQA determines may become an Event of Default.

K. FRAUD AND MISUSE OF PUBLIC FUNDS. All Reimbursement Requests submitted must be accurate and signed by the Subrecipient's Authorized Representative under penalty of perjury. All costs submitted pursuant to this Agreement must only be for the work or tasks set forth in this Agreement. The Subrecipient must not submit any Reimbursement Request containing costs that are ineligible or have been reimbursed from other funding sources unless required and specifically noted as such (i.e., match costs). Any costs for which the Subrecipient is seeking reimbursement shall not be reimbursed from any other source. Double or multiple billing for time, services, or any other eligible cost is improper and will not be compensated. Any suspected occurrences of fraud, forgery, embezzlement, theft, or any other misuse of public funds may result in suspension of disbursements and, notwithstanding any other section in this Agreement, the termination of this Agreement requiring the repayment of all Project Funds disbursed hereunder. Additionally, WQA or the State Water Board may request an audit and refer the matter to the Attorney General's Office or the appropriate district attorney's office for criminal prosecution or the imposition of civil liability.

L. SUBRECIPIENT'S PAYMENT OBLIGATION. The Subrecipient must pay any and all costs connected with the Project including, without limitation, any and all Project Costs and Additional Payments. If the

Project Funds are not sufficient to pay the Project Costs in full, the Recipient must nonetheless complete the Project and pay that portion of the Project Costs in excess of available Project Funds, and shall not be entitled to any reimbursement therefor from the WQA.

M. COMPLIANCE WITH GENERAL AND PROGRAMMATIC TERMS OF GRANT FUNDING PROGRAM. Subrecipient shall comply with all conditions, duties, requirements and restrictions imposed upon the WQA under the Proposition 68 "General and Programmatic Terms and Conditions" attached as Exhibit C to the Master Agreement.

N. INDEMNIFICATION. To the fullest extent permitted by law, Subrecipient shall indemnify, hold harmless and defend the WQA and WQA's officials, officers, employees and agents (collectively, the "WQA Indemnitees") from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with Subrecipient's performance under this Agreement or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole negligence or willful misconduct of the WQA Indemnitees.

O. EVENT OF DEFAULT; BREACH OF AGREEMENT.

1. In the event either Party fails to perform any duty, obligation, service or task set forth under this Agreement (or fails to timely perform or properly perform any such duty, obligation, service or task set forth under this Agreement), an event of default (hereinafter, "Event of Default") shall occur. For all Events of Default, the Party alleging an Event of Default shall give written notice to the defaulting Party (hereinafter referred to as a "Default Notice") which shall specify: (i) the nature of the Event of Default; (ii) the action required to cure the Event of Default; (iii) a date by which the Event of Default shall be cured. The Event of Default shall constitute a breach of this Agreement if the defaulting Party fails to cure the Event of Default within the applicable cure period or any extended cure period allowed under this Agreement.

2. Subrecipient shall cure the following Events of Defaults within the following time periods:

   i. Within three (3) business days of WQA's issuance of a Default Notice for any failure of Subrecipient to timely provide WQA with any information and/or written reports, documentation or work product which Subrecipient is obligated to provide to WQA under this Agreement or applicable law. Prior to the expiration of the 3-day cure period, Subrecipient may submit a written request for additional time to cure the Event of Default upon a showing that Subrecipient has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 3-day cure period. The foregoing notwithstanding, WQA shall be under no obligation to grant additional time for the cure of an Event of Default under this subsection N.2.i. that exceeds seven (7) calendar days from the end of the initial 3-day cure period; or

   ii. Within fourteen (14) calendar days of WQA's issuance of a Default Notice for any other Event of Default under this Agreement. Prior to the expiration of the 14-day cure period, Subrecipient may submit a written request for additional time to cure the Event of Default upon a showing that Subrecipient has commenced efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 14-day cure period. The foregoing notwithstanding, WQA shall be under no obligation to grant additional time for the cure of an Event of Default under this Section N.2.ii that exceeds thirty (30) calendar days from the end of the initial 14-day cure period.

In addition to any other failure on the part of Subrecipient to perform any duty, obligation, service or task set forth under this Agreement (or the failure to timely perform or properly perform any such duty, obligation, service or task), an Event of Default on the part of Subrecipient shall include, but shall not be limited to the following: (i) Subrecipient's refusal or failure to perform any of the services or tasks called for under the Scope of Work; (ii) Subrecipient's failure to fulfill or perform its obligations under this Agreement within the specified time or if no time is specified, within a reasonable time; (iii) Subrecipient's and/or its employees' disregard or violation of any federal, state, local law, rule, procedure or regulation; (iv) the initiation of proceedings under any bankruptcy, insolvency, receivership, reorganization, or similar legislation as relates to Subrecipient, whether voluntary of involuntary; (v) Subrecipient's refusal or failure to perform or observe any covenant, condition, obligation or provision of this Agreement; and/or (vii) WQA's discovery that a statement representation or warranty by Subrecipient relating to this Agreement is false, misleading or erroneous in any material respect.

3. WQA shall cure any Event of Default asserted by Subrecipient within sixty (60) calendar days of SUBRECIPIENT's issuance of a Default Notice, unless the Event of Default cannot reasonably be cured within the 60-day cure period. Prior to the expiration of the 60-day cure period, WQA may submit a written request for additional time to cure the Event of Default upon a showing that WQA has commenced its efforts to cure the Event of Default and that the Event of Default cannot be reasonably cured within the 60-day cure period.

4. WQA, in its sole and absolute discretion, may also immediately suspend this Agreement pending Subrecipient's cure of any Event of Default by giving Subrecipient written notice of WQA's intent to suspend Subrecipient's performance (hereinafter, a "Suspension Notice"). WQA may issue the Suspension Notice at any time upon the occurrence of an Event of Default. Upon such suspension, Subrecipient shall be compensated only for those services and tasks which have been rendered by Subrecipient to the reasonable satisfaction of WQA up to the effective date of the suspension. No actual or asserted breach of this Agreement on the part of WQA shall operate to prohibit or otherwise restrict WQA's ability to suspend this Agreement as provided herein.

5. No waiver of any Event of Default or breach under this Agreement shall constitute a waiver of any other or subsequent Event of Default or breach. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

6. The duties and obligations imposed under this Agreement and the rights and remedies available hereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. In addition to any other remedies available to WQA at law or under this Agreement in the event of any breach of this Agreement, WQA, in its sole and absolute discretion, may also pursue any one or more of the following remedies:

   i. Upon written notice to Subrecipient, the WQA may immediately terminate this Agreement in whole or in part;

   ii. Upon written notice to Subrecipient, the WQA may extend the time of performance;

   iii. The WQA may proceed by appropriate court action to enforce the terms of the Agreement to recover damages for Subrecipient breach of the Agreement or to terminate the Agreement; or

   iv. The WQA may exercise any other available and lawful right or remedy.

Subrecipient shall be liable for all legal fees plus other costs and expenses that WQA incurs upon a breach of this Agreement by subrecipient or in the WQA's exercise of its remedies under this Agreement.

7. In the event WQA is in breach of this Agreement, Subrecipient's sole remedy shall be the suspension or termination of this Agreement and/or the recovery of any unpaid sums lawfully owed to Subrecipient under this Agreement for completed services and tasks. WQA shall not be liable for consequential damage or any other damages or recovery.

8. No waiver of any default or breach under this Agreement shall constitute a waiver of any other default or breach, whether of the same or other covenant, warranty, agreement, term, condition, duty or requirement contained in this Agreement. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

P. MISCELLANEOUS PROVISIONS.

1. Amendment. No amendment of this Agreement shall be binding upon the Parties unless it is in writing and executed by all Parties.

2. Integration. This Agreement sets forth all of the covenants, provisions, agreements, conditions and understandings with respect to the matters addressed in this Agreement and constitutes the final and complete agreement of the Parties with respect to such matters, and supersedes all previous negotiations between them and all drafts or other documents previously exchanged by them with respect to such matters. Each Party acknowledges that no other Party, or agent or attorney of any other Party has made any promise, representation, or warranty whatsoever, express or implied, not contained herein concerning the matters addressed in this Agreement, to induce it to authorize the execution of this Agreement and acknowledges that it has not authorized the execution of this Agreement in reliance upon any such promise, representation, or warranty not contained herein. Except for the specific references to the Second Cooperative Agreement contained in this Agreement, the Second Cooperative Agreement is not part of this Agreement.

3. Further Action. The Parties agree to and shall take such further action and execute and deliver such additional documents as may be reasonably required to effectuate the terms and conditions of this Agreement and to the extent consistent with the terms hereof.

4. Notices.

   a. Any notices or other writings required to be given to a Party pursuant to this Agreement shall be in writing addressed to the Party at the address of the Party set forth below or at such other address as subsequently may be specified by such Party in a written notice:

   If to WQA:
   Randy Schoellerman, Executive Director
   San Gabriel Basin Water Quality Authority
   1720 W. Cameron Ave, Suite 100
   West Covina, California 91790
   Facsimile: (626) 338-5775 Phone: (626) 338-5555
   Email: randy@wqa.com

If to SUBRECIPIENT:
_____
_____
_____
Facsimile:
Phone:
Email:

b. Unless otherwise provided in this Agreement, notices shall be given by personal delivery, by certified mail, return receipt requested, by United States mail, or by overnight courier that provides a written confirmation of delivery, by overnight courier that provides a written confirmation of delivery, by facsimile with printed notice of receipt, or by electronic mail. Notice given by personal delivery shall be deemed given and effective upon delivery. Notice given by certified mail, return receipt requested, or by United States mail shall be deemed given and effective two (2) business days following mailing. Notice given by overnight courier shall be deemed given and effective one (1) business day following mailing. Notice by facsimile and notice by electronic mail shall be deemed given upon transmission. It is each Party's obligation to notify the other Party of any change of address of those listed in this section of the Agreement.

5. No Assignment. No Party shall assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of the other Parties.

6. Joint Drafting and Negotiation. This Agreement has been jointly negotiated and drafted. The language of this Agreement shall be construed as a whole according to its fair meaning and without regard to or aid of any statutory or similar judicial rule of construction. Each Party acknowledges that it has had the opportunity to seek the advice of experts and legal counsel prior to executing this Agreement, and that it is fully aware of and understands all of its terms and the legal consequences thereof.

7. Headings. Headings used in this Agreement are for reference only and shall not affect the construction of this Agreement.

8. Third Party Beneficiaries. No third party shall be entitled to claim or enforce any rights under this Agreement.

9. Severability. In the event that any provision of this Agreement is determined by a court to be invalid, the court shall reform the provision in a manner that is both consistent with the terms of this Agreement taken as a whole and legally valid. The remainder of this Agreement shall not be affected thereby.

10. Successors and Permitted Assigns. All covenants and agreements contained in this Agreement by or on behalf of a Party shall bind and inure to the benefit of that Party's successors and permitted assigns, whether so expressed or not.

11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument. Signatures sent by facsimile or electronic mail shall be deemed originals and treated in all respects as originals pursuant to Government Code § 16.5.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date set forth below, said Agreement to be effective on the Effective Date.

Date:_____, 2021

SAN GABRIEL BASIN WATER QUALITY AUTHORITY

By_____
Name_____
Its_____

Date:_____, 2021

SUBRECIPIENT

By_____
Name_____
Its_____

EXHIBIT A – PROJECT DESCRIPTION

1. Alhambra Groundwater Treatment Plant
2. Arcadia Live Oak Treatment
3. Arcadia Longden Treatment
4. Cal Domestic Water Company Basset Treatment
5. Golden State Water Company Garvey Plant
6. Golden State Water Company San Gabriel Plant
7. Golden State Water Company Encinita Plant
8. La Puente Valley County Water District Treatment Plant
9. Monrovia Myrtle Tower 1 and 2 Treatment
10. Monrovia Myrtle Tower 3 and 4 Treatment
11. Monterey Park Well 5 Treatment
12. Monterey Park 9, 12, 15 Treatment
13. Monterey Park 1, 3, 10, & Fern Treatment
14. San Gabriel Valley Water Company Plant No. 8 Treatment
15. San Gabriel Valley Water Company Plant No. 11 Treatment
16. San Gabriel Valley Water Company Plant B5 Treatment
17. San Gabriel Valley Water Company Plant No. B6 Treatment
18. San Gabriel Valley Water Company Plant B11 Treatment
19. San Gabriel Valley Water Company Plant G4 Treatment
20. South Pasadena Wilson Treatment
21. Valley County Water District Maine Treatment
22. Valley County Water District Nixon Treatment
23. Valley County Water District Lante Treatment Plant
24. Water Quality Authority WSGRF

EXHIBIT B – GENERAL AND PROGRAMMATIC TERMS AND CONDITIONS

B.1 REPRESENTATIONS & WARRANTIES

The Recipient represents, warrants, and commits to the following as of the Eligible Work Start Date and continuing thereafter for the term of this Agreement, which shall be at least until the Records Retention End Date.

B.1.1 Application and General Recipient Commitments.

The Recipient has not made any untrue statement of a material fact in its application for this financial assistance, or omitted to state in its application a material fact that makes the statements in its application not misleading.

The Recipient agrees to comply with all terms, provisions, conditions, and commitments of this Agreement, including all incorporated documents.

The Recipient agrees to fulfill all assurances, declarations, representations, and commitments in its application, accompanying documents, and communications filed in support of its request for funding under this Agreement.

The Recipient is in compliance with all State Water Board funding agreements to which it is a party.

B.1.2 Authorization and Validity.

The execution and delivery of this Agreement, including all incorporated documents, has been duly authorized by the Recipient. Upon execution by both parties, this Agreement constitutes a valid and binding obligation of the Recipient, enforceable in accordance with its terms, except as such enforcement may be limited by law.

B.1.3 No Violations.

The execution, delivery, and performance by Recipient of this Agreement, including all incorporated documents, do not violate any provision of any law or regulation in effect as of the date set forth on the first page hereof, or result in any breach or default under any contract, obligation, indenture, or other instrument to which Recipient is a party or by which Recipient is bound as of the date set forth on the Cover Page.

B.1.4 No Litigation.

There are no pending or, to Recipient's knowledge, threatened actions, claims, investigations, suits, or proceedings before any governmental authority, court, or administrative agency which materially affect the financial condition or operations of the Recipient, the Facility, and/or the Project.

There are no proceedings, actions, or offers by a public entity to acquire by purchase or the power of eminent domain the Facility or any of the real or personal property related to or necessary for the Project.

B.1.5 Property Rights.

The Recipient owns or has sufficient property rights in the Project property for the longer of the useful life or the term of this Agreement, either in fee simple or for a term of years that is not subject to third-party revocation during the useful life of the Facility.

B.1.6 Solvency and Insurance.

None of the transactions contemplated by this Agreement will be or have been made with an actual intent to hinder, delay, or defraud any present or future creditors of Recipient. The Recipient is solvent and will not be rendered insolvent by the transactions contemplated by this Agreement. The Recipient is able to pay its debts as they become due. The Recipient maintains sufficient insurance coverage considering the scope of this Agreement, including, for example but not necessarily limited to, general liability, automobile liability, workers compensation and employer liability, professional liability.

B.1.7 Legal Status and Eligibility.

The Recipient is duly organized and existing and in good standing under the laws of the State of California. Recipient must at all times maintain its current legal existence and preserve and keep in full force and effect its legal rights and authority. The Recipient acknowledges that changes to its legal or financial status may affect its eligibility for funding under this Agreement and commits to maintaining its eligibility. Within the preceding ten years, the Recipient has not failed to demonstrate compliance with State or federal audit disallowances.

B.1.8 Financial Statements and Continuing Disclosure.

The financial statements of Recipient: (a) are materially complete and correct; (b) present fairly the financial condition of the Recipient; and (c) have been prepared in accordance with GAAP. Since the date(s) of such financial statements provided to the State Water Board, there has been no material adverse change in the financial condition of the Recipient, nor have any assets or properties reflected on such financial statements been sold, transferred, assigned, mortgaged, pledged or encumbered, except as previously disclosed in writing by Recipient and approved in writing by the State Water Board.

The Recipient is current in its continuing disclosure obligations associated with its material debt, if any.

B.1.9 No Other Material Debt.

The Recipient has no Material Obligations other than as set forth in financial statements provided to the State Water Board, unless set forth in Exhibit D.

B.2 DEFAULTS AND REMEDIES

In addition to any other remedy set forth in this Agreement, the following remedies are available under this Agreement.

B.2.1 Return of Funds; Acceleration; and Additional Payments.

Notwithstanding any other provision of this Agreement, if the Division determines that an Event of Default has occurred, the Recipient may be required, upon demand, immediately to do each of the following:

(a) return to the State Water Board any grant or principal forgiveness amounts received pursuant to this Agreement;

(b) pay interest at the highest legal rate on all of the foregoing; and

(c) pay any Additional Payments.

B.2.2 Judicial Remedies.

Whenever the State Water Board determines that an Event of Default shall have occurred, the State Water Board may enforce its rights under this Agreement by any judicial proceeding, whether at law or in equity. Without limiting the generality of the foregoing, the State Water Board may:

(a) by suit in equity, require the Recipient to account for amounts relating to this Agreement as if the Recipient were the trustee of an express trust;

(b) by mandamus or other proceeding, compel the performance by the Recipient and any of its officers, agents, and employees of any duty under the law or of any obligation or covenant under this Agreement; and

(c) take whatever action at law or in equity as may appear necessary or desirable to the State Water Board, or to enforce performance of any obligation or covenant of the Recipient under this Agreement.

B.2.3 Termination.

Upon an Event of Default, the State Water Board may terminate this Agreement. Interest shall accrue on all amounts due at the highest legal rate of interest from the date that the State Water Board delivers notice of termination to the Recipient.

B.2.4 Damages for Breach of Tax-Exempt Status.

In the event that any breach of any of the provisions of this Agreement by the Recipient results in the loss of tax-exempt status for any bonds of the State or any subdivision or agency thereof, or if such breach results in an obligation on the part of the State or any subdivision or agency thereof to reimburse the federal government by reason of any arbitrage profits, the Recipient must immediately reimburse the State or any subdivision or agency thereof in an amount equal to any damages paid by or loss incurred by the State or any subdivision or agency thereof due to such breach.

B.2.5 Remedies and Limitations.

None of the remedies available to the State Water Board shall be exclusive of any other remedy, and each such remedy shall be cumulative and in addition to every other remedy given hereunder or now or hereafter existing at law or in equity. The State Water Board may exercise any remedy, now or hereafter existing, without exhausting and without regard to any other remedy.

Any claim of the Recipient is limited to the rights and remedies provided to the Recipient under this Agreement and is subject to the claims procedures provided to the Recipient under this Agreement.

B.2.6 Non-Waiver.

Nothing in this Agreement shall affect or impair the Recipient's obligation to undertake work under this Agreement or shall affect or impair the right of the State Water Board to bring suit to enforce such work. No delay or omission of the State Water Board in the exercise of any right arising upon an Event of Default shall impair any such right or be construed to be a waiver of any such Event of Default. The State Water Board may exercise from time to time and as often as shall be deemed expedient by the State Water Board, any remedy or right provided by law or pursuant to this Agreement. Any waiver of rights by the State Water Board with respect to a default or other matter arising under this Agreement at any time shall not be considered a waiver of rights with respect to any other default or matter.

B.2.7 Status Quo.

If any action to enforce any right or exercise any remedy shall be brought and either discontinued or determined adversely to the State Water Board, then the State Water Board shall be restored to its former position, rights and remedies as if no such action had been brought.

B.3 STANDARD CONDITIONS

B.3.1 Access, Inspection, and Public Records.

The Recipient must ensure that the State Water Board, the Governor of the State, or any authorized representative of the foregoing, will have safe and suitable access to the Project site at all reasonable times through the Records Retention End Date. The Recipient acknowledges that, except for a subset of information regarding archaeological records and personally identifiable information, the Project records and locations are public records including, but not limited to, all of the submissions accompanying the application, all of the documents incorporated into this Agreement by reference, and all reports, Reimbursement Requests, and supporting documentation submitted hereunder.

B.3.2 Accounting and Auditing Standards; Financial Management Systems; Records Retention.

(a) The Recipient must maintain GAAP-compliant project accounts, including GAAP requirements relating to the reporting of infrastructure assets. Without limitation of the requirement to maintain Project accounts in accordance with GAAP, the Recipient must:

(1) Establish an official file for the Project which adequately documents all significant actions relative to the Project;

(2) Establish separate accounts which will adequately and accurately depict all amounts received and expended on the Project, including all Project Funds received under this Agreement;

(3) Establish separate accounts which will adequately depict all income received which is attributable to the Project, specifically including any income attributable to Project Funds disbursed under this Agreement;

(4) Establish an accounting system which will accurately depict final total costs of the Project;

(5) Establish such accounts and maintain such records as may be necessary for the State to fulfill federal reporting requirements, including any and all reporting requirements under federal tax statutes or regulations; and

(6) If Force Account is used by the Recipient for any phase of the Project, accounts will be established which reasonably document all employee hours charged to the Project and the associated tasks performed by each employee. Indirect Costs from Force Account are not eligible for funding.

(b) The Recipient must maintain separate books, records and other material relative to the Project. The Recipient must also retain such books, records, and other material for itself and for each contractor or subcontractor who performed or performs work on this project for a minimum of thirty-six (36) years after Work Completion. The Recipient must require that such books, records, and other material are subject at all reasonable times (at a minimum during normal business hours) to inspection, copying, and audit by the State Water Board, the California Department of Finance, the California State Auditor, the Bureau of State Audits, the United States Environmental Protection Agency (USEPA), the Office of Inspector General, the Internal Revenue Service, the Governor, or any authorized representatives of the aforementioned. The Recipient must allow and must require its contractors to allow interviews during normal business hours of any employees who might reasonably have information related to such records. The Recipient agrees to include a similar duty regarding audit, interviews, and records retention in any contract or subcontract related to the performance of this Agreement. The provisions of this section survive the term of this Agreement.

B.3.3 Amendment.

No amendment or variation of the terms of this Agreement shall be valid unless made in writing and signed by both the Recipient and the Deputy Director or designee.

B.3.4 Assignability.

This Agreement is not assignable by the Recipient, either in whole or in part, without the consent of the State Water Board in the form of a formal written amendment to this Agreement.

B.3.5 Audit.

The Division may call for an audit of financial information relative to the Project if the Division determines that an audit is desirable to assure program integrity or if an audit becomes necessary because of State or federal requirements. If an audit is called for, the audit must be performed by a certified public accountant independent of the Recipient and at the cost of the Recipient. The audit must be in the form required by the Division. The Recipient must return, or ensure the return of, any audit disallowances within 30 days.

B.3.6 Bonding.

Where contractors are used, the Recipient must not authorize construction to begin until each contractor has furnished a performance bond in favor of the Recipient in the following amounts: faithful performance (100%) of contract value; labor and materials (100%) of contract value. This requirement shall not apply to any contract for less than $25,000.00.

B.3.7 Competitive Bidding

The Recipient must adhere to any applicable State law or local ordinance for competitive bidding and applicable labor laws.

B.3.8 Compliance with Applicable Laws, Rules, and Requirements.

The Recipient must, at all times, comply with and require its contractors and subcontractors to comply with all applicable federal and State laws, rules, guidelines, regulations, and requirements. Without limitation of the foregoing, to the extent applicable, the Recipient must:

(a) Comply with the provisions of the adopted environmental mitigation plan, if any, for the useful life of the Project;

(b) Comply with the Guidelines; and

(c) Comply with and require compliance with the State and federal requirements set forth elsewhere in this Agreement.

B.3.9 Computer Software.

The Recipient certifies that it has appropriate systems and controls in place to ensure that State funds will not be used in the performance of this Agreement for the acquisition, operation or maintenance of computer software in violation of copyright laws.

B.3.10 Conflict of Interest.

The Recipient certifies that its owners, officers, directors, agents, representatives, and employees are in compliance with applicable State and federal conflict of interest laws and will remain in compliance for the useful life of the Facility. Public entities are required to have adopted conflict of interest codes and may be required to provide documentation of those codes to the Division.

B.3.11 Continuous Use of Project; No Lease, Sale, Transfer of Ownership, or Disposal of Project.

The Recipient agrees that, except as provided in this Agreement, it will not abandon, substantially discontinue use of, lease, sell, transfer ownership of, or dispose of all or a significant part or portion of the Facility during the useful life of the Facility without prior written approval of the Division. Such approval may be conditioned as determined to be appropriate by the Division, including a condition requiring repayment of all disbursed Project Funds or all or any portion of all remaining funds covered by this Agreement together with accrued interest and any penalty assessments that may be due.

B.3.12 Data Management.

The Recipient will undertake appropriate data management activities so that Project data can be incorporated into statewide data systems.

B.3.13 Disputes.

(a) The Recipient may appeal a staff decision within thirty (30) days to the Deputy Director of the Division or designee, for a final Division decision. The Recipient may appeal a final Division decision to the State Water Board within thirty (30) days. The Office of the Chief Counsel of the State Water Board will prepare a summary of the dispute and make recommendations relative to its final resolution, which will be provided to the State Water Board's Executive Director and each State Water Board Member. Upon the motion of any State Water Board Member, the State Water Board will review and resolve the dispute in the manner determined by the State Water Board. Should the State Water Board determine not to review the final Division decision, this decision will represent a final agency action on the dispute.

(b) This clause does not preclude consideration of legal questions, provided that nothing herein shall be construed to make final the decision of the State Water Board, or any official or representative thereof, on any question of law.

(c) The Recipient must continue with the responsibilities under this Agreement during any dispute.

(d) This section relating to disputes does not establish an exclusive procedure for resolving claims within the meaning of Government Code sections 930 and 930.4.

B.3.14 Drug-Free Workplace.

The Recipient certifies that it will provide a drug-free workplace in compliance with the Drug-Free Workplace Act (Gov. Code. §§ 8350-8357). The Recipient shall publish a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the Recipient's workplace and specifying the actions to be taken against employees for violations of the prohibition. The Recipient shall establish a drug-free awareness program to inform employees about the dangers of drug abuse in the workplace, the Recipient's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs, and penalties that may be imposed upon employees for drug abuse violations. The Recipient shall provide that every employee who works on the Project receives a copy of the Recipient's drug-free workplace policy statement and agrees to abide by the terms of the statement as a condition of employment on the Project.

B.3.15 Environmental Clearance.

No work that is subject to California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA) may proceed under this Agreement until the State Water Board has provided approval to proceed. Upon receipt and review of the Recipient's environmental documents, the State Water Board shall make the appropriate environmental findings before determining whether to approve construction or implementation funding for the Project under this Agreement. Providing approval for such construction or implementation funding is fully discretionary. The State Water Board may require changes in the scope of work or additional mitigation as a condition to providing construction or implementation funding under this Agreement. The Recipient shall not perform any work subject to CEQA and/or NEPA before the State Water Board completes its environmental review and specifies any changes in scope or additional mitigation that may be required. Proceeding with work subject to CEQA and/or NEPA without approval by the State Water Board shall constitute a breach of a material provision of this Agreement. If this Project includes modification of a river or stream channel, the Recipient must fully mitigate environmental impacts resulting from the modification. The Recipient must provide documentation that the environmental impacts resulting from such modification will be fully mitigated considering all of the impacts of the modification and any mitigation, environmental enhancement, and environmental benefit resulting from the Project, and whether, on balance, any environmental enhancement or benefit equals or exceeds any negative environmental impacts of the Project.

B.3.16 Governing Law.

This Agreement is governed by and shall be interpreted in accordance with the laws of the State of California.

B.3.17 Income Restrictions.

The Recipient agrees that any refunds, rebates, credits, or other amounts (including any interest thereon) accruing to or received by the Recipient related to this Agreement must be paid by the Recipient to the

State Water Board, to the extent that they are properly allocable to costs for which the Recipient has been reimbursed by the State Water Board under this Agreement.

B.3.18 Indemnification and State Reviews.

The parties agree that review or approval of Project plans and specifications by the State Water Board is for administrative purposes only, including conformity with application and eligibility criteria, and expressly not for the purposes of design defect review or construction feasibility, and does not relieve the Recipient of its responsibility to properly plan, design, construct, operate, and maintain the Project. To the extent permitted by law, the Recipient agrees to indemnify, defend, and hold harmless the State Water Board, and any trustee, and their officers, employees, and agents (collectively, "Indemnified Persons"), against any loss or liability arising out of any claim or action brought against any Indemnified Persons from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character, and nature whatsoever arising out of, resulting from, or in any way connected with (1) the Facility or the Project or the conditions, occupancy, use, possession, conduct, or management of, work done in or about, or the planning, design, acquisition, installation, or construction, of the Facility or the Project or any part thereof; (2) the carrying out of any of the transactions contemplated by this Agreement or any related document; (3) any violation of any applicable law, rule or regulation, any environmental law (including, without limitation, the Federal Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the California Hazardous Substance Account Act, the Federal Water Pollution Control Act, the Clean Air Act, the Toxic Substances Control Act, the Occupational Safety and Health Act, the Safe Drinking Water Act, the California Hazardous Waste Control Law, and California Water Code Section 13304, and any successors to said laws), rule or regulation or the release of any toxic substance on or near the Facility or the Project; or (4) any untrue statement or alleged untrue statement of any material fact or omission or alleged omission to state a material fact necessary to make the statements required to be stated therein, in light of the circumstances under which they were made, not misleading with respect to any information provided by the Recipient for use in any disclosure document utilized in connection with any of the transactions contemplated by this Agreement, except those arising from the gross negligence or willful misconduct of the Indemnified Persons. The Recipient must also provide for the defense and indemnification of the Indemnified Persons in any contractual provision extending indemnity to the Recipient in any contract let for the performance of any work under this Agreement, and must cause the Indemnified Persons to be included within the scope of any provision for the indemnification and defense of the Recipient in any contract or subcontract. To the fullest extent permitted by law, the Recipient agrees to pay and discharge any judgment or award entered or made against Indemnified Persons with respect to any such claim or action, and any settlement, compromise or other voluntary resolution. The provisions of this section survive the term of this Agreement.

B.3.19 Independent Actor.

The Recipient, and its agents and employees, if any, in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of the State Water Board.

B.3.20 Integration.

This Agreement constitutes the complete and final agreement between the parties. No oral or written understanding or agreement not incorporated in this Agreement shall be binding on either party.

B.3.21 No Discrimination.

(a) The Recipient must comply with Government Code section 11135 and the implementing regulations (Cal. Code Regs, tit. 2, § 11140 et seq.), including, but not limited to, ensuring that no person is unlawfully denied full and equal access to the benefits of, or unlawfully subjected to discrimination in the operation of, the Project or Facility on the basis of sex, race, color, religion, ancestry, national origin, ethnic group identification, age, mental disability, physical disability, medical condition, genetic information, marital status, or sexual orientation as such terms are defined under California law, for as long as the Recipient retains ownership or possession of the Project.

(b) If Project Funds are used to acquire or improve real property, the Recipient must include a covenant of nondiscrimination running with the land in the instrument effecting or recording the transfer of such real property.

(c) The Recipient must comply with the federal American with Disabilities Act of 1990 and implementing regulations as required by Government Code section 11135(b).

(d) The Recipient's obligations under this section shall survive the term of this Agreement.

(e) During the performance of this Agreement, the Recipient and its contractors and subcontractors must not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, sexual orientation, physical disability (including HIV and AIDS), mental disability, medical condition (cancer), age (over 40), marital status, denial of family care leave, or genetic information, gender, gender identity, gender expression, or military and veteran status.

(f) The Recipient, its contractors, and subcontractors must ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment.

(g) The Recipient, its contractors, and subcontractors must comply with the provisions of the Fair Employment and Housing Act and the applicable regulations promulgated thereunder. (Gov. Code, §12990, subds. (a)-(f) et seq.;Cal. Code Regs., tit. 2, § 7285 et seq.) Such regulations are incorporated into this Agreement by reference and made a part hereof as if set forth in full.

(h) The Recipient, its contractors, and subcontractors must give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

(i) The Recipient must include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement.

B.3.22 No Third Party Rights.

The parties to this Agreement do not create rights in, or grant remedies to, any third party as a beneficiary of this Agreement, or of any duty, covenant, obligation, or undertaking established herein.

B.3.23 No Obligation of the State.

Any obligation of the State Water Board herein contained shall not be an obligation, debt, or liability of the State, and any such obligation shall be payable solely out of the moneys encumbered pursuant to this Agreement.

B.3.24 Notice.

Upon the occurrence of any of the following events, the Recipient must notify the Division's Deputy Director and Project Manager by phone and email within the time specified below:

(a) The Recipient must notify the Division within twenty-four (24) hours of any discovery of any potential tribal cultural resource and/or archaeological or historical resource. Should a potential tribal cultural resource and/or archaeological or historical resource be discovered during construction or Project implementation, the Recipient must ensure that all work in the area of the find will cease until a qualified archaeologist has evaluated the situation and made recommendations regarding preservation of the resource, and the Division has determined what actions should be taken to protect and preserve the resource. The Recipient must implement appropriate actions as directed by the Division.

(b) The Recipient must notify the Division within five (5) business days of the occurrence of any of the following events:

(1) Bankruptcy, insolvency, receivership or similar event of the Recipient, or actions taken in anticipation of any of the foregoing;

(2) Change of ownership of the Project (no change of ownership may occur without written consent of the Division);

(3) Loss, theft, damage, or impairment to Project;

(4) Events of Default, except as otherwise set forth in this section;

(5) Failure to observe or perform any covenant or comply with any condition in this Agreement;

(6) An offer from a public entity to purchase the Project or any portion thereof, or any of the real or personal property related to or necessary for the Project;

(7) A proceeding or action by a public entity to acquire the Project by power of eminent domain.

(c) The Recipient must notify the Division in writing within ten (10) business days of any of the following events:

(1) Any litigation pending or threatened with respect to the Project; the Recipient's technical, managerial or financial capacity to operate; or the Recipient's continued existence;

(2) Consideration of dissolution, or disincorporation;

(3) Adverse tax opinions, the issuance by the Internal Revenue Service or proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices of determinations with respect to the tax status of any tax-exempt bonds;

(4) Enforcement actions by or brought on behalf of the State Water Board or Regional Water Board.

(d) The Recipient must notify the Division promptly of any of the following events:

(1) The discovery of a false statement of fact or representation made in this Agreement or in the application to the Division for this financial assistance, or in any certification, report, or Reimbursement Request made pursuant to this Agreement, by the Recipient, its employees, agents, or contractors;

(2) Any substantial change in scope of the Project. The Recipient must undertake no substantial change in the scope of the Project until prompt written notice of the proposed change has been provided to the Division and the Division has given written approval for the change;

(3) Cessation of any and all major construction work on the Project where such cessation of work is expected to or does extend for a period of thirty (30) days or more;

(4) Any circumstance, combination of circumstances, or condition, which is expected to or does delay Work Completion for a period of ninety (90) days or more;

(5) Any Project monitoring, demonstration, or other implementation activities required in this Agreement;

(6) Any public or media event publicizing the accomplishments and/or results of this Agreement and provide the opportunity for attendance and participation by State representatives with at least ten (10) working days' notice to the Division;

(7) Any events requiring notice to the Division pursuant to any other provision of this Agreement;

(8) Work Completion;

(9) Project Completion;

(10) The award of a prime construction contract for, or initiation of construction of, Item 6 in Exhibit A.1 (b), if applicable.

B.3.25 Operation and Maintenance; Insurance.

The Recipient agrees to sufficiently and properly staff, operate, and maintain all portions of the Facility during its useful life in accordance with all applicable State and federal laws, rules, and regulations. Unless expressly provided herein, the Recipient assumes all operations and maintenance costs of the facilities and structures; the State Water Board shall not be liable for any cost of such maintenance, management, or operation.

The Recipient will procure and maintain or cause to be maintained insurance on the Facility with responsible insurers, or as part of a reasonable system of self-insurance, in such amounts and against such risks (including damage to or destruction of the Project) as are usually covered in connection with systems similar to the Facility. Such insurance may be maintained by a self-insurance plan so long as such plan provides for (i) the establishment by the Recipient of a separate segregated self-insurance fund in an amount determined (initially and on at least an annual basis) by an independent insurance consultant experienced in the field of risk management employing accepted actuarial techniques, and (ii) the establishment and maintenance of a claims processing and risk management program.

In the event of any damage to or destruction of the Facility caused by the perils covered by such insurance, the net proceeds thereof shall be applied to the reconstruction, repair or replacement of the damaged or destroyed portion of the Facility. The Recipient must begin such reconstruction, repair or replacement as expeditiously as possible, and must pay out of such net proceeds all costs and expenses in connection with such reconstruction, repair or replacement so that the same must be completed and the Facility must be free and clear of all claims and liens.

The Recipient agrees that for any policy of insurance concerning or covering the construction of the Facility, it will cause, and will require its contractors and subcontractors to cause, a certificate of insurance to be issued showing the State Water Board, its officers, agents, employees, and servants as additional insured; and must provide the Division with a copy of all such certificates prior to commencement of construction, if applicable.

B.3.26 Permits, Subcontracting, and Remedies.

The Recipient must procure all permits, licenses and other authorizations necessary to accomplish the work contemplated in this Agreement, pay all charges and fees, and give all notices necessary and incidental to the due and lawful prosecution of the work. Signed copies of any such permits or licenses must be submitted to the Division before any work or construction begins.

The Recipient must not contract or allow subcontracting with excluded parties. The Recipient must not contract with any party who is debarred or suspended or otherwise excluded from or ineligible for participation in any work overseen, directed, funded, or administered by the State Water Board program for which this funding is authorized. For any work related to this Agreement, the Recipient must not contract with any individual or organization on the State Water Board's List of Disqualified Businesses and Persons that is identified as debarred or suspended or otherwise excluded from or ineligible for participation in any work overseen, directed, funded, or administered by the State Water Board program for which funding under this Agreement is authorized. The State Water Board's List of Disqualified Businesses and Persons is located at

http://www.waterboards.ca.gov/water_issues/programs/enforcement/fwa/dbp.shtml

B.3.27 Professionals.

The Recipient agrees that only licensed professionals will be used to perform services under this Agreement where such services are called for. All technical reports required pursuant to this Agreement that involve planning, investigation, evaluation, design, or other work requiring interpretation and proper application of engineering, architectural, or geologic sciences, shall be prepared by or under the direction of persons registered to practice in California pursuant to Business and Professions Code, sections 5536.1, 6735, 7835, and 7835.1. To demonstrate compliance with California Code of Regulations, title 16, sections 415 and 3065, all technical reports must contain a statement of the qualifications of the responsible registered professional(s). As required by these laws, completed technical reports must bear the signature(s) and seal(s) of the registered professional(s) in a manner such that all work can be clearly attributed to the professional responsible for the work.

B.3.28 Prevailing Wages.

If applicable, the Recipient agrees to be bound by all applicable provisions of State Labor Code regarding prevailing wages. If applicable, the Recipient must monitor all agreements subject to reimbursement from this Agreement to ensure that the prevailing wage provisions of the State Labor Code are being met. Division of Industrial Relations (DIR) requirements may be found at: http://www.dir.ca.gov/lcp.asp. For more information, please refer to DIR's Public Works Manual at: http://www.dir.ca.gov/dlse/PWManualCombined.pdf.

B.3.29 Public Funding.

This Project is publicly funded. Any service provider or contractor with which the Recipient contracts must not have any role or relationship with the Recipient, that, in effect, substantially limits the Recipient's ability to exercise its rights, including cancellation rights, under the contract, based on all the facts and circumstances.

B.3.30 Responsibility for Work.

The Recipient shall be responsible for all work and for persons or entities engaged in work performed pursuant to this Agreement including, but not limited to, contractors, subcontractors, suppliers, and providers of services. The Recipient shall be responsible for responding to any and all disputes arising out of its contracts for work on the Project including, but not limited to payment disputes with contractors and subcontractors. The State Water Board will not mediate disputes between the Recipient and any other entity concerning responsibility for performance of work.

B.3.31 Related Litigation.

Under no circumstances may the Recipient use funds from any disbursement under this Agreement to pay costs associated with any litigation the Recipient pursues against the State Water Board or any Regional Water Quality Control Board. Regardless of the outcome of any such litigation, and notwithstanding any conflicting language in this Agreement, the Recipient agrees to repay all of the disbursed funds plus interest in the event that Recipient does not complete the Project.

B.3.32 Rights in Data.

The Recipient agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes, and other written or graphic work produced in the performance of this Agreement are subject to the rights of the State as set forth in this section. The State shall have the right to reproduce, publish, and use all such work, or any part thereof, in any manner and for any purposes whatsoever and to authorize others to do so. If any such work is copyrightable, the Recipient may copyright the same, except that, as to any work which is copyrighted by the Recipient, the State reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish, and use such work, or any part thereof, and to authorize others to do so, and to receive electronic copies from the Recipient upon request. The Recipient may disclose, disseminate and use in whole or in part, any final form data and information received, collected, and developed under this Agreement, subject to appropriate acknowledgement of credit to the State Water Board for financial support. The Recipient shall not utilize the materials for any profit-making venture or sell or grant rights to a third party who intends to do so.

B.3.33 State Water Board Action; Costs and Attorney Fees.

Any remedy provided in this Agreement is in addition to and not in derogation of any other legal or equitable remedy available to the State Water Board as a result of breach of this Agreement by the Recipient, whether such breach occurs before or after completion of the Project, and exercise of any remedy provided by this Agreement by the State Water Board shall not preclude the State Water Board from pursuing any legal remedy or right which would otherwise be available. In the event of litigation between the parties hereto arising from this Agreement, it is agreed that each party shall bear its own costs and attorney fees.

B.3.34 Timeliness.

Time is of the essence in this Agreement.

B.3.35 Unenforceable Provision.

In the event that any provision of this Agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this Agreement have force and effect and shall not be affected thereby.

B.3.36 Venue.

Any action arising out of this Agreement shall be filed and maintained in the Superior Court in and for the County of Sacramento, California.

B.3.37 Waiver and Rights of the State Water Board.

Any waiver of rights by the State Water Board with respect to a default or other matter arising under this Agreement at any time shall not be considered a waiver of rights with respect to any other default or matter. Any rights and remedies of the State Water Board provided for in this Agreement are in addition to any other rights and remedies provided by law.

B.4 MISCELLANEOUS STATE REQUIREMENTS

B.4.1 State Program Requirements for Proposition 68 Groundwater.

(a) Remediation Costs Limited. (Pub. Resources Code, § 80141.) Project Funds shall not be used to pay any share of the costs of remediation recovered from parties responsible for the contamination of a groundwater storage aquifer, but may be used to pay costs that cannot be recovered from responsible parties. Parties that receive funding for remediating groundwater storage aquifers shall exercise reasonable efforts to recover the costs of groundwater cleanup from the parties responsible for the contamination. Funds recovered from responsible parties may only be used to fund treatment and remediation activities including operations and maintenance.

(b) Groundwater Monitoring. (Wat. Code, § 10920.) The Recipient shall comply with Water Code section 10920 et seq., which requires groundwater monitoring and reporting of groundwater elevations.

(c) Sustainable Groundwater Management Act (SGMA) Compliance. (Wat. Code, § 10720-10737.8.) To the extent required under SGMA, the Recipient shall comply with the following:

(1) If, after July 1, 2017, the Project is or will be located in a non-adjudicated high- or medium-priority California Statewide Groundwater Elevation Monitoring (CASGEM) basin, the Recipient shall ensure that a Groundwater Sustainability Agency (GSA) has formed or an alternative has been submitted to DWR. (Wat. Code, § 10735.2 (a)(1).)

(2) If, after January 31, 2020, the Project is or will be located in a non-adjudicated high- or medium CASGEM basin that is subject to critical conditions of overdraft, the Recipient shall ensure that the Project is consistent with an adopted Groundwater Sustainability Plan (GSP).

(3) If, after January 31, 2022, the Project is or will be located in a non-adjudicated high- or medium CASGEM basin that is not subject to critical conditions of overdraft, the Recipient shall ensure that the Project is consistent with an adopted GSP.

B.4.2 State Cross-Cutters.

Recipient represents that, as applicable, it complies and covenants to maintain compliance with the following for the term of the Agreement:

(a) The California Environmental Quality Act (CEQA), as set forth in Public Resources Code 21000 et seq. and in the CEQA Guidelines at Title 14, Division 6, Chapter 3, Section 15000 et seq.

(b) Water Conservation requirements, including regulations in Division 3 of Title 23 of the California Code of Regulations.

(c) Monthly Water Diversion Reporting requirements, including requirements set forth in Water Code section 5103.

(d) Public Works Contractor Registration with Department of Industrial Relations requirements, including requirements set forth in Sections 1725.5 and 1771.1 of the Labor Code.

(e) Volumetric Pricing & Water Meters requirements, including the requirements of Water Code sections 526 and 527.

(f) Urban Water Management Plan requirements, including the Urban Water Management Planning Act (Water Code, § 10610 et seq.).

(g) Urban Water Demand Management requirements, including the requirements of Section 10608.56 of the Water Code.

(h) Delta Plan Consistency Findings requirements, including the requirements of Water Code section 85225 and California Code of Regulations, title 23, section 5002.

(i) Agricultural Water Management Plan Consistency requirements, including the requirements of Water Code section 10852.

(j) Charter City Project Labor Requirements, including the requirements of Labor Code section 1782 and Public Contract Code section 2503.

(k) Governor's Infrastructure Plan. (Gov. Code, § 13100.) The Recipient shall ensure that the Project shall maintain consistency with section 13100 of the Government Code (five -year infrastructure plan).

(l) Groundwater Monitoring. (Wat. Code, § 10920.) The Recipient shall comply with Water Code section 10920 et seq., which requires groundwater monitoring and reporting of groundwater elevations.

(m) The Recipient agrees that it will, at all times, comply with and require its contractors and subcontractors to comply with directives or orders issued pursuant to Division 7 of the Water Code.

(n) Union Activities. The Recipient hereby acknowledges the applicability of Government Code sections 16645 through 16649 to this Agreement. The Recipient certifies that none of the Project Funds will be used to assist, promote, or deter union organizing. If the Recipient incurs costs or makes expenditures to assist, promote, or deter union organizing, the Recipient will maintain records sufficient to show that no reimbursement from Project Funds has been sought for these costs and the Recipient shall provide those records to the Attorney General upon request.

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3D

TO: The Honorable Mayor and City Council

FROM: Frank A. Lopez, Director of Public Works/City Engineer

SUBJECT: Draft Housing Element of the General Plan

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the draft Housing Element; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Like all cities within California, the City of Monterey Park is mandated to adopt a Housing Element. Before the City Council can adopt a final version of its Housing Element, however, California law requires the City to submit a draft to the California Department of Housing and Community Development (HCD) by October 15, 2021 for review and comment. After HCD's review, a final draft will be presented to the City Council for consideration and potential adoption. It is anticipated that this will occur in early January 2022.

BACKGROUND:

The City retained Rincon Consultants to prepare the Housing Element. California law requires that the City update the Housing Element to accommodate the City's new Regional Housing Needs Allocation ("RHNA") during the Sixth Cycle Housing Element Planning Period, extending from October 15, 2021 to October 15, 2029. The Housing Element update assesses the community's existing and projected housing needs; updates existing policies; and establishes new policies and schedules that promotes preservation, improvement and development of diverse types and costs of housing throughout the City. Consideration of economic, environmental, and fiscal factors will also be given priority during the reassessment.

Of the mandatory elements of the General Plan, the Housing Element is the most regulated and highly scrutinized element that requires specific analysis to meet statutory requirements regarding content and be updated every eight years. The City's Housing Element was last updated in 2014 for the planning period of January 2014 to September 30, 2021. The planning period for this Housing Element is from October 2021 to October 2029. The update must comply with new California law governing the Housing Element in response to the Legislature's declared statewide housing crisis. The proposed update builds upon the existing Housing Element based upon thorough citizen participation;

consultation with City staff; and HCD. It includes feasible housing goals, objectives, policies and programs were developed and included.

While developing the draft Housing Element, the City provided ample opportunities to solicit input from stakeholders and community members including, without limitation, conducting a series of stakeholder interviews with community-based organizations, institutions, industries and community members; conducting community workshops; establishing a dedicated project website; and encouraging a participatory mapping exercise.

During the previous the five years, California law was amended to require cities to update their Safety Elements and adopt an Environmental Justice Element. These are summarized below:

- SB 1035 requires a jurisdiction's safety element to be revised to identify new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies applicable to the city and county that was not available during the previous revision of the safety element.

- SB 99 requires a local government to review and update the safety element during the next revision of the housing element (on or after January 1, 2020) to identify residential developments in hazard areas that do not have at least two emergency routes.

- SB 379. Climate Change Adaptation. SB 379 requires all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans beginning January 1, 2017. The Bill requires the climate adaptation update to include a set of goals, policies, and objectives for their communities based on the vulnerability assessment, as well as implementation measures.

- SB 1000 amended Government Code Section 63502, requiring both cities and counties to incorporate environmental justice policies and programs into their general plan if two or more elements are being updated and/or revised concurrently, and if the jurisdiction identifies any disadvantaged communities present within the jurisdiction's planning area boundaries. Cities and counties can address environmental justice by either adopting a separate environmental justice element or by integrating environmental justice goals, policies, and objectives throughout other general plan elements.

The draft Housing Element is attached as a receive and file item so that the City Council may understand what is being submitted to HCD for review. The "next steps" for the Housing Element will be for the City Manager to transmit the document to HCD and for the City to prepare an appropriate CEQA document for the final draft of the Housing Element. It is anticipated that the City will be preparing an Addendum to the Final EIR that the City Council certified in 2019 for the updated Land Use Element that was ratified

by voters as Measure JJ in 2020. The Addendum will analyze the Housing Element along with a draft Safety Element and new Environmental Justice Element. There will be one additional virtual community workshop scheduled on Thursday, November 4 at 6:00 p.m. to discuss the draft Housing Element as well as the Safety Element and new Environmental Justice Element. All three elements to the General Plan (the Housing Element; Safety Element; and Environmental Justice Element) will be presented to the City Council for consideration and potential adoption in January 2022.

No action is requested by the City Council at this time; any action would first require CEQA review and analysis. This is an informational item only.

FISCAL IMPACT:
None

Respectfully submitted by:

Frank A. Lopez, Director of
Public Works/City Engineer

Prepared by:

Inez Alvarez
Assistant City Manager

Approved by:

Ron Bow
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:

1. Draft Monterey Park General Plan Housing Element

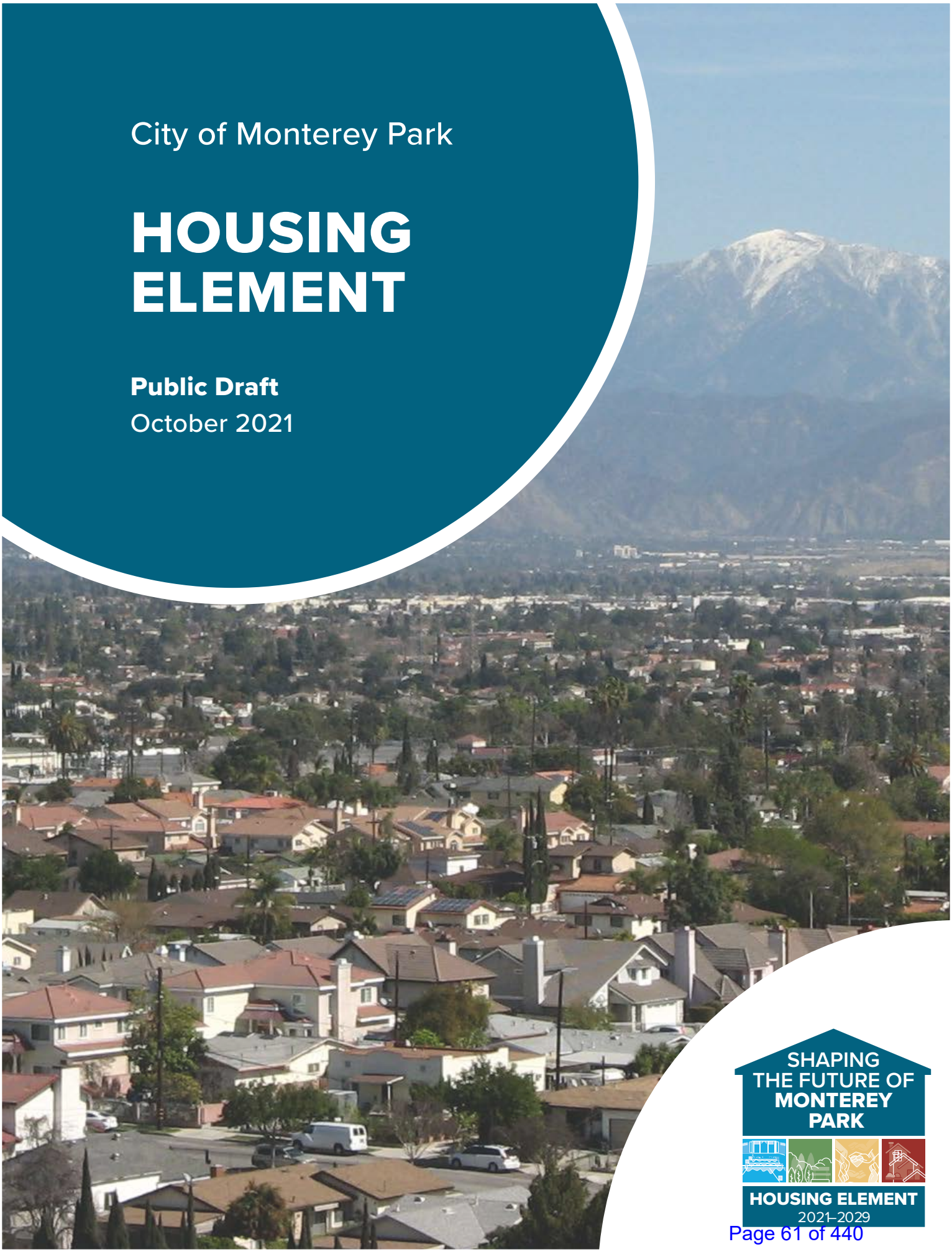
ATTACHMENT 1
Draft Monterey Park General Plan Housing Element

City of Monterey Park

HOUSING ELEMENT

Public Draft

October 2021



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

Table of Contents

1. Introduction 1-1

Background 1-1

Role of the Housing Element 1-1

Relationship to Other General Plan Elements 1-2

Organization of the Housing Element 1-2

Public Participation 1-3

Data Resources 1-8

2. Housing Needs Assessment 2-1

Population Characteristics 2-2

Age Characteristics 2-3

Household Characteristics 2-4

Race and Ethnicity 2-7

Economic Characteristics 2-10

Employment Characteristics 2-12

Special Needs Groups 2-13

Housing Stock Characteristics 2-21

Housing Costs and Affordability 2-28

Affordable Housing in Monterey Park 2-32

Housing Related Plans & Programs 2-36

3. Housing Constraints Analysis 3-1

Nongovernmental Constraints 3-1

Governmental Constraints 3-5

Affirmatively Furthering Fair Housing (AFFH) 3-23

Environmental Constraints 3-31

Infrastructure Constraints 3-35

4. Housing Resources 4-1

Future Housing Needs 4-1

Residential Sites Inventory 4-6

Adequacy of Residential Sites Inventory in Meeting RHNA 4-11

Availability of Infrastructure and Services 4-13

Environmental Constraints 4-15

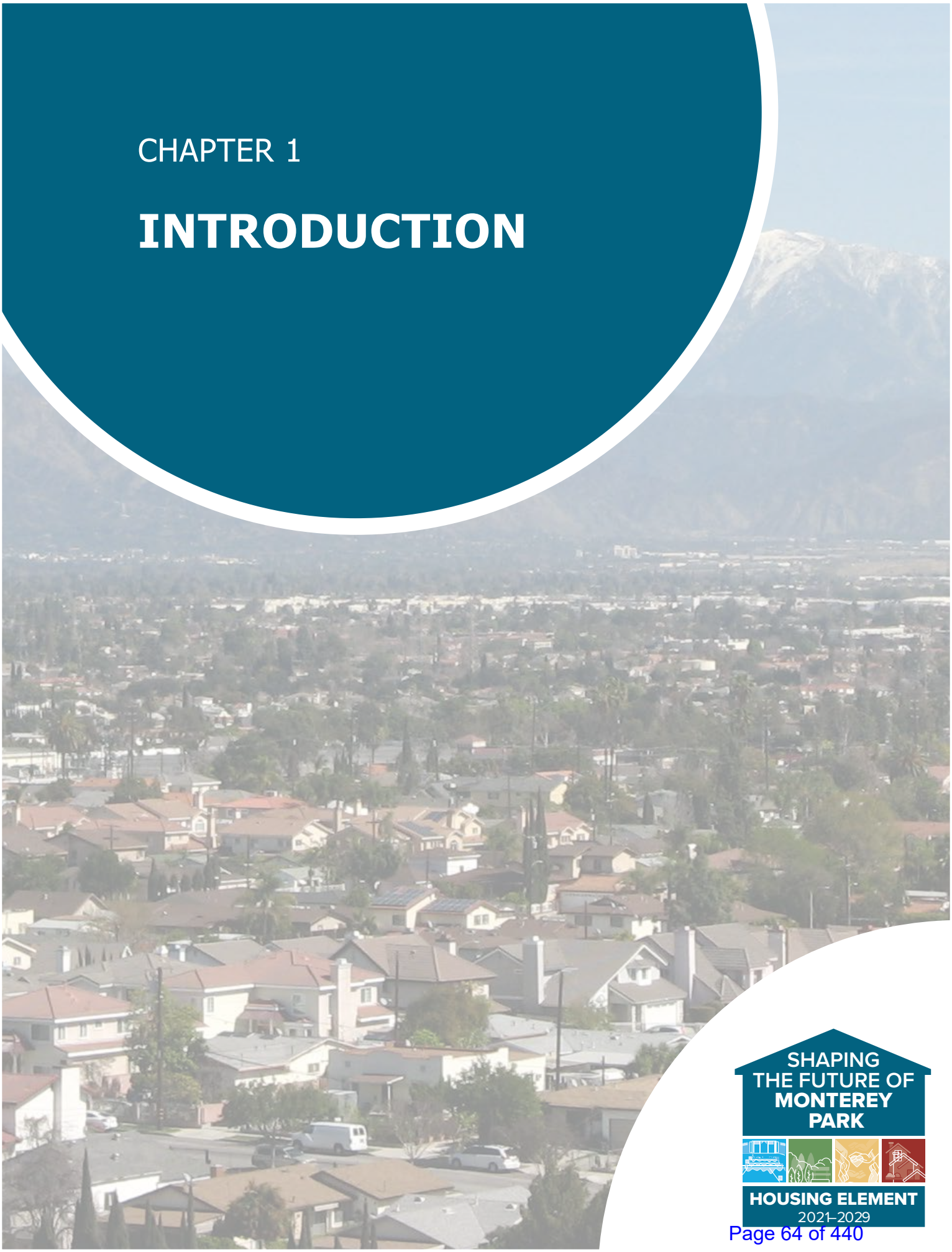
Financial Resources for Affordable Housing 4-15
Administrative Resources 4-16
5. Review of Past Accomplishments 5-1
6. Housing Plan 6-1
Conserve and Improve Existing Housing 6-2
Remove Barriers to Housing Development 6-5
Program 6: Monterey Park Municipal Code 6-8
Provide Adequate Housing Sites 6-9
Assist in the Development of Affordable Housing 6-16
Promote Fair Housing Practices 6-19
Summary of Quantified Objectives 6-24

Appendices

Appendix A Community Engagement
Appendix B Housing Sites Inventory
Appendix C Affirmatively Furthering Fair Housing (AFFH)

CHAPTER 1

INTRODUCTION



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

1. Introduction

Background

The City of Monterey Park is 7.73 square miles in size and located in the San Gabriel Valley area of Los Angeles County. The city is bordered by Alhambra to the north, Los Angeles to the west, Montebello to the south, and Rosemead to the east. Monterey Park includes 5,255 acres within incorporated City limits and an additional 579 acres within the City's sphere of influence. The city is bounded on the west by the Long Beach Freeway, on the north by the San Bernardino Freeway, and the south by the Pomona Freeway; three major freeways that provide north-south and east-west access to all of Southern California.

Incorporated on May 29, 1916, Monterey Park provides a mix of historic buildings and established neighborhoods as well as several commercial corridors and a downtown. The city is socioeconomically, racially, and ethnically diverse. With a modest increase in population from 60,269 in 2010 to 60,439 in 2019, the city's growth has been relatively flat in the past decade. However, growth pressures within the Los Angeles region and regional and state housing policies focused on removing barriers to affordable housing will require that Monterey Park address housing opportunities through the next decade. The Housing Element and identifies housing needs in the city, sets forth policies and programs to guide future housing development, and represents the City's efforts to provide housing opportunities for all segments of the community.

Role of the Housing Element

Pursuant to Government Code Section 65302, the General Plan must include the following elements: land use, housing, circulation, noise, safety, conservation, open space, and under certain circumstances, environmental justice. The Housing Element is one of two elements required to be updated on a routine basis, every four, five, or eight years as mandated by Government Code § 65581. The purpose of the

Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within the community. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth. While housing policies cannot commit the City to construct new housing units, the Housing Element identifies ways in which Monterey Park will provide for the housing needs of current and future residents during the Housing Element update cycle, including establishing priorities for housing programs. This Housing Element represents the City of Monterey Park's 6th Housing Element cycle and will be carried out from 2021 through 2029.

Relationship to Other General Plan Elements

The Monterey Park General Plan includes the following elements: Land Use, Economic Development, Housing, Circulation, Resources, Safety and Community Services, and Environmental Justice (to be adopted in 2021). The Housing Element builds upon the other Elements and is consistent with the General Plan's policies and programs. For example, residential density limits established by the Land Use Element are reflected in the Housing Element and form the basis for analyzing residential capacities within the city. Environmental constraints identified in the Safety and Community Services Element, such as areas of the city in which potential residential development could be impacted by landslides, are recognized in the Housing Element as limitations for additional housing. The Housing Element is also consistent with the (draft) Environmental Justice Element by avoiding concentration of a certain income category housing type within a disadvantaged community as defined by Government Code § 65302(h)(4)(A) and Health and Safety Code § 39711. California law requires that the Safety Element be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. When any element of the General Plan is amended in the future, the City will review the Housing Element and, if necessary, amend it to ensure internal consistency is maintained.

Organization of the Housing Element

This Housing Element is organized into the following chapters:

1. Introduction: Provides a brief overview of the purpose and background for the Housing Element.
2. Housing Needs Assessment: Provides an assessment of Monterey Park's demographic and housing market characteristics and their correlation to housing needs in the community.
3. Housing Constraints Analysis: Analyzes the various market, governmental, and environmental constraints in the city and their impact on the development and preservation of housing in Monterey Park.

4. Housing Resources: Provides an inventory of land, financial, and administrative resources available to facilitate housing development in Monterey Park.
5. Housing Plan: Describes the City's proposed objectives and implementation actions over the next eight years in addressing the housing needs of the community and complying with State law.

The Housing Element includes the following appendices:

A. Community Engagement: Includes community engagement materials utilized to encourage public participation in the Housing Element update process.
B. Housing Sites Inventory: Identifies properties that are suitable to meet the Regional Housing Needs Allocation (RHNA).
C. Affirmatively Affirming Fair Housing: Provides an assessment of fair housing.

Public Participation

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

Monterey Park provided the following opportunities to solicit input from stakeholders and community members. More detailed information on the public engagement program is available in Appendix A.

Stakeholder Interviews

To gather local expert-level knowledge and input on the 2021-2029 Housing Element, three small group interviews were conducted on July 20, 2021 and July 22, 2021. Approximately fifty community groups were contacted to participate in stakeholder interviews through email and phone calls. Of those contacted, eleven participated in the Stakeholder Interviews. Stakeholder interviews were organized based on the following groups:

- Community-Based Organizations (CBOs)
- Institutions
- Industries and Housing Developers

The participants in the stakeholder interviews represented Monterey Park's unique characteristics, including age, race, income level, tenure status, and number of years of residence (see Table 1-1). The objective of the interviews was to examine current housing needs and conditions, present initial site inventory results, and gather input. The stakeholder interviews consisted of a presentation from the consultant team, overviewing the project and two guided discussion periods to solicit input from participants on key topics.

Table 1-1 Stakeholders' Characteristics

Stakeholder Group	Stakeholder's Name	Self-Identified Characteristics
Community-Based Organizations	Larry Sullivan	Long-time resident represents Lions Club and School District; Former Planning Commissioner.
Community-Based Organizations	Cindy Yee	Long-time resident
Community-Based Organizations	Karl Wong	Environmental Commission Chair
Community-Based Organizations	Margaret Leung	Long-time resident
Community-Based Organizations	Jennifer Tang	Long-time resident and former teacher for the School District
Institutions	Jason Dhing	Homeowner and representative of Lions Club
Institutions	Carol Sullivan	Long-time resident and representative of Monterey Park Library Foundation
Institutions	Julie Jung	Renter and recent resident
Industries and Housing Developers	Johnny Thompson	Business owner and representative of Business Improvement District Advisory Committee (BIDAC)
Industries and Housing Developers	Elana Eden	Representative of Housing Rights Center
Industries and Housing Developers	Elizabeth Yang	Resident and business owner

The input provided by the stakeholder interviewees included the following major themes:

- Housing barriers preventing adequate housing production were cited as including high land costs, lack of vacant land, construction costs, aging infrastructure and lengthy permitting process.
- Set-aside affordable units in new multi-family developments were not considered adequate because they were utilized by property managers.
- Concerns about more housing impacting parking and traffic.
- Concerns about changing land use designations that were already approved by the voters as part of the recent update to the Land Use Element of the General Plan.
- Recommendations to include apartments and mixed use along thoroughfares and commercial corridors, including Garvey Avenue and South Garfield Avenue.
- Housing trends in Monterey Park were observed to involve developers buying single family lots and then redeveloping for duplexes, triplexes, and town homes.
- Mixed experience with housing costs and availability of housing, but most agreed that housing is too expensive in the city and people were living in overcrowded conditions. Most agreed that Monterey Park is an attractive place to locate due to good public schools and small-town feel.
- Interest in making sure housing types provide for seniors, families, young professionals, first-time home buyers, and low-income.

Community Workshops

On August 5, 2021, a virtual workshop was hosted via Zoom. Approximately 75 participants attended the workshop, including a Planning Commission member, community members, and the City and Consultant team. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the interviews was to examine current housing needs and conditions, present initial concepts, and gather input.

To provide adequate translation services for Spanish-speaking and Chinese-speaking populations, the following components were incorporated in the workshop format.

- All noticing and marketing materials translated workshop information into Spanish and Chinese.
- The PowerPoint presentations were translated into Chinese and Spanish. All three versions of the PowerPoint presentation were made available on the project website (MPKHousingUpdate.com).
- Three separate breakout rooms were available for English, Spanish, and Chinese-speaking members of the public.
- One presenter and one technical assistant was dedicated to each breakout room.

A series of polling questions and guided discussion periods were provided throughout the length of the workshop, along with an open question and answer session after the presentation was concluded.

The input provided by the workshop attendees included the following major themes:

- Need for a variety of housing types, including apartments, micro units, accessory dwelling units, housing for large families, and affordable housing
- Support for mixed use because it provides better lifestyle, especially in downtown corridor
- Requests to streamline and relax regulations, planning/permitting process, and code enforcement, similar to Health and Safety Code § 17958.12)
- Facilitate the processing of Accessory Dwelling Units (ADU), including “ADU Tuesdays” which provides an expedited review service on a specific day of the week and offers priority appointments for ADU applications. Support for allowing junior ADUs, which are typically 500 square feet or less in size and part of single-family homes.
- Requests to the City to appeal the RHNA allocation
- Concerns that more housing causes more problems, including traffic and loss of community feel
- Request for a homeless program
- Request to include Sybil Brand as a possible housing site

Project Website

To further facilitate the distribution and gathering of information, the City created a separate project website dedicated to the Housing Element update. The project website provided detailed background information on the Housing Element, frequently asked questions, and related housing resources. Project materials associated with the Housing Element update were regularly posted on the project website,

including flyers for upcoming workshops. A link on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process.

The input provided through the project website included the following major themes:

- Concerns about affordable housing resulting in higher crime rates, increased pollution, lowering quality of life, and increased traffic.
- Expressing concern that the cost of housing is too high for families.
- Encouraging targeting housing sites on larger lots with older single-family homes and higher density zoning as well as commercially zoned lots for mixed-use developments.
- Requesting consideration to provide allowances for multiple dwelling units on a single-family lot, granting Cities condemnation powers to facilitate the construction of affordable housing, and forming redevelopment agencies to construct housing.

The project website is available at: https://mpkhousingupdate.com/.

Participatory Mapping Exercise

The project website hosted an online interactive map exercise for 30 days (from August 5, 2021 to September 3, 2021) that allowed the public to identify and rank suitability of potential housing sites and provide feedback on each housing site. Participants were asked to rank housing sites as either poor, moderate or good. The interactive map exercise was extended until September 10, 2021 to allow additional time for participation. There were 9 participants that provided comments on 81 potential housing sites. The input provided by the participants included the following major themes:

- A housing site was generally considered a good candidate for new or expanded housing by participants if it currently contained multi-family development or is located near commercial development, mixed use development, or freeways.
- A housing site was generally considered a moderate candidate for new or expanded housing by participants if the site contains existing commercial development, such as the GW Supermarket and Hong Kong Supermarket.
- A housing site was generally considered a poor candidate for new or expanded housing by participants for the following reasons:
  - Noise pollution from construction impacting neighboring development.
  - Air pollution from adjacent highways.
  - Lack of parking.
  - Steep topography on-site.
  - Incompatible with existing development or use.
  - Displacement of existing residential development.
  - Likelihood of redeveloping due to recent improvements or transactions.
- Participants recommended the Housing Element Update include an inclusionary housing ordinance program which would mandate a certain percentage of residential developments to provide below market-rate housing. Other participants expressed concern regarding the ability

for the school districts that serve the area to provide adequate accommodation for new students.

Of the 81 sites that participants commented on, 61 sites received a good candidate rating, 3 sites received a moderate candidate rating, and 19 sites received a poor candidate rating.

City Council Meetings

A presentation on the Housing Element update was provided to the City Council at a regularly scheduled City Council meeting on July 21, 2021 and October 6, 2021. Public comments received at the meetings focused on encouraging the provision of affordable housing.

Public Noticing

In order to reach the largest and broadest spectrum of community members and stakeholders, Monterey Park utilized the following notification methods throughout the update to the Housing Element. All print materials and newspaper ads were translated into Spanish and Chinese:

1. Mailed postcards to all residents in Monterey Park announcing the Housing Element update project and providing a website link and contact information, in English, Spanish and Chinese. Postcards were sent to approximately 23,000 addresses.
2. Regular posts to the City's social media accounts, including Facebook, Twitter, and Instagram, announcing project website launch, community workshops, and participatory mapping exercise.
3. Regular e-blasts to interested parties email list (see Appendix A for full list)
4. Distributed printed workshop flyers to libraries, City Hall, and community center, and as part of Lunches for Seniors program.
5. Advertisement in Cascades Newspaper mailed to all addresses (approximately 23,000) within City limits.
6. Interested parties email list was regularly maintained and included community members who had signed up on the project website, attended Stakeholder Interviews and Community Workshops, and had been engaged as part of previous planning projects, including the 2019 General Plan Focused Update.

Project Materials Available for Public Input

The Housing Element update was posted to the project website and made available for public comment from October 1-December 6. Posts to the City's account on social media platforms and e-blasts were sent to interested parties to notify the public about the availability of the document.

Public Input on the Housing Element

The input provided as part of the stakeholder interviews, community workshop, website comments, participatory mapping exercise, and City Council meetings were used by City staff to inform the housing site identification and housing programs. The City was able to meet RHNA goals without changing any land use designations or zoning districts and the Sites Inventory is consistent with the Land Use Element of the General Plan. Additionally, many of the sites included in the inventory are located in downtown

Monterey Park and would be part of mixed-use developments. The City provided details on recent development that is occurring to demonstrate that replacement residential construction is of high-quality. In addition, the housing plan does not concentrate a certain income category within the downtown area, and instead prioritizes a variety of housing sites across the city. The City already facilitates a streamlined permitting process for ADUs, allowing them by-right in any zone where residential uses are permitted, on parcels that contain an existing single-family or multi-family dwelling. A number of additional programs are included that support additional ADU development across the city. Housing Element programs are included that improve overall project streamlining to improve development review timelines, encourage larger units for families, preserve existing housing stock, and encourage affordable housing development. As a result of the input provided for the participatory mapping exercise, five housing sites that were considered to be poor candidates due to the risk of displacing existing multifamily development were removed from the site inventory and are not considered candidates for meeting the City's RHNA.

PLACEHOLDER – NOTE TO HCD REVIEWER – THIS SECTION WILL BE FURTHER UPDATED WITH A DISCUSSION OF THE ENGAGEMENT ACTIVITIES COMPLETED AS PART OF THE HOUSING ELEMENT UPDATE, INCLUDING A COMMUNITY WORKSHOP SCHEDULED FOR NOVEMBER 4TH.

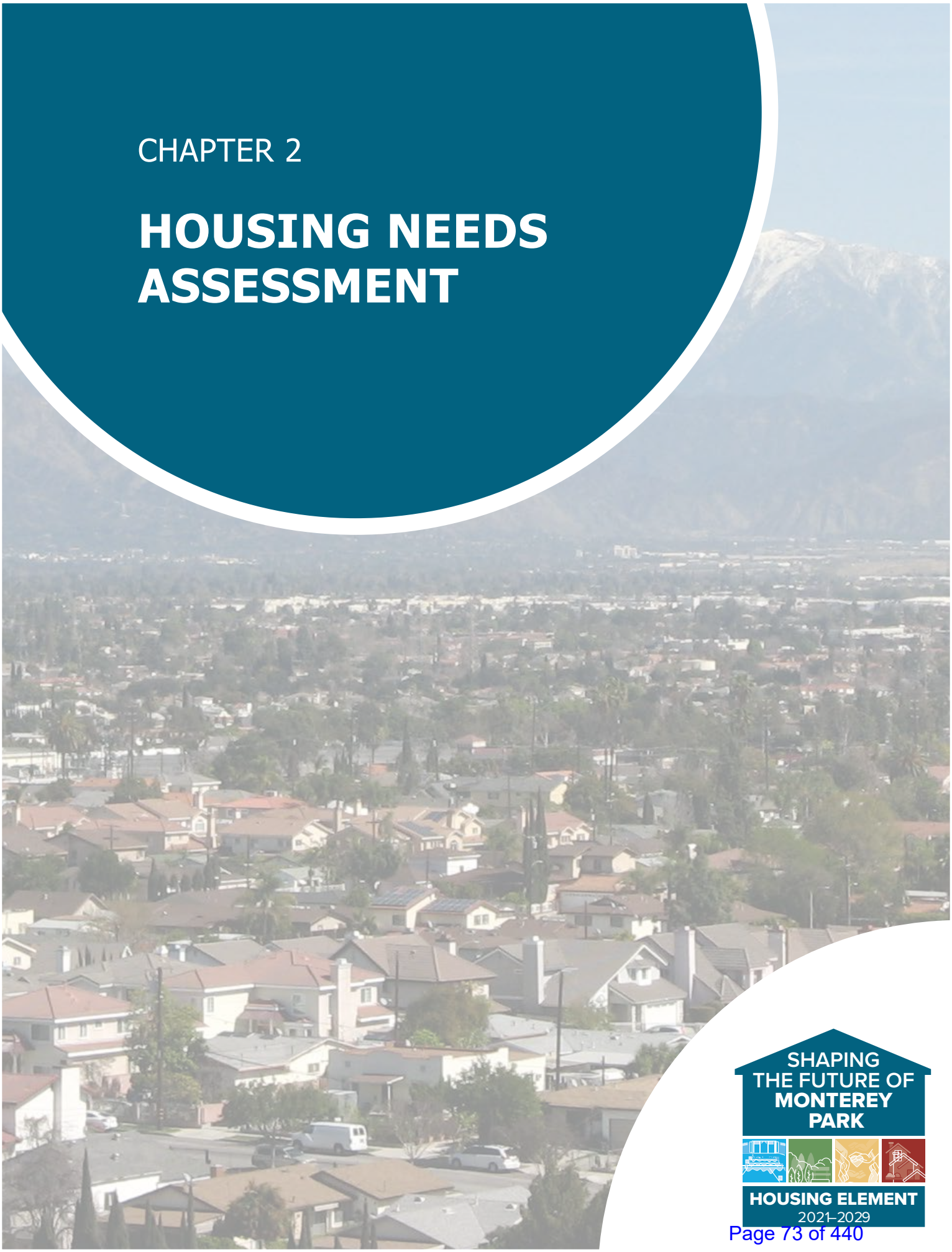
Data Resources

Data from a variety of sources is used to complete the Housing Element. The most commonly cited source is the U.S. Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. In this document, data from the five-year estimates is almost exclusively used as it draws from a larger sample size and is therefore more accurate. Other data sources include the following:

- Department of Finance (DOF).
- Southern California Association of Governments (SCAG).
- Home Mortgage Disclosure Act (HMDA) lending data.
- Regional Homeless Point-in-Time Count.
- State Department of Social Services database on residential care facilities.
- State Employment Development Department (EDD) data on wage and labor statistics.
- Income and housing problem reports from the Comprehensive Housing Affordability Strategy (CHAS) data.
- School enrollment data from the California Department of Education on ethnic and racial population composition.
- Housing market data based on recent sales activity and available rental rates from the SCAG Pre-Certified Local Housing Data Report.

CHAPTER 2

HOUSING NEEDS ASSESSMENT



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

2. Housing Needs Assessment

An assessment of the demographic, socioeconomic, and housing characteristics in Monterey Park helps determine the specific housing needs of present and future residents. Key components of this assessment include population and employment trends, household characteristics, and an analysis of housing conditions. This needs assessment establishes a baseline from which housing recommendations can be made for the Housing Element.

Housing needs data in Monterey Park are compared to two analysis areas: 1) Los Angeles County and 2) a collection of cities in Southwest San Gabriel Valley. The latter is a Census County Subdivision (CCD) composed of the following: cities of Alhambra, El Monte, Montebello, Monterey Park, Rosemead, San Gabriel, South El Monte, portions of Los Angeles, as well as the unincorporated communities of East San Gabriel and South San Gabriel. Comparison to the Southwest San Gabriel Valley provides a more relevant context for demographic trends in Monterey Park because of the geographic proximity and similarities across the cities.

This chapter includes the following sections:

- Population Characteristics
- Age Characteristics
- Household Characteristics
- Race and Ethnicity
- Economic Characteristics
- Employment Characteristics

- Special Needs Groups
- Housing Stock Characteristics
- Housing Costs and Affordability
- Affordable Housing in Monterey Park
- Housing Related Plans and Programs

Population Characteristics

Population characteristics affect the type and amount of housing needed in a community. Factors such as population growth, race, ethnicity, age and income distribution, and employment trends influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs in Monterey Park.

Population Growth

According to the 2015-2019 American Community Survey (ACS), Monterey Park had a population of 60,439 in 2019. Between 2000 and 2010, Monterey Park is estimated to have grown by less than 1 percent, similar to the growth experienced in the cities of Montebello, Rosemead, San Gabriel, and South El Monte. Growth in population in Monterey Park was also by less than 1 percent between 2010 and 2019, which is similar to the growth experienced by the City of South El Monte and Los Angeles County.

TOTAL POPULATION:

60,439

People in Monterey Park

Table 2-1 compares population figures for Monterey Park to Los Angeles County and cities in the San Gabriel Valley surrounding cities from 2000 through 2019[1]. Several San Gabriel Valley communities experienced a population decline over the past decade despite the general population increase in the County at-large.

Table 2-1 Population Growth in Monterey Park (2000 – 2019)

	2000	2010	2019	Percent Change 2000-2010	Percent Change 2010-2019	Percent Change 2000-2019
Alhambra	85,804	83,089	84,647	-3%	2%	-1%
El Monte	115,965	113,475	115,517	-2%	2%	0%
Montebello	62,150	62,500	62,742	1%	0%	1%
Monterey Park	60,079	60,269	60,439	<1%	<1%	1%
Rosemead	53,505	53,764	54,282	1%	1%	2%
San Gabriel	39,804	39,718	40,143	<1%	1%	1%
South El Monte	21,144	20,116	20,721	<1%	3%	-2%
Los Angeles County	9,519,338	9,818,605	10,081,570	3%	3%	1%

Source: 2015-2019 Census ACS 5- Year Estimates

Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of its residents. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The older adult population (35 to 64 years old) represent the market for moderate to relatively high-cost condominiums and single-family homes. The senior population (65 years and older) tends to prefer low to moderate-cost apartments and condominiums, small single-family homes, and group quarters.

[1] 2020 U.S. Census data was not available at the time of Housing Element adoption

Table 2-2 shows the age distribution of the population in Monterey Park, nearby cities, and Los Angeles County. The largest age group represented in Monterey Park in 2019 was the older adult population (35 to 54 years at 26 percent) followed by the senior population (ages 65 and over at 21 percent) and young adults (20 to 34 years at 19 percent). Age distribution in Monterey Park as a proportion of the entire population was generally very similar between 2010 and 2019. The total number of children under 19 decreased between 2010 and 2019, while all age groups over 20 years old increased during the same period. Median age has remained fairly consistent during this time period, with a slight increase from 43 years to 44 years between 2010 and 2019, which is notably older than the County median (approximately 37 years).

Household Characteristics

The U.S. Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households per the U.S. Census. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. Certain segments of the population may have more difficulty finding decent, affordable housing due to their special circumstances and/or needs. In Monterey Park, these special needs groups include seniors, disabled persons, large households, and female-headed households. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically occupy single-family homes and larger apartment units. This section details the various household characteristics affecting housing needs.

Table 2-2 Comparison of Age Distribution: 2019

Age Groups	Monterey Park		Alhambra		El Monte		Montebello		Los Angeles County	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Under 5 years	2,540	4%	4,093	5%	6,739	6%	3,787	6%	611,485	6%
5 to 19 years	8,828	15%	11,646	14%	22,816	20%	12,141	19%	1,865,498	19%
20 to 34 years	11,541	19%	19,514	23%	27,045	23%	14,696	23%	2,340,938	23%
35 to 54 years	15,414	26%	23,505	28%	30,217	26%	15,416	25%	2,735,439	27%
55 to 64 years	9,215	15%	10,665	13%	13,142	11%	7,400	12%	1,192,232	12%
65 years and over	12,901	21%	15,224	18%	15,558	14%	9,302	15%	1,335,978	13%
Total population	60,439	100%--	84,647	100%	115,517	100%	62,742	100%	10,081,570	100%
Median age (years)	44		41		36		36		37	

Source: 2015-2019 Census ACS 5- Year Estimates

Household Type and Size

As shown in Table 2-3, Monterey Park had 19,955 households in 2019, a slight increase (1.5 percent) from 19,651 households in 2000. Approximately 50.5 percent of Monterey Park households in 2019 were family households, a decrease of approximately three percent from 2010. According to the Census data, the number of singles, particularly elderly singles living alone, dropped substantially between 2010 and 2019. Alternatively, the number of married individuals with no children increased modestly during this time period.

Table 2-3 Household Characteristics in Monterey Park

Household Type	2010		2019		Percent Change (2010 – 2019)
	#	%	#	%	
Households	19,651	100.0%	19,955	100.0%	1.5%
Family Households	10,389	52.8%	10,079	50.5%	-2.9%
Married with Children	4,456	22.7%	3,903	19.6%	-12.4%
Married No Children	5,933	30.1%	6,176	30.9%	4.1%
Singles	3,759	19.1%	2,208	11.0%	-41.0%
Elderly Living Alone	2,060	10.5%	1,509	7.6%	-26.7%
Average Household Size	3.05		3.02		

Source: 2010 Census. 2015-2019 Census ACS 5- Year Estimates

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with up to two bedrooms while large households (five or more persons per household) can usually find suitable housing in units with three to four bedrooms. People's choices, however, also reflect preference and economics and many households extend beyond their financial means and purchase large homes.

According to the 2015-2019 ACS, the average household size in Monterey Park was 3.02 persons per household in 2019. Household size in Monterey Park is comparable to estimates for nearby cities in the San Gabriel Valley and Los Angeles County as a whole. As shown on Table 2-4, Monterey Park has a lower average household size than South El Monte (4.08), El Monte (3.82), Rosemead (3.72), Montebello (3.30), and San Gabriel (3.19). However, it has a larger average household size than Los Angeles County (2.99) and Alhambra (2.82).

Table 2-4 Comparison of Average Household Size: 2019

City	Persons per Household
Alhambra	2.82
El Monte	3.82
Montebello	3.30
Monterey Park	**3.02**
Rosemead	3.72
San Gabriel	3.19
South El Monte	4.08
Los Angeles County	2.99

Source: 2015 -2019 Census ACS 5- Year Estimates

Race and Ethnicity

Race/ethnicity of residents is important to an analysis of housing needs and conditions. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost

burden.[2] According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

The racial/ethnic composition of Monterey Park is a significant measure of the diversity community. According to Table 2-5, approximately 66 percent of residents in Monterey Park in 2019 were Asian, 28 percent were Hispanic, 5 percent were White, and less than one percent were Black. A minority concentration exists if the proportion of minority households exceeds the County average. For Los Angeles County, the 2019 approximate percentages were 15 percent for Asian households and 49 percent for Hispanic households. High numbers of minority households occur when the percentages exceed two times the County's. Therefore, Monterey Park contained high numbers of Asian households in 2019.

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 U.S. Census introduced a new category – "two or more races." This marked the first time that respondents were allowed to select more than one race on the Census. This Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2015-2019 ACS, about two percent of Monterey Park residents identified themselves as being of mixed racial/ethnic heritage.

School enrollment data also provides insight into the race and ethnic distribution of the population in Monterey Park. Eight public elementary schools are located in Monterey Park associated with four different school districts: Brightwood, Monterey Highlands, Repetto, and Ynez within the Alhambra Unified School District; Hillcrest and Monterey Vista in Garvey Elementary School District; Robert Hill Lane in Los Angeles Unified School District; and Bella Vista in Montebello Unified School District. Enrollment data associated with Monterey Park residents for the eight public elementary schools are provided in Table 2-6. According to the table, an 11 percent decrease in enrollment of elementary school-age children occurred between the years 2012 and 2021. This correlates with a 6 percent drop in family households from 18,030 in 2010 to 17,017 in 2019 (Table 2-5). An ethnic and racial shift has also occurred with school enrollment in Monterey Park. For example, the number of students who self-identify as white within Monterey Park more than doubled, increasing from 3 percent to 7 percent. Conversely, the Hispanic/Latino population saw a drop of more than 10 percent in student enrollment. There was an increase in students (from 3 percent to 7 percent) who selected Other as their racial/ethnic identity, which corresponds to American Indian, Alaska Native, Pacific Islander, Filipino, multiple races, or no response provided

[2] Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

Table 2-5 Race and Ethnicity: 2010-2019

Race/ Ethnicity	Monterey Park Population 2010	Percent of Population	Monterey Park Population 2019	Percent of Population	LA County Population 2010	Percent of Population	LA County Population 2019	Percent of Population
White	2,852	4.7%	2,340	4%	2,720,478	28%	2,641,770	26%
Asian	39,771	66.1%	39,451	65%	1,356,425	14%	1,454,769	14%
Hispanic or Latino	16,538	27.5%	17,254	28%	4,704,043	48%	4,888,434	49%
Black or African American	84	0.1%	222	<1%	807,161	8%	790,252	8%
Other/Two or More Races	931	1.5%	1,192	2%	201,519	2%	228,504	2%

Source: City of Monterey Park Housing Element 2014, 2015-2019 ACS 5-Year Estimate

Note: With a margin of error of +/- 4216 for Monterey Park. An individual can be more than one race. The Census includes "other" as American Indian, Eskimo, and Aleut, and individuals indicating an "other" race or two or more races.

Table 2-6 School Enrollment for Public Elementary Schools Located in Monterey Park: 2012 and 2021

	2011-2012 School Year		2020-2021 School Year	
Race/Ethnicity	Count	Percent	Count	Percent
White	144	3%	358	7%
Asian	2,773	49%	2,637	52%
Hispanic or Latino	2,533	45%	1,700	34%
African American	28	1%	15	0%
Other	184	3%	337	7%
Total	5,662	100%	5,047	100%

Sources: California Department of Education, 2012-2021.

The category of Other includes American Indian or Alaska Native, Pacific Islander, Filipino, and "Multiple or No Response".

Elementary schools located in Monterey Park include Brightwood Elementary, Monterey Highlands Elementary, Repetto Elementary, Ynez Elementary, Hillcrest Elementary, Monterey Vista Elementary, Robert Hill Lane Elementary, and Bella Vista Elementary. The data presented in this table does not include intermediate or high schools. Percentages have been rounded to nearest whole number.

Economic Characteristics

Household income has a direct connection to housing affordability and opportunity. As household income increases, opportunities to afford a broader range of housing types (including market rate, larger units and the ability to pursue ownership opportunities) also increases, along with the ability to purchase a home which is a major factor for building wealth. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Additionally, employment growth is linked to the demand for housing in a community. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and agricultural fields).

Household Income

Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI):

1. Extremely Low-Income Households earn between 0 and 30 percent of the AMI
2. Very Low-Income Households earn between 31 and 50 percent of the AMI
3. Low-Income Households earn between 51 and 80 percent of the AMI
4. Moderate-Income Households earn between 81 and 120 percent of the AMI
5. Above Moderate-Income Households earn over 120 percent of the AMI

HCD and HUD determined the AMI for Los Angeles County to be $68,044 in 2019, which is higher than the median household income in Monterey Park. The Comprehensive Housing Affordability Strategy

(CHAS) receives custom tabulations of ACS data from the U.S. Census Bureau. This data is used by Monterey Park to plan how to spend HUD funds. CHAS provides a more detailed breakdown by income level and by different household types. The 2013-2017 CHAS reported that 44 percent of total households in Monterey Park earn a moderate or above moderate income. Of the remaining population, 23 percent of the City's total households were classified as extremely low-income, 15 percent were classified as very low-income, and 18 percent were classified as low-income (Table 2-7). As shown on the table, owners tend to have higher incomes, indicating a direct correlation between income and likelihood to own a home.

Table 2-7 Monterey Park Average Median Income Housing

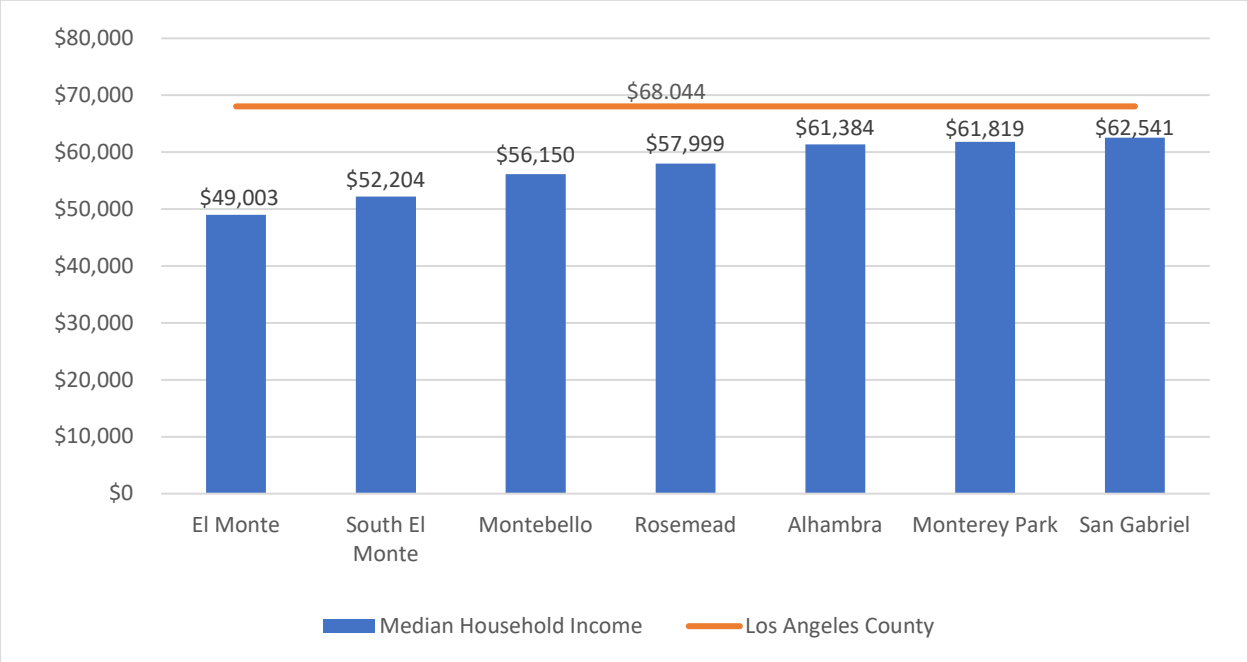
Household Type	Extremely Low (0-30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)	Moderate/ Above Moderate (81%+ of AMI)
Owners	13%	11%	15%	61%
Renter	34%	20%	21%	24%
Total	**23%**	**15%**	**17%**	**44%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

AMI = Average Median Income

Figure 2-1 compares median income in Monterey Park to neighboring cities in the Los Angeles County region. Median household income in the city is similar to the surrounding cities of Alhambra and San Gabriel and is notably higher than El Monte, South El Monte, and Montebello. Monterey Park's median household income is approximately 9 percent lower than the median household income of Los Angeles County which is $68,044 and identified by the orange line in Figure 2-1.

Figure 2-1 Median Household Income by City in 2019



Employment Characteristics

According to the 2015-2019 ACS, 27,663 Monterey Park residents were employed in the labor force. This represented a labor force participation rate of 54 percent of persons 16 years or older. Management, business, science, and arts occupations employed the largest proportion of working residents (38 percent). This is an important figure, as managerial jobs have higher earnings than other occupations. Unemployment data from 2019 from the California Employment Development Department indicated that Monterey Park had a similar unemployment rate as Los Angeles County as a whole (both at 11 percent). Table 2-8 provides a summary of employment by occupation for Monterey Park residents.

Table 2-8 Occupation of Monterey Park Residents 2015-2019

Job Category/Occupation	Number Employed	Percent of Total
Management, business, science, and arts occupations	10,382	38%
Service Occupations	5,910	21%
Sales and office occupations	6,819	25%
Natural resources, construction, and maintenance occupations	1,045	4%
Production, transportation, and material moving occupations	3,507	13%
Agriculture, forestry, fishing and hunting, and mining	38	0%
Construction	845	3%
Manufacturing	2,347	9%
Wholesale trade	1,493	5%
Retail trade	2,639	10%
Transportation and warehousing, and utilities	1,975	7%
Information	645	2%
Finance and insurance, and real estate and rental and leasing	1,971	7%
Professional, scientific, and management, and administrative and waste management services	2,845	10%
Educational services, and health care and social assistance	6,391	23%
Arts, entertainment, and recreation, and accommodation and food services	3,416	12%
Other services, except public administration	1,844	7%
Public administration	1,214	4%
Total	**27,663**	**100%**

Source: American Community Survey, 2015-2019

Monterey Park has a strong economic condition due to its desirable location and proximity to large areas of employment in the greater Los Angeles metropolitan area. The City is home to a variety of employers, the three largest being Garfield Medical Center, Blue Shield of California, and Monterey Park Hospital, all of which provide jobs in the hospital and medical field. Other large fields of employment in Monterey Park include jobs in retail, grocery, and utility services. Table 2-9 lists the major employers located in the city, as reported in the City's 2020 Comprehensive Annual Financial Report.

Table 2-9 Major Employers in Monterey Park

Company	Product/Services	Employees
Garfield Medical Center	Hospital & Medical Services	979
Blue Shield of California Promise Health Plan	Hospital & Medical Services	444
Monterey Park Hospital	Hospital & Medical Services	428
Costco Wholesale	Retail/Grocery	373
Southern California Gas Company	Utility	326
Network Medical Management Inc	Hospital & Medical Services	232
Ralph's Grocery Store (2 Locations)	Retail/Grocery	169
Remitco LLC	Retail/Grocery	161
Camino Real Chevrolet	Personal Financial Services	122
Chinese Daily News	Newspaper	118
Home Depot	Retail/Grocery	112
Heritage Manor HealthCare	Hospital & Medical Services	97

Source: City of Monterey Park, Comprehensive Annual Financial Report 2020

Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, or household characteristics, among other factors. The special needs groups analyzed include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, homeless individuals and families, college students, and military personnel (Table 2-10). Many of these groups overlap, for example some farm workers are homeless, and many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 2-10 Special Needs Groups in Monterey Park

Special Needs Group	# of Persons or Households	% of Total Persons or Households
Households with Seniors	8,494	42.6%
Seniors Living Alone	2,126	10.6%
Persons with Disabilities	6,211	10.3%
Large Households	2,232	11.1%
Single-Parent Households	884	4.4%
Female Headed Households	5,782	29%
Female Headed Households with children	732	3.7%
People Living in Poverty	1,709	8.6%
Farmworkers	18	<1%
Homeless	99	<1%
Students	13,161	65.9%
Military	8	<1%

Source: Estimate is from 2015-2019 Census ACS 5- Year Estimates. SCAG Pre-Certified Local Housing Data

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Seniors

The senior population (persons aged 65 or older) experiences housing constraints due to fixed incomes and rising housing prices. The housing needs of the senior population also include supportive housing, such as intermediate care facilities or group homes. According to the 2015-2019 ACS, 12,901 senior persons (65 years of age and older) resided in Monterey Park and represented over 21 percent of the total population (Table 2-11). Monterey Park has the highest percentage of seniors when compared to Southwest San Gabriel Valley and the Los Angeles County average.

Table 2-11 Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Alhambra	84,647	15,224	18%
El Monte	115,517	15,558	14%
Montebello	62,742	9,302	15%
Monterey Park	**60,439**	**12,901**	**21%**
Rosemead	54,282	9,149	17%
San Gabriel	40,143	6,804	17%
South El Monte	20,721	2,472	12%
Southwest San Gabriel Valley CCD	321,585	57,112	18%
Los Angeles County	10,081,570	1,335,978	13%

Source: Source: 2010 Census, 2015-2019 Census ACS 5-Year Estimates

In April 2019, National Association of Home Builders reported that the older and senior population, specifically those pertaining to the baby boomer age group, the second largest living adult generation now aged 57 to 75, are more particular about their living conditions and are looking to settle down into single-story homes in suburban neighborhoods. 3 To create a balanced community that accommodates all age groups, it is important to provide housing options that suit these various needs.

ACS data reported that Monterey Park had an estimated 8,494 senior households, approximately 68% of whom were extremely low, very low, and low income (earning less than 80 percent of the AMI). In response to the housing needs of seniors, the City has formed public-private partnerships with affordable housing providers in several housing projects. Monterey Park provides funding to help subsidize the cost of housing and enters into contracts with the affordable housing providers to restrict the sale of property in order to maintain affordability of the housing units. These public-private partnerships apply to TELACU Monterey Park Plaza, Golden Age Village, Abajo del Sol and Lion's Manor Lions Manor. There is also an approved project at 130-206 S Chandler Avenue that would include 40 senior housing units.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. As of August 2021, 18 senior housing properties, including 2 convalescent homes were located in Monterey Park that provide services ranging from assisted living and nursing care to general support services.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

According to the 2015-2019 ACS, approximately 10 percent of Monterey Park's total population have one or more disability. Table 2-12 shows the number of persons with one or more disability per age group in Monterey Park.

[3] National Association of Home Builders. 2019. Independent Living Communities Meet Growing Needs of Baby Boomers. https://nahbnow.com/2019/02/independent-living-communities-meet-growing-needs-of-baby-boomers/

Table 2-12 Persons with Disabilities in Monterey Park

Age Group	Total # with Disability	% of Total Age Group
Under 18	229	2.2%
18 to 64	1,948	5.3%
65 and over	4,034	31.7%

Source: 2015-2019 Census ACS 5-Year Estimates

California law requires the Housing Element to discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the U.S. Administration on Developmental Disabilities, 2 percent of the Monterey Park population can be defined as developmentally disabled. The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. According to DDS, as of December 2020, about 13,798 individuals with developmental disabilities were being assisted at the Eastern Los Angeles Regional Center (ELARC). Of these individuals served, approximately 70 percent were Hispanic, 13 percent were Asian, and 10 percent were white. Hispanic and Asians represent 83 percent of the individuals served by ELARC.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an

important factor for many persons with disabilities, who often rely upon public transportation to travel to necessary services and shops.

Resources

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In Monterey Park, MERCI provides non-medical care services to the mentally disabled community and operates a group home for six individuals. Midomar Home provides non-medical services to seniors.

Single-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, limiting housing availability for this group. According to the 2015-2019 ACS, 29 percent (or 5,782 households) of households in Monterey Park were female-headed family households. Of these, 13 percent were female-headed family households with children under 18 years old. As a comparison, Los Angeles County's female-headed households made up around 29 percent and 5 percent were female-headed with children under the age of 18. Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity/down payment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites near recreational facilities and public transit.

Resources

Lower-income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Affordable housing opportunities can also be expanded for low- and moderate- income single-parent households through the Housing Choice Vouchers and Homeownership Education classes.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often-limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units. This frequently results in overcrowding and can result in accelerated unit deterioration.

2015-2019 ACS data identifies 2,232 households with five or more members, comprising 11 percent of the total households in Monterey Park. Affordable home ownership opportunities for low-income

families can be provided using HOME funds and other grant sources to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

Lower and moderate-income large households can benefit from various affordable housing programs. These include the Homeownership Education classes, Mortgage Credit Certificate program, affordable housing development assistance using City, State, and federal funds, and Housing Choice Vouchers, among others.

Resources

Lower and moderate-income large households can benefit from various affordable housing programs. These include the Homeownership Education classes, Mortgage Credit Certificate program, affordable housing development assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

Farmworkers

The Los Angeles County's Farm Bureau has a lower estimate of farmworkers in the Los Angeles region at approximately 1,035 farmers. In comparison, the US Department of Agriculture's 2017 Census of Agriculture reported that in Los Angeles County, 413 persons were hired farm labor (fulltime), 3,266 persons were employed for 150 days or more, and 1,749 were hired for 150 days or less. The special housing needs of many agricultural workers stem from their low wages and seasonal unemployment. According to the 2020 SCAG Data, the total of Monterey Park farmworkers by occupation, which including farming, fishing, and forestry was less than 1 percent. According to the ACS, the total of workers in the agricultural-related industries was also less than 1% of the City's total population and stood at 38 residents. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farmworker population through its overall affordable housing programs. Because Monterey Park is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farmworker jobs.

The City does not have any agricultural zones. Monterey Park is a completely urbanized community and does not permit large-scale commercial agricultural activities. Therefore, there is no need for land use regulations to address the State Employee Housing Act (Section 17000 of the Health and Safety Code).

Resources

Because farmworkers make up a small percentage of the City's population, no specific housing programs are necessary. The housing needs of farmworkers in Monterey Park can be addressed through the City's general affordable housing programs for lower-income households. Certain programs and services offered by agencies detailed in Chapter 6 can also be of assistance to Monterey Park's farmworkers.

College Students

The college student population (those enrolled or identified in a program above grade 12) is another significant factor that affects housing demand. Although students represent a temporary housing need, the impact upon housing demand is critical in areas immediately adjacent to trade schools, colleges and

universities. Given student income limitations, the same market forces that impact the lower income housing market also influences student housing.

Two local colleges contribute to housing demand in Monterey Park: California State University at Los Angeles (Cal State L.A.) and East Los Angeles College (ELAC). Cal State L.A. provides housing for approximately 905 of its 22,626 students enrolled in 2021, which is only about four percent of the student body. ELAC, a two-year community college, does not provide any housing. Many Cal State L.A. and all ELAC students are commuters. These local student populations potentially generate demand for low-cost housing needs in Monterey Park and surrounding communities.

The ACS enumerated approximately 10 percent of the population in Monterey Park who indicated that they were enrolled in college. Comparable figures for Los Angeles County and the Southwest San Gabriel Valley were around 8 percent and 9 percent, respectively.

Resources

Students are able to take advantage of all of the City's housing stock but tend to most commonly utilize multi-family rentals given their needs and the cost of housing in the region. Multi-family housing is permitted in the City's R-2, R-3, and Mixed-Use zones.

Homeless

California Housing Element law (California Government Code Section 65583(1)(6))requires municipalities to address the special needs of individuals experiencing homelessness within their jurisdictional boundaries. Individuals experiencing "homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) Title 42 U.S. Code Section 11302 , describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

Homelessness continues to be a regional and national issue. Services and facilities available for the homeless are coordinated in Monterey Park and Los Angeles County as a continuum of care. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive

services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

According to 2019 homelessness point-in-time counts processed by SCAG, 17 unsheltered and 82 sheltered individuals experience homelessness in Monterey Park. Table 2-13 shows the number of sheltered and unsheltered people experiencing homelessness in Monterey Park and surrounding cities. Monterey Park has a comparable number of sheltered people experiencing homelessness to Alhambra and El Monte. Alternatively, Monterey Park has a significantly smaller number of unsheltered people experiencing homelessness compared to El Monte, Montebello, and South El Monte.

Table 2-13 Total Number of People Experiencing Homelessness

Jurisdiction	Sheltered	Unsheltered	Total
Alhambra	15	52	68
El Monte	25	434	459
Montebello	0	163	163
Monterey Park	**17**	**82**	**99**
San Gabriel	0	28	28
South El Monte	0	102	102

Source: Southern California Association of Governments (SCAG)

Resources

The City is included within the Los Angeles Continuum of Care, which is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. Homeless prevention activities in the Los Angeles Continuum of Care include the following:

- Income support
- General relief
- CalWorks
- Social Security
- Food Stamps
- Section 8 Vouchers
- Rental Assistance

The City of Monterey Park provides CDBG public service funding to the California Hispanic Commission on Drug and Alcohol Abuse (CHCADA). This organization operates a Homeless Outreach Program, which canvasses the City an average of twice a month to contact homeless persons. Through this outreach effort, CHCADA contacts the homeless persons, describes the services provided and offers to homeless the opportunity to be placed in a shelter.

The Monterey Park Police Department has a Community Engagement Bureau which includes programs with the primary goal of enhancing the community's quality of life, crime prevention, and crime suppression education. The program includes a housing coordinator who works to find temporary or

permanent replacement housing for the homeless in Monterey Park. The City coordinates with the Los Angeles County Homeless Service Authority.

The City permits “emergency shelters” only in the O-P zone subject to limitations or special standards. There are currently no emergency shelters located in Monterey Park. The Los Angeles Homeless Service Authority shows that the City is located near shelters that are located in El Monte, Pomona and West Covina. These shelters have 32 beds for homeless individuals and 65 beds for persons in families with children.

Housing Stock Characteristics

This section addresses characteristics of the housing supply in Monterey Park, including type, age, condition, costs, and availability to identify how well the current housing supply meets the needs of current and future residents.

Housing Unit Growth

Monterey Park has only seen a modest growth in its housing stock in the past two decades. From 2000 to 2010, 340 housing units were constructed, an average of 34 units per year. This represented a 3 percent increase in overall housing stock, citywide. This is lower than Los Angeles County which experienced a 5 percent increase in housing stock from 2000 to 2010. During this same time period, the population in Monterey Park grew by less than 1 percent.

From 2010 to 2019, 305 housing units were constructed, an average of 31 units per year. This represented a slightly lower rate of overall housing stock growth, at 2 percent. The Los Angeles County rate of housing production also slowed down and represented an overall 3 percent. Although housing

production was lower as a percent of total housing than the previous decade, population growth was higher, at a rate of 3 percent.

Table 2-14 Monterey Park and Los Angeles County Population and Housing Growth Comparison

	Monterey Park		Los Angeles County	
	2000-2010	2010-2019	2000-2010	2010-2019
Population Growth	<1%	+3%	+3%	+3%
Housing Unit Growth	+3%	+2%	+5%	+3%

Source: 2000, 2010 Census, 2015 – 2019 Census ACS 5 – Year Estimates

Housing Type

Beginning in 2016, many U.S. cities experienced a slowdown in population growth and populations dispersed to the suburbs.[4] COVID-19 has accelerated many of the trends that were already underway before the pandemic, such as the millennial (born 1981–2000) migration out of cities and into suburban areas.[5] Although millennial homeownership rates remain lower than those of previous generations, gaps are closing, and the lagged effects from delayed marriage and recent income growth are leading to a growth in homeownership among millennials.[6]

The majority of housing units in Monterey Park are single-family homes. According to the ACS, approximately 66 percent of the City's housing stock in 2019 is in the form of either detached or attached single-family homes (12,165 units and 2,019 units, respectively). Table H-15 provides detailed information on the number of units and percentage of each housing type for 2010 and 2019. Multi-family units comprised approximately 33 percent of all homes. Between 2010 and 2019, single-family housing units experienced approximately 2 percent growth, and multi-family housing units experienced 5 percent growth. There was a 26 percent increase in the number of mobile homes in the city, from 54 to 68 units. Despite the growth in number of units for each housing type, the proportion of housing unit types has not changed significantly.

The age distribution in Monterey Park, as discussed on page 5 of this chapter, indicates that the available housing choices are most effectively meeting the needs of the older adult and senior populations. This could indicate a need to provide low- to moderate-cost apartments and condominiums to better meet the needs of the young adult population and larger sized homes to meet the needs of families with school-age children.

[4] Brookings. 2020. American cities saw uneven growth last decade, new census data show. https://www.brookings.edu/research/new-census-data-show-an-uneven-decade-of-growth-for-us-cities/

[5] Hyojung Lee (2021) Are Millennials leaving town? Reconciling peak Millennials and youthification hypotheses, International Journal of Urban Sciences, DOI: 10.1080/12265934.2020.1871061; https://www.tandfonline.com/doi/full/10.1080/12265934.2020.1871061

[6] Dowell Myers, Hyojung Lee, Patrick A. Simmons. Cohort insights into recovery of Millennial homeownership after the Great Recession. Journal of Housing Economics, Volume 47, 2020, 101619, ISSN 1051-1377, https://doi.org/10.1016/j.jhe.2019.01.004. (https://www.sciencedirect.com/science/article/pii/S1051137718300445)

Table 2-15 Monterey Park Housing Type 2010 and 2019

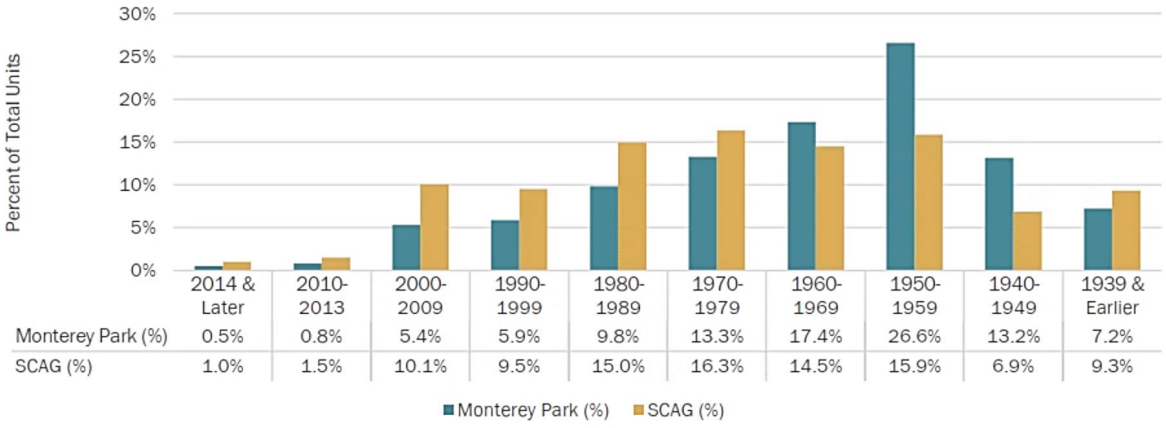
Housing Type	2010		2019	
	# of Units	% of Total	# of Units	% of Total
Single-Family				
Detached	11,912	58%	12,165	57%
Attached	1,967	10%	2,019	10%
Total	13,879	67%	14,184	67%
Multiple-Family				
2-4 units	2,104	10%	2,017	10%
5+ units	4,585	22%	4,995	24%
Total	6,689	32%	7,012	33%
Other				
Mobile Homes	54	<1%	68	<1%
Boat, RV, van, etc.	9	<1%	0	0.0%
Total	63	<1%	68	<1%
Total Housing Units	20,631	100%	21,196	100%

Source: 2010 Census, 2015-2019 Census ACS 5-Year Estimates

Age of Housing Stock

The age and condition of Monterey Park's housing stock can be an indicator of potential rehabilitation needs. Normally, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Figure 2-2 shows the age of housing stock build in Monterey Park compared to the SCAG region. The housing stock in Monterey Park is aging. As of 2019, approximately 77 percent of all housing units in the city were built prior to 1979, making the vast majority of housing over 30 years old. Only about two percent of the units in Monterey Park were built between 2010 and 2019, and only about seven percent of the City's housing stock was built after 2000.

Figure 2-2 Age of Housing Stock



Although housing stock in the city is older, most of the housing stock in Monterey Park remains in good condition. Very few housing units in the city are considered substandard, and the City actively addresses those through code enforcement, housing rehabilitation loans and grants, and acquisition/rehabilitation efforts. In the past, there were a number of sub-standard units in the city. However, due to the high value of land and related housing market boom of the early 2000s, most of these units have been torn down and replaced with new housing.

The City's Code Enforcement Division is familiar with the condition of housing and neighborhoods, in general. Because each of the three officers within Code Enforcement is assigned to specific districts, the staff gains an in-depth insight into the condition of specific properties. Although the City does not maintain a listing of substandard residential properties, City staff estimates that 5 residential properties have been red-tagged in the last five years. "Red-tagged" means a property has been deemed unsafe to live in by a building and safety inspector. Characteristics for substandard housing include the age of the structure and related decay, or damage caused by natural occurrences such as fires and heavy rainfall. The City offers a residential rehabilitation program funded with HOME funds that is available to low-income households. Eligible repairs include critical repair needs, repairs to eliminate code enforcement violations, and repairs to achieve energy conservation.

H-19 summarizes the housing assistance needs of lower-income households in Monterey Park by household tenure (renter/owner) and "housing problems." This count of households with "housing problems" includes those who:

- Occupy units with physical defects (lacking complete kitchen or bathroom);
- Live in overcrowded conditions (housing units with more than one person per room);
- Have a housing cost burden exceeding 30 percent of gross income; or
- Have a severe housing cost burden exceeding 50 percent of gross income.

According to the 2013-2017 CHAS, 60 percent of all renters in Monterey Park experience housing problems. The vast majority of these renters live in a large family (78 percent). Over half of the renters are seniors (59 percent). The housing burden for lower-income renter households impacts a broad spectrum of the community, including seniors, small families, and large families. This indicates a significant housing burden on all renters. The percentage of households that experienced some housing problem was generally more significant among renters than owners depending on income category and household type.

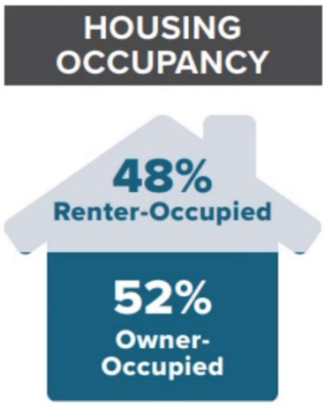
Table 2-16 Monterey Park Housing Assistance Needs of Lower-Income Renter Households

Household by Type, Income, and Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low Income (0-30% MFI)	**2,210**	**1,090**	**3,300**
% with any housing problems	*79%*	*75%*	*77%*
% incomplete kitchen or plumbing, more than 1 person per room	2%	1%	1%
% cost burden >30%	77%	74%	76%
% cost burden >50%	*64%*	*53%*	*60%*
Very Low Income (31-50% MFI)	**2,160**	**1,195**	**3,355**
% with any housing problems	*85%*	*51%*	*73%*
% incomplete kitchen or plumbing, more than 1 person per room	4%	0%	3%
% cost burden >30%	81%	51%	70%
% cost burden >50%	*45%*	*45%*	*45%*
Low Income (51-80% MFI)	**1,755**	**1,720**	**3,475**
% with any housing problems	*64%*	*43%*	*54%*
% incomplete kitchen or plumbing, more than 1 person per room	13%	5%	9%
% cost burden >30%	51%	38%	45%
% cost burden >50%	*7%*	*27%*	*17%*
Total Extremely Low, Very Low, and Low-Income Households	**6,125**	**4,005**	**10,130**
% with any housing problems	*77%*	*54%*	*68%*
Total Households	**8,810**	**11,015**	**19,825**
% with any housing problems	*60%*	*37%*	*47%*

Note: Data presented in this table are based on special tabulations from the 2015-2019 Census ACS 5-Year Estimates. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, 2013-2017.

Tenure

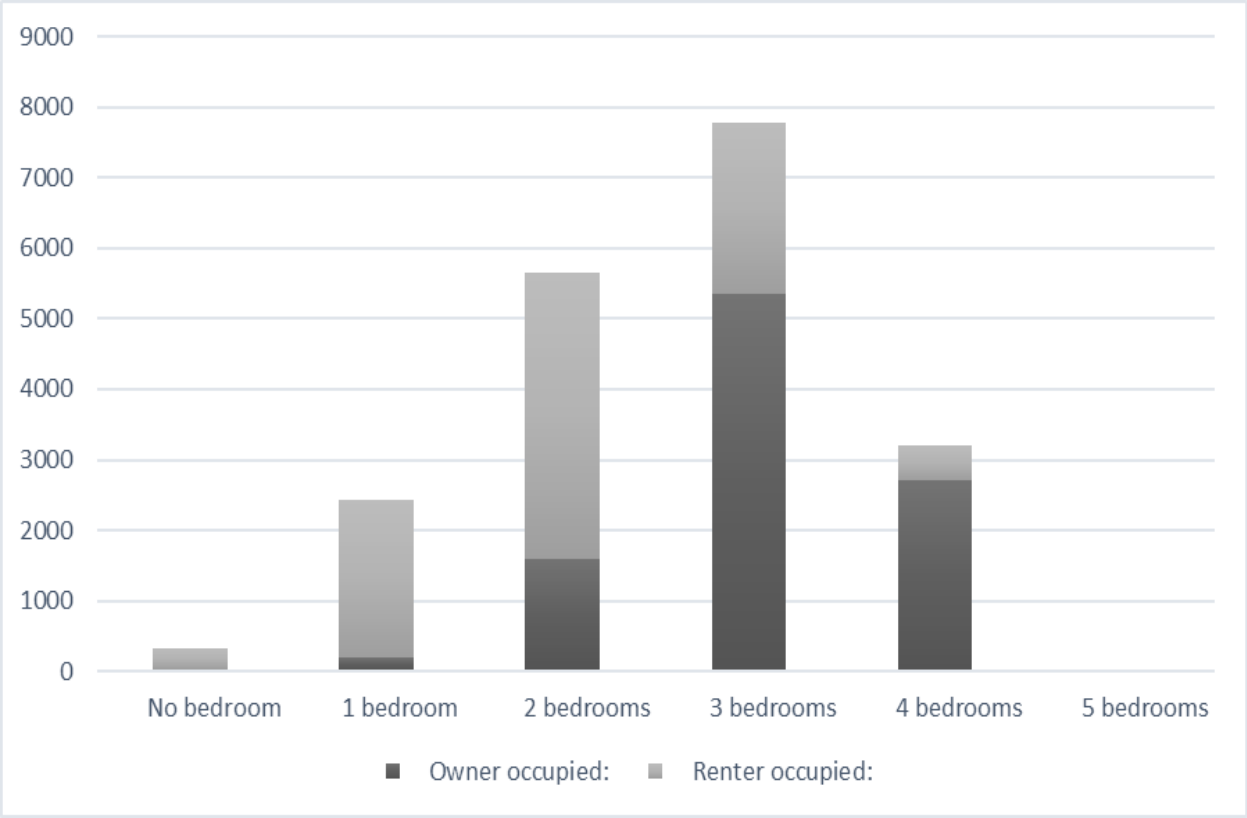
Housing tenure refers to whether a unit is owned or rented. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing being associated with a lower turnover rate than rental housing. Housing overpayment, while faced by many households, regardless of tenure, is generally far more prevalent among renters. Tenure is primarily related to household income, housing type, and age of the householder.



Monterey Park has a slightly higher number of owner-occupied units, with 52 percent of the occupied housing units in the city being owner-occupied (10,401). Large-sized units (with four or more bedrooms) are more prevalent among ownership housing than among rental housing. Large-sized units constituted approximately 31 percent of the ownership

units, compared to only 6 percent of all rental units. Figure 2-3 illustrates the City's 2019 housing inventory by size and tenure.

Figure 2-3 Tenure by Number of Bedrooms – 2019 in Monterey Park



Source: 2015-2019 Census ACS 5-Year Estimates

Vacancy

Vacancy rates are an important housing indicator because they indicate the degree of choice available. Too high a vacancy rate can make it difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower and moderate-income households to find housing. Vacancy rates between two and three percent for single-family housing and between five and six percent for multi-family housing are usually considered optimal for a healthy housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Low rental-housing vacancy rates in a community, common especially in coastal regions like Los Angeles County, also contribute to increased rents, increased housing costs, increased homelessness, and difficulties exiting homelessness.

With a housing stock of 52 percent owner-occupied and 48 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent in Monterey Park. In 2019, the vacancy rate was 2 percent for homeowners and 2 percent for renters indicating a high demand with not enough housing supply (2015-2019 ACS).

Overcrowding

The United States Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.[7] Overcrowding can occur when there is a mismatch between household income and housing costs in a community or a lack of available housing units of adequate size to accommodate a growing number of large families. Residents may be compelled to accept smaller-sized housing or double up with other families due to housing costs. Overcrowding can impact both owners and renters. However, overcrowding affects renters more frequently. Family size and tenure (rental or ownership) can play a significant role in overcrowding, but household income plays the most considerable role if overcrowding occurs. The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding. Table 2-17 depicts overcrowding in Monterey Park and Los Angeles County. The percentage of renters that experience overcrowding in Monterey Park (75 percent) is significantly higher than in Los Angeles County (30 percent).

Table 2-17 Overcrowding Status in Monterey Park and Los Angeles County

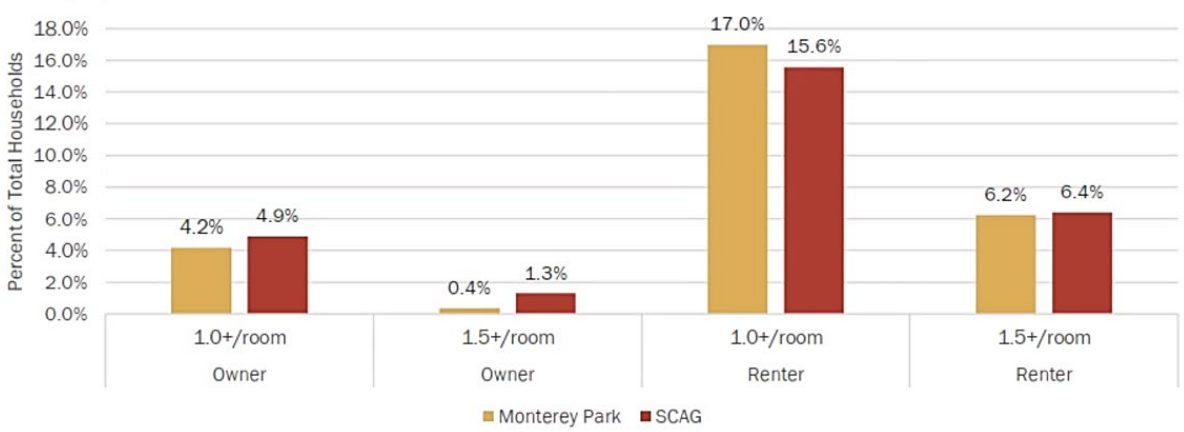
	Total Units	Total Overcrowding Units	Percent of Total Units overcrowded	Percentage that are Renter Households that are Overcrowded
Monterey Park	21,318	2,068	10%	75%
Los Angeles County	3,542,800	400,336	11%	30%

Source: 2015-2019 Census ACS 5-Year Estimates

When comparing overcrowded conditions with the greater SCAG region, the rate of overcrowding for owners in Monterey Park is lower than the regional average but higher for some renters (Figure 2-4). Renters generally tend experience more overcrowding than owners.

[7] American Community Survey Tables: 2011 – 2015 (5 Year Estimates), Table B25014: Tenure by Occupants Per Room. U.S. Census Bureau. (2015). https://www.socialexplorer.com/data/ACS2015_5yr/metadata/?ds=ACS15_5yr&table=B25014

Figure 2-4 Overcrowding



To analyze overcrowding, a jurisdiction must identify and explore the number of households by tenure that live in overcrowded and severely overcrowded units. It also must identify potential resources and programs to address identified needs. For example, a jurisdiction may develop programs and incentives to promote the development of affordable apartments with three or four bedrooms. In addition, to address overcrowding for lower-income owners, a community could target a portion of its Community Development Block Grant funds to rehabilitate housing to add additional bedrooms.

Housing Costs and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Home Ownership Housing

The median home price for Monterey Park in 2020 was $675,000, which was comparable to the County's average of $657,000.[8] Between 2000 and 2018, median home sales prices in Monterey Park increased 204% while prices in the SCAG region increased 151%. Prices in Monterey Park have ranged from a low of 87% of the SCAG) region median in 2003 and a high of 141% in 2010 (Figure 2-5).

[8] Zillow, 2020. Monterey Park Median Home Values. https://www.zillow.com/monterey-park-ca/home-values/

Figure 2-5 Median Home Sales Price for Existing Homes

SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Los Angeles County's median household income is $68,044. When compared to other nearby jurisdictions, Monterey Park's median home price for 2020 was on the higher end of the spectrum, approximately 8 percent higher than Rosemead and 25 percent higher than South El Monte, but comparable to that for Alhambra and Los Angeles County (Table 2-18).

Table 2-18 Comparison of Home Prices – 2015 and 2020

Jurisdiction	Median Price		% Change
	2015	2020	
Alhambra	$546,000	$700,000	+28%
El Monte	$407,000	$515,000	+26%
Montebello	$431,000	$567,000	+31%
Monterey Park	**$540,000**	**$675,000**	+25%
Rosemead	$489,000	$621,000	+27%
San Gabriel	$654,000	$791,000	+21%
South El Monte	$395,000	$508,000	+29%
Los Angeles County	$502,000	$657,000	+31%

Source: Zillow, 2015 and 2020.

Rental Housing

Slightly less than half of Monterey Park households live in rental housing (48 percent). According to the 2014-2018 ACS, monthly rent ranges from less than $500 per month (4 percent of Monterey Park renters) to more than $2,000 per month (15 percent of Monterey Park renters). The most common rent category in Monterey Park is $1,000-1,500 per month with 47 percent of renters. Figure 2-6 shows the distribution of monthly rental rates by income category.

Figure 2-6 Household Income by (Cash) Rent in Monterey Park

American Community Survey 2014-2018 5-year estimates.

As shown on Table 2-19, average monthly rents in Monterey Park ranged from $1,540 for a one-bedroom apartment to $2,850 for a four-bedroom apartment in 2021. Rents in Monterey Park are higher than El Monte, South El Monte, and Rosemead and are lower than rents in Alhambra and San Gabriel.

Table 2-19 Comparison of Average Monthly nt (2021)

Unit Size	1-Bed	2-Bed	3-Bed	4-Bed
Alhambra	$1,580	$2,030	$2,700	$2,940
El Monte	$1,420	1,820	$2,420	$2,640
Monterey Park	**$1,540**	**$1,970**	**$2,620**	**$2,850**
Rosemead	$1,440	$1.850	$2,460	$2,680
San Gabriel	$1,720	$2,210	$2,940	$3,200
South El Monte	$1,420	$1,820	$2,420	$2,640

Source: 2021 Fair Market Rents. HUD User 2021.

Median rent search conducted on May 17, 2021 on Apartments.com. The majority of three-bedroom units available are single-family homes for rent.

Rents increased throughout the nation during the 2009 recession in response to continued high foreclosure rates, few new units, tightened standards for home loans, and demand from young workers. In addition, more people moved from homeownership to renting, which increased demand on rental housing. According to HCD's Final Statewide Housing Assessment, rental costs in California have continued upward from 1990.[9] Recent decreases in rent due to the COVID-19 pandemic are expected to increase as the workforce moves back to offices.

[9] California Department of Housing and Development. 2018. Final Statewide Housing Assessment. February 2018.

Affordability

The cost of housing compared to the income of local households is used to determine the affordability of an area. If costs are high relative to income, housing problems such as overcrowding and cost burden are more likely to occur. Los Angeles County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. "Affordable housing cost" for lower-income households is defined in California law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). The comparable federal limit, more widely used, is 30 percent of gross income, with variations. "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing. The comparable federal limit, more widely used, is 30 percent of gross income, with variations. "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing.

Monterey Park's average median income is $61,819, which equates to approximately $1,700 a month for rent or mortgage payment for a $300,000 home. According to SCAG, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing and 51 percent of the owner community spend more than 30 percent of their monthly income on mortgage costs.

Severe cost burden occurs when 50 percent of your monthly income goes towards paying housing costs. In Monterey Park, 33 percent of renter households experience severe cost burden. Comparing housing costs in Monterey Park and maximum affordable prices for low-income households in Los Angeles County shows that households with an income that is less than moderate are being priced out of the Los Angeles County rental and ownership market.

Table 2-20 shows the affordable rent for each income category as shown in the Los Angeles County Annual Affordable Housing Outcomes Report. According to the table, affordable monthly rent for lower income households (0-80% AMI) would range from $338 at 15 percent AMI to $1,803 at 80 percent AMI. Alternatively, households in the moderate and above moderate-income categories could afford rent over $2,700.

Table 2-20 Los Angeles County Income Limits (2019)

Area Median Income (AMI) 4-Person Household	Standard HUD Income Groups	Adjusted HUD 4-Person Household	Adjusted HUD Income as % of AMI	Affordable Monthly Rent
$64,300	Deeply Low Income (0-15% AMI)	$13,520	21%	$338
	Extremely Low Income (15-30% AMI)	$27,050	42%	$676
	Very Low Income (30-50% AMI)	$45,050	70%	$1,126
	Low Income (50-80% AMI)	$72,100	112%	$1,803
	Moderate Income ((80-120% AMI)	$108,120	168%	$2,703
	Above Moderate (> 120% AMI)	> $108,120	> 168%	> $2,703

HUD adjusts income limits upward to account for high-cost housing markets such as Los Angeles County.

The defined 'Affordable Monthly Rent' is affordable for households at the income threshold. The Los Angeles County income levels are upwardly adjusted for high housing costs using the VLI 4-person household as the basis for all other income calculations for HUD's income groups.

The ELI, VLI and LI income groups are provided by HUD, while DLI, Moderate and Above Moderate are generated using HUD-provided ratios.

Source: Los Angeles County Annual Affordable Housing Outcomes Report

Overpayment

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the home and becoming renters; however, if the owner owes more money than the house is worth, selling the house can be difficult or result in a foreclosure. Renters continue to be vulnerable and subject to constant changes in the housing market.

The proportion of households experiencing cost burden declines significantly as incomes increase. Overall, cost burden was generally more prevalent among renter households in all income categories. In particular, extremely low-income large families in rentals (91 percent) as well as extremely low-income large families in ownership housing (100 percent) had the highest proportions of cost burden compared with the proportion experiencing cost burden citywide (47 percent).

Affordable Housing in Monterey Park

The City of Monterey park is committed to facilitating and preserving affordable housing opportunities for its residents. California law requires the analysis of government-subsidized housing that may change from low-income housing to market-rate housing during the next ten years. This section summarizes

tenant-based rental housing in the city as well as affordable housing at-risk of converting to market rates and the cost to preserve or replace at-risk units.

Tenant-Based Rental Housing Assistance

The Los Angeles County Development Authority serves Monterey Park and provides housing choice vouchers for lower-income households. The Section 8 Rental Assistance Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. Additionally, Section 202 program funds development of affordable housing for senior households and Section 811 program provides non-profits with funding to provide supportive housing for disabled, very- and extremely low-income persons. The Los Angeles County Housing Choice Voucher waiting list is currently closed. With the extremely limited capacity and the length of tenancy of voucher recipients, it is unlikely that the characteristics of the public housing residents would change substantially in the near future.

The number of persons on the waiting list for public housing far exceeds current capacity. In Los Angeles, there are 44,000 households on the waitlist as of December of 2020. As of May 2021, the Housing Authority provides Housing Choice Voucher rental assistance to 258 households in Monterey Park. The number of vouchers in Monterey Park is a factor of how many persons have requested to participate in the program and does not reflect proactive efforts on the City's part to encourage their use.

Publicly Assisted Rental Housing and At-Risk Units

Monterey Park uses various funding sources, including HUD's housing voucher programs, Community Development Block Grants (CDBG), HOME funds, low-income housing tax credits (LIHTC), and redevelopment agency (RDA) funding to preserve and increase the supply of affordable housing in the city through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units.

Although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. Table 2-21 lists each of the housing projects. Over the next 10 years (2021-2031), three assisted projects providing a total of 251 affordable units have expiring affordability covenants and could be at risk of converting to market rate.

Table 2-21 Assisted Housing Inventory in Monterey Park

Project	Assisted Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units at Risk
Golden Age Village 330 N. Rural Dr.	120	Section 202	5 Year Contract	11/30/2024	120
Lion's Manor 215 N. Chandler Ave.	125	HFDA/ Section 8	20-Year Contract	09/30/2021	125
Pacific Bridge Adult Residential Facility 500 S. McPherrin Ave.	6	Section 202/811	1 Year Contract	01/31/2021	6
		RDA	Affordability Covenant	03/2025	
TELACU Monterey Park 200 W. Newmark Ave.	66	RDA	Affordability Covenant	10/23/2037	–
Abajo Del Sol 1000 Abajo Dr.	61	HFDA/ LIHTC	Affordability Covenant	2055	–
Pacific Housing Development 322 E. Newark Ave.	7	Section 202/811	1 Year Contract	06/30/2021	–
		RDA	Affordability Covenant	03/2060	
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/ LIHTC	Affordability Covenant	2055	–
Total	**442**				**251**

Source: HUD Section 8 Database, accessed April 2021; City of Monterey Park, 2021

All three projects at risk of conversion are owned and operated by non-profit companies, which further decreases the risk of conversion. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the voucher program be filed, the City will ensure that tenants are properly notified of their rights under California law.

Preservation of At-Risk Housing

California law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non- low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years (April 15, 2021 and April 15, 2031). Consistent with California law, this section identifies publicly assisted housing units in Monterey Park, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

Within the 2021-2031 "at-risk" housing analysis period, four of the City's affordable housing projects are considered at low risk of being converted to market rate. While the HUD renewal process occurs periodically every five years, the approval is fairly automatic. Though unlikely, it is possible 251 of the City's affordable housing units could convert to market-rate at some point in the planning period.

Despite the unlikelihood of conversion to market rate, given the non-profit ownership structure of the projects, the affordable housing units at Lions Manor, Golden Age Village and the Pacific Bridge Adult Residential Facility are potentially at risk of converting to market-rate and must be analyzed in this Housing Element.

Housing Preservation Options

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; and 2) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Monterey Park to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

Transfer of Ownership

Typically, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental assistance.

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The feasibility of this option depends on the willingness of the owner to sell, funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects such as Lion's Manor and Golden Age Village, in which all units are affordable, can participate in ownership transfers more easily and are therefore more likely to be feasible. The City will track the at-risk status of Lion's Manor, Golden Age Village, and the Pacific Bridge Residential Facility annually. If these properties indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options.

The majority of assisted rental housing units in Monterey Park are already operated by nonprofit organizations; as such, no changes in ownership in the near future are anticipated.

Rental Assistance

Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units through a variety of potential funding sources. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable to a lower income household. Units for the at-risk projects are all 1-bedroom. According to HUD, FMR for a 1-bedroom unit is $1,517.

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenants' household income (including a utility allowance) up to the fair market value of the apartment. The per-unit subsidy is based on the difference between fair market rents and the annual amount affordable to a low-income household.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide a financial assistance package to the owner to maintain the project as affordable housing. Assistance could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing the at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction.

Cost Comparisons

Because different projects have different circumstances and therefore different options available, the direct comparison between the actions mentioned in this section would not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most-costly option. Over the short term, providing rent subsidies would be least costly, but this option does not guarantee the long-term affordability of the units.

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the "Housing Resources" section (Chapter 4).

Housing Related Plans & Programs

Several federal, state, regional, and local plans and programs address housing issues discussed in this Element. These plans are typically administered by the City or through participation by the City in regional programs. A brief description of these plans and programs is provided below.

Regional Housing Needs Assessment (RHNA)

In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA), which allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 2021-2029 to be 5,257 new housing units.

Consolidated Plan/Assessment of Fair Housing 2020-2024

The Consolidated Plan is a five-year plan that must be prepared by jurisdictions entitled to receive federal housing funds. As an entitlement jurisdiction, Monterey Park prepared a Consolidated Plan to identify the overall housing and community development needs and outline a strategy to address those needs over a five-year period. This Plan satisfies the Department of Housing and Urban Development's (HUD) statutory requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The plan incorporates federal, state, and local resources, and includes a one-year implementation plan with provisions for monitoring by HUD.

An overall assessment of housing and community development needs was prepared as part of the Consolidated Plan. This needs assessment provides the foundation for establishing priorities for allocating federal, state, and local resources to address the identified needs in the Consolidated Plan. Annual Action Plans provide updated priorities for allocating funds.

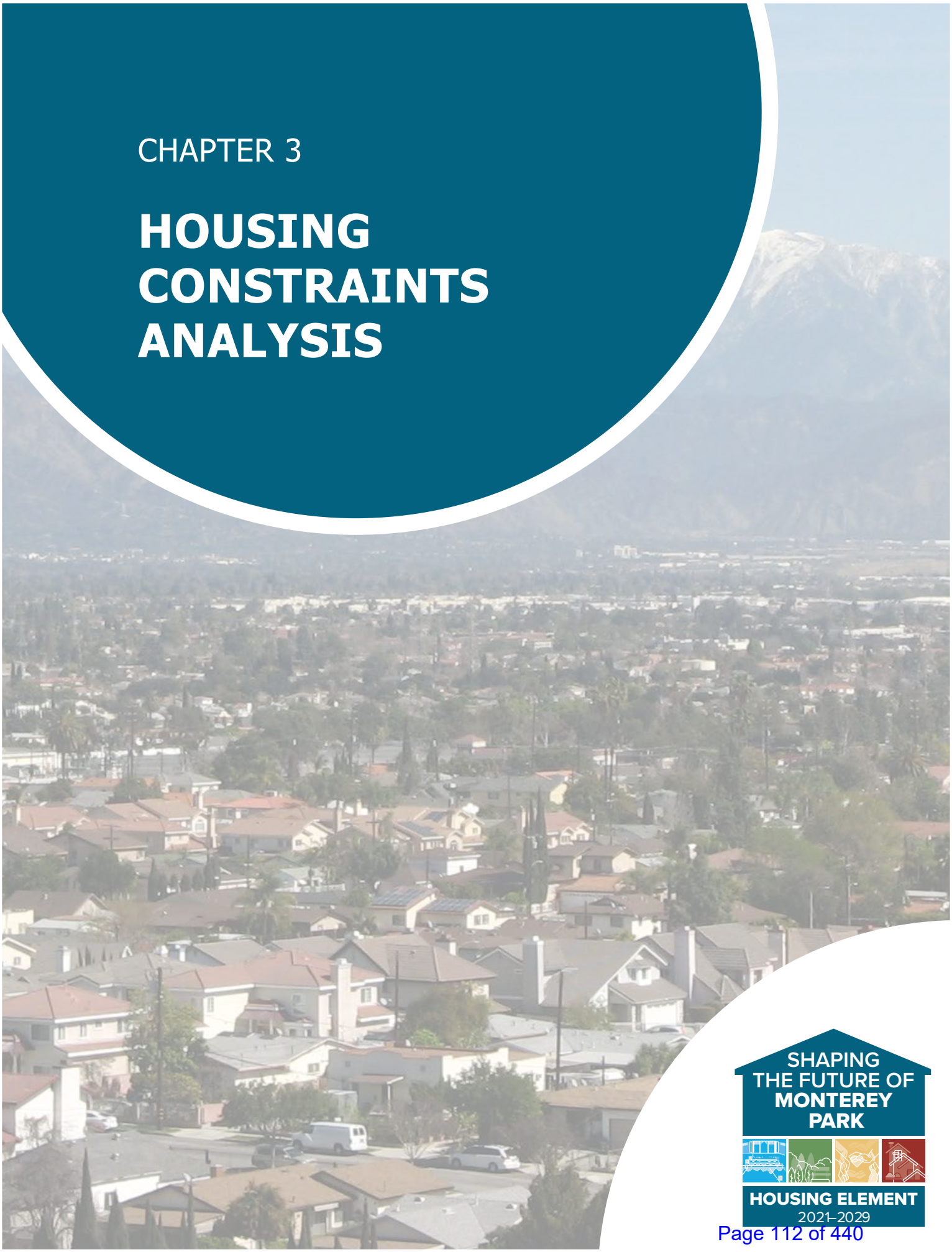
2018 Analysis of Impediments to Fair Housing Choice

This document describes the nature and extent of discriminatory housing practices that may impact the ability of protected classes to acquire and retain quality affordable housing. The report finds that housing discrimination in Monterey Park is minimal and proposes several educational outreach activities to improve information regarding federal, state, and local assistance available to lower-income households.

This page intentionally left blank.

CHAPTER 3

HOUSING CONSTRAINTS ANALYSIS



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

3. Housing Constraints Analysis

According to Government Code section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of housing elements updates.[1] Where constraints to housing production related to the City's regulations are identified, appropriate programs to mitigate these constraints are included in the Housing Element.

Local governments must also demonstrate in their constraints analysis that local efforts include the removal of barriers to achievement of regional goals for housing production and housing for persons with special needs.

Nongovernmental Constraints

Many factors affecting housing costs are related to the regional housing market. Land value, construction material and building costs, and labor costs contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

Economic Factors

A variety of factors impact housing costs and can provide barriers for potential homeowners. For example, market forces on the economy and the subsequent effects on the construction industry may

[1] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.&highlight=true&lawCode=GOV&keyword=constraints

act as a barrier to housing production.[2] Since the 2008 recession, national construction costs for multifamily projects rose by twenty-five percent. This dramatic rise in construction costs can make a project financially infeasible.[3] Economic recessions can also have a profound and long-lasting effect. In data going back to 1970, new home sales declined fifteen percent nationally, on average, during recessions, with sale prices continuing to drop in the following year.[4]The current COVID-19 pandemic created a global economic recession which had different impacts to the California housing market than typical recessions in the past. Lower interest rates and households spending more time at home created a demand for housing, and homeowners were more reluctant to list their home during a pandemic.[5]

According to the 2015-2019 Census ACS Five-Year Estimates, the 2019 median home value in Monterey Park was $616,000, which represents a 23 percent increase from the 2015 median home value of $501,300 (See Table 3-1). In comparison, the 2019 median home value for Los Angeles County was $583,200, a 32 percent increase from median home prices in 2015, which were approximately $441,900.

Table 3-1 Median Home Value Comparisons

	Median Home Value 2015	Median Home Value 2019	Percent Increase of Median Home Value
Monterey Park	$501,300	$616,000	23%
Los Angeles County	$441,900	$583,200	32%

Source: 2015 -2019 Census ACS 5- Year Estimates

The California Association of Realtors tracks housing affordability for first-time homebuyers. According to 2nd quarter results for 2020, Los Angeles County's median home price of $642,620 (or a monthly payment that includes taxes and insurance of $3,090) would require an average qualifying income of $92,700.[6] Because the average household median income in Monterey Park is much lower, at $61,819, housing affordability is considered to be a significant constraint.

Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes.

[2] National Association of Home Builders. Material Cost Affect Housing Affordability. https://www.nahb.org/advocacy/top-priorities/material-costs

[3] Terner Center for Housing Innovation, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf

[4] Joint Center for Housing Studies of Harvard University. Past Recessions Might Offer Lessons on the Impact of COVID-19 on Housing Markets. https://www.jchs.harvard.edu/blog/past-recessions-might-offer-lessons-on-the-impact-of-covid-19-on-housing-markets]

[5] Anenberg, E and Ringo, D. Housing Market Tightness During COVID-19: Increased Demand of Reduced Supply? Board of Governors Federal Reserve. July 8, 2021. https://www.federalreserve.gov/econres/notes/feds-notes/housing-market-tightness-during-covid-19-increased-demand-or-reduced-supply-20210708.htm

[6] California Association of Realtors. 2020 . https://www.car.org/en/marketdata/data/ftbhai

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.[7]

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately $117 for multi-family housing, $130 for single-family homes, and $147 for residential care/assisted living facilities.[8]

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Monterey Park.

Land Cost

Monterey Park has limited vacant land supply which drives up land cost. The prices of land vary depending on location; zoning; allowable density; availability of improvements; and whether the site is vacant or has an existing use that will need to be removed or converted to accommodate future residential development. In addition, environmental site constraints can also impact the cost of land. Most sites in Monterey Park are developed with improvements that will need to be demolished or converted for residential development to take place. Land costs and value are difficult to average on a citywide basis as land value is assessed based on the characteristics unique to each individual property.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose in a review of lending activity is to determine whether home financing is available to city residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans in Monterey Park.

According to the most recent HDMA data from the Consumer Financial Protection Bureau, , a total of 973 households applied for conventional mortgage loans in Monterey Park in 2017. As shown in Table 3-2, 67 percent of the conventional mortgage applications were approved, 11 percent were denied, and 22 percent were withdrawn or closed for incompleteness. A substantially lower number of households applied to use government-backed loans to purchase homes in Monterey Park.[9] The approval rate of these loans (63 percent) was lower than the approval rate of conventional loans (67 percent).

[7] DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

[8] City of Monterey Park. 2020. Plan Check and Permit Related Fees. Available at https://www.montereypark.ca.gov/DocumentCenter/View/5710/Plan-Check--Permit-Fees-2020-07-01?bidId=

[9] Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

Additionally, 72 Monterey Park households applied for home improvement loans in 2017. Approximately 58 percent of these applications were approved and 19 percent were denied. Applications to refinance existing mortgages totaled 581 applications.

Table 3-2 Disposition of Loan Applications in 2017 for Monterey Park

Applications	Total	Approved	Denied	Other
By Loan Type				
Conventional	973	67%	11%	22%
Government Backed	52	63%	13%	23%
Home Improvement	72	58%	19%	22%
Refinancing	581	62%	15%	23%

Source: Consumer Financial Protection Bureau HMDA data2017.

Notes:

"Approved" includes loans approved by the lenders whether or not they are accepted by the applicants.

"Other" includes loan applications that were either withdrawn or closed for incomplete information.

Approval rates for all types of loan applications are below 75 percent which could be considered a constraint to home ownership, financing home improvements, and refinancing existing mortgages in the city. For comparison, in 2019 the average rate of approval nationwide was 86 percent, and in California it was 88 percent.[10] As shown in Table 3-2, the lowest approval rates were for home improvement loans which further indicate that home improvement financing can be a potential constraint to the maintenance of the City's housing stock over time. In general, home improvement financing is less accessible during market downturns which was the case in 2017.

[10] Nearly 86% of Mortgage Refinances Are Approved, and These States Have the Highest (and Lowest) Approval Rates. Lending Tree. https://www.lendingtree.com/home/refinance/highest-lowest-refinance-approval-rates-study/

Governmental Constraints

Policies and regulatory actions taken by the City such as land use controls, site improvement requirements, developer improvement fees, and availability of affordable housing impact the price and availability of housing in the city. The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through its General Plan Land Use Element and Monterey Park Municipal Code (MPMC). In general, the City's land use regulations are intended to protect public health, safety, and welfare (i.e., property interests) of residents and preserve existing neighborhoods.

Overview of General Plan Land Use Element and Zoning Categories and Densities

Monterey Park's land use controls directly impact the availability of housing for all economic and social sectors of the community. There are different housing types in the City, including single-family dwellings, multi-family apartments, condominium buildings, townhomes, mobile homes, and accessory dwelling units (ADUs). Higher density residential uses are generally located in the northern portion of the city along both sides of Garvey Boulevard between Atlantic Boulevard and New Avenue. In comparison, lower density residential uses are generally located throughout the city's western, central and eastern segments.

In 2020, voters in the City of Monterey Park approved a new Land Use Element. The Land Use Element identifies the following residential land use designations, which provide for a wide range of residential densities:

- Low Density Residential (0-8 du/acre)
- Medium Density Residential (8.1-16 du/acre)
- High Density Residential (16.1-30 du/acre)
- Mixed-Use (No density maximum to provide flexibility in unit types and sizes. Floor-to-Area Ratio (FAR) ranges from 1.50 to 2.50, as indicated by the Regulating Plan which defines maximum FARs depending on the location of the properties)

The Land Use Element includes programs to update the City's zoning regulations in the Monterey Park Municipal Code, to match development standards, including maximum densities, intensities, floor area ratio (FAR), dwelling units per acre, and building heights, to General Plan land use designation standards. Additional amendments to the MPMC that are recommended to ensure consistency with the Land Use Element include:

- Implement development incentives geared toward land assembly
- Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations
- 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

By October 2024, the City will update the MPMC to ensure consistency with the Land Use Element.

As shown in Table 3-3 below, the MPMC implements the three residential land use designations and one mixed-use land use designation through various zoning districts.

The 2020 General Plan Land Use Element also designates housing overlay zones. The Housing Overlays are intended to permit attached residential uses in addition to the uses permitted by the underlying land use designations, and to allow for increased residential densities and height. The Housing Overlay I designation is applied to properties along South Atlantic Boulevard designated as Commercial by the underlying land use designation. Housing Overlay I allows housing as part of a mixed-use development up to 60 units per acre and 50 feet in height. The Housing Overlay II designation is applied to properties along Hellman Avenue that are designated as High Density Residential by the underlying land use designation. Housing Overlay II allows for stand-alone residential up to 30 units per acre and 45 feet in height.

Table 3-3 Monterey Park 2020 Land Use Designations and Existing Zoning Districts

Land Use Designation	Zoning District	Primary Uses	Other Permitted Uses	Residential Density	Floor-to-Area Ratio
Low Density Residential (LDR)	R-1, P-D	One residential unit per lot, with private open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	0-8.0 units/acre	None
Medium Density Residential (MDR)	R-2, P-D, S-C-H	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	8.1-16.0 units/acre	None
High Density Residential (HDR)	R-3, P-D, S-C-H	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	16.1-30.0 units/acre	None
Mixed-Use (MU)	R-2, R-3, C-B, R-S, P-D	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.	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	No density maximum to provide flexibility in unit types and sizes.	1.50 to 2.50 depending upon location

Zoning District: R-1 = Single-family residential, R-2 = Medium-density residential, R-3 = High density multiple family, P-D = Planned development district, S-C-H = Senior citizens housing, R-S = Regional specialty center zone, C-B = Central business zone, C-S = Commercial services zone, N-S = Neighborhood shopping center zone

Note: P-D is a planned development overlay zone, S-C-H is a Senior citizen housing overlay zone.

Note: Monterey Park will be updating its zoning regulations. FAR requirements, residential densities, and designation of zoning are subject to change with these updates.

Specific Plans

The purpose of a specific plan is to implement the goals and policies of the General Plan Land Use Element in a more focused manner for a particular geographic area. A specific plan sets forth policies, land use regulations, development and design standards and implementation programs for these focused planning areas. In the 1980s, Monterey Park adopted specific plans for four commercial areas:

1. North Atlantic Boulevard,
2. Mid-Atlantic,
3. Garvey/Garfield and
4. South Garfield

These specific plans are focused on commercial development and do not allow residential development or provide limits on residential development creating constraints for housing development. By October 2024, the City intends to amend the North Atlantic, Mid Atlantic and Garvey-Garfield Specific Plans and replace them with zone districts consistent with the General Plan Land Use Element. These areas have been designated as Mixed Use in the General Plan Land Use Element to accommodate a range of residential unit types and sizes.

The South Garfield Specific Plan encompasses approximately 22 acres within the southern portion of the city and will remain a commercially focused plan. The proposed project would allow a maximum of approximately 330,000 square feet of neighborhood shopping and commercial services uses within the project area. This would be a net increase of approximately 110,000 square feet of neighborhood shopping and commercial services uses within the project area.

The South Garfield Specific Plan limits residential development, creating a constraint for housing development in the city. However, the South Garfield Specific Plan will continue to serve its intended purpose by providing for a vibrant, well-utilized commercial core that services surrounding residential neighborhoods.

South Garfield Specific Plan

Monterey Park's vision for the South Garfield Specific Plan is to create an inviting place to walk and shop, sit and talk with friends, access transit, and comfortably bicycle around town. The goals of the Plan include:

- Create a highly desirable neighborhood commercial district that complements the surrounding neighborhood and takes advantage of nearby retail attractions.
- Increase the use of vacant and underutilized properties.
- Maximize the visibility and exposure of retail buildings and facades to attract patrons and ensure long-term viability

Overlay Zones

Planned Development District Zone (P-D)

The Planned Development District Zone (P-D) overlay implements the General Plan Land Use Element Mixed-Use land use designation. The City intends to update the P-D overlay to more closely align with the General Plan Land Use Element. The intent of the P-D overlay is to provide greater flexibility for the design of integrated commercial and residential developments in a pedestrian oriented environment. This overlay supports housing production by providing development standards (i.e., height and setback requirements) that are more conducive to the realization of maximum residential densities (12-30 dwelling units/acre, depending on former land use designations and location in the downtown area). In addition, the P-D overlay provides the opportunity for increased residential densities up to 50 dwelling units per acre in areas formerly designated as MU-I by providing three or more substantial amenities. A summary of the relevant Planned Development District Zone (P-D) development standards are provided in Table 3-4 and Table 3-5 below.

Table 3-4 Planned Development District Zone Development Standards

Land Use	Minimum Lot Area (acres)	Maximum Residential Density	Maximum FAR for Mixed Use Developments	Maximum Height	Setbacks	
					Front	Side and Rear
MU-II Downtown Core*	1.5	30 du/ac *up to 50 du/ac if compliant with incentive program	1.25	75 feet or 5 stories	5 feet minimum and 10 feet maximum from pedestrian realm (residential only)	N/A unless adjacent to R1 then 15 feet minimum
MU-II Downtown Perimeter*	1.5	30 du/ac	0.90	55 feet		
MU-I North Atlantic*	1.5	30 du/ac	1.75	75 feet or 5 stories		
MU-II – East Garvey	0.5	30 du/ac (mixed-use) 12 du/ac (residential only)	0.75	40 feet		
MU-III - Baltimore	0.5	25 du/ac	0.65	55 feet		

Source: Monterey Park, City of. 2021. MPMC Title 21.15

Notes: Additional regulations and requirements apply and can be found in Title 21 Zoning of the Monterey Park Municipal Code

**Residential and live/work uses are not permitted on the ground floor in the MU-I area*

Table 3-5 Planned Development District Zone Minimum Lot Area, Parking and Open Space Standards

Standards	Mixed Use				
	Downtown Core	Downtown Perimeter	North Atlantic	East Garvey	Baltimore
Minimum Lot Area	1.5 acres			0.5 acres	0.5 acres
Parking	2 covered spaces/unit, which may be in tandem, plus .5 guest spaces per unit				
Open Space	200 sf/unit			200 sf/unit	200 sf/unit

Source: Monterey Park, City of. 2021. MPMC Title 21.15

** Densities above 30 units per acre may be approved with a conditional use permit.*

***Up to 130 ft within 200 ft of Hellman*

****Stand-alone residential maximum density is 12 du/acre*

Monterey Park will be updating its zoning regulations for consistency with the General Plan Land Use Element. At the time this Housing Element was prepared, the MPMC applies a range of standards for density, FAR and height throughout the P-D zone. The limits on density, FAR, height, parking, conditional use permit requirements, and limits on stand-alone residential densities as described in Table 3-4 and Table 3-5 are generally considered a potential constraint to achieving maximum densities within the Mixed-Use designations. However, the P-D zoning standards are subject to change with the MPMC zoning regulation updates and will be required to be consistent with the Land Use Element. Monterey Park's Land Use Element includes a single Mixed-Use designation that eliminates maximum density limits to encourage flexibility in residential unit types and sizes. It also includes increased FAR limits ranging from 1.50 to 2.50.

Senior Citizens Housing Zone (S-C-H)

The intent of the Senior Citizens Housing (S-C-H) overlay zone is to adequately meet the need of special housing for senior citizens and facilitate compatible development that is compliant with the General Plan. The S-C-H overlay zone is limited to areas zoned R-2, R-3 and commercial zones designated by the General Plan Land Use Element as Mixed Use (MU). The MPMC specifies that the S-C-H overlay zone must contain a minimum of 35 dwelling units. Other development standards in the MPMC provide the following:

- Maximum height: 40 feet or 3 stories
- Setbacks: Minimum and maximum setbacks for underlying zones must apply for development within an S-C-H Overlay Zone
- Open space: 200 square feet per unit, 40 percent for common open space and 100 square feet per unit for private open space.
- Density: 50 units per acre (551 sq. ft/unit)

The S-C-H overlay zone allows high residential densities and is not considered a constraint to housing production.

Residential Development Standards

The City regulates the type, location, density, and scale of development primarily through the MPMC. Monterey Park's residential development standards are shown below in Table 3-6. The City's minimum lot area and setback requirements are typical among jurisdictions in Southern California. Lot coverage for these districts is determined by application of landscaping, open space, setback, and parking requirements. High land development values and housing market conditions often inhibit projects from meeting their maximum allowable density potential.

Table 3-6 Monterey Park Development Standards for Residential Zones

Standards		R-1	R-2	R-3
Primary Housing Type		Single-family dwellings & mobile homes on permanent foundations	Medium-density multiple-family dwelling units and condominiums	High-density multiple-family dwelling units and condominiums
Density (Units/Acre)		8	16	25
Minimum Lot Area		6,000 sf	6,000 sf	7,200 sf
Minimum Lot Width		50 ft	50 ft	60 ft
Minimum Lot Depth		n/a	n/a	100 ft
Lot Area Per Unit		1 unit per lot	1 unit per 2,723 sf on lots >= 15,000 sf with >= 100 ft front	1 unit per 1,743 sf on lots > 50,000 sf with >= 200 ft front
			1 unit per 4,356 sf on lots > = 9,000 sf with >= 50 ft front	1 unit per 2,400 sf on lots >= 25,000 sf with >= 150 ft front
			1 unit per 5,000 sf on all other lots with < 50 ft front	1 unit per 3,000 sf on lots >= 7,000 sf with >= 50 ft front
				1 unit per 3,630 sf on all lots with < 50 ft front OR lots < 7,000 sf
Minimum Floor Area Ratio		Lots <6,000 sf = 0.50	n/a	n/a
		Lots 6,000 to 10,000 sf = 0.40		
		Lots >10,000 sf = 0.35		
Maximum Building Length		n/a	60 ft	80 ft when facing public street, 120 ft elsewhere
Minimum Setbacks	Front	25 ft	25 ft	25 ft
	Hillside	10 ft	10 ft	10 ft
	Side, 1st Floor	5 ft	5 ft	5 ft
	Side, 2nd Floor	10 ft	10 ft	10 ft
	Side Facing Street 1st Floor	10 ft	15 ft	15 ft
	Side Facing Street 2nd Floor	15 ft	25 ft	25 ft
	Rear	25 ft	25 ft	25 ft

Standards	R-1	R-2	R-3
Maximum Building Height	2 stories or 30 ft (15 ft within side yard setback areas)	2 stories or 30 ft 15 ft within side yard setback areas)	2 stories or 30 ft (15 ft within side yard setback areas)
Common Space/Open Space	n/a	200 square feet of common open space and 250 square feet of private open space required. Multi-family developments with 3 or more units, 600 square feet of common space is required.	200 square feet of common open space and 250 square feet of private open space required. Multi-family developments with 3 or more units, 400 square feet of private open space

Source: Monterey Park, City of. 2021. Title 21.08

The R-3 zone limits density to 25 dwelling units per acre which is inconsistent with the density limit established for the High Density Residential Land Use Designation in the Land Use Element. Similarly, a 35-foot height limit in the R-3 zone is a constraint to housing development. By October 2024, the City will update the density and height standards in the MPMC to ensure consistency.

Open Space

To improve the living environment of residential neighborhoods, housing developments are typically required to provide minimum amounts of open space, in the form of yards, common space, and/or private landscaping. In Monterey Park, open space requirements are reflected in setback and lot coverage minimums for single-family developments, and required open space areas for multi-family developments. For single-family homes in the R-1, R-2, and R-3 districts, most of this open space is located within the required 25-foot front and back yards. Zoning regulations including setbacks, maximum FAR, maximum densities, design and other standards interact in ways that constrain residential densities. However, it is important to balance the need for housing with the benefit of, and need for, open space.

Parking Standards

Table 3-7 presents the City's parking requirements. Parking requirements for residential development include parking for both tenants and guests. These parking standards are comparable to those found in other Southern California cities. Whereas many cities require covered parking for all multi-family units, Monterey Park only requires that 50 percent of the parking be enclosed or covered for residential apartments of less than 12 units.

According to the Southern California Association of Non-Profit Housing, parking has the potential for the following:

- Parking requirements drive up the cost of development, resulting in less units of housing. Needing to spend more on parking means less funds available to provide housing. Some developments end up having more space for cars than for people.
- Parking requirements also mean that less money and land is available for other purposes. Childcare facilities, community rooms, and play areas may be sacrificed to accommodate parking. The possibility for mixed-use, such as ground floor retail, are also reduced, leaving other community needs unmet in the name of parking.

Table 3-7 Monterey Park Residential Parking Requirements

Housing Type	Requirements
Single-Family Dwelling	4 or fewer bedrooms: 2 enclosed garage spaces 5-7 bedrooms: 3 enclosed garage places plus 1 additional open parking space per bedroom above 5 8 or more bedrooms: 4 enclosed garage spaces plus 1 additional open parking space per bedroom above 5
Multi-Family Dwelling (per unit)	3 or fewer bedrooms: 2 enclosed garage spaces; plus 1 guest parking space per 2 dwelling units 4 bedrooms: 2 enclosed garage spaces; plus 1 guest parking space per 1 dwelling unit 5 bedrooms: 3 enclosed garage spaces; plus 1 guest parking space per 1 dwelling unit 6 or more bedrooms: 3 enclosed garage spaces; plus 1 additional open parking space per bedroom above 5; plus 1 guest parking space per 1 dwelling unit
Boarding House	1 per bedroom
Rehabilitation Facility	1 per bedroom
Second Dwelling Unit	1 parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas. No replacement off-street parking will be required when a garage or covered parking structure is demolished to create, or is converted into, an ADU. No parking standards will be imposed upon an ADU that is: • Within one-half mile walking distance of public transit; • Located within an architecturally and historically significant district; • Part of a proposed or existing primary dwelling or an accessory structure; • Located in an area where parking permits are required but not offered to the occupant of the ADU; or • Located within one block of a carshare vehicle.
Senior Citizen Housing	Moderate Income Unit: 1 per unit; plus 1 for property manager unit Guest Parking: 1 per 4 units Mixed Moderate Income & Low/Very Low Income Unit: 0.8 unit; plus 1 for property manager unit Guest Parking: 1 per 4 units (3 minimum) Low Income Unit: 0.65 per unit; plus 1 for property manager unit Guest Parking: 1 per 6 units (2 minimum) Very Low Income Unit: 0.5 per unit; plus 1 for property manager unit Guest Parking: 1 per 8 units (2 minimum)
Single Room Occupancy (SRO)	1 per bedroom

Source: Monterey Park, City of. 2021. MPMC.

- Meeting parking requirements becomes a focal point in the design process and eliminates opportunities to incorporate open space. With less parking to consider, a building can be designed that better reflects a neighborhood's context and needs.

Excessive parking standards are not a reflection of actual parking demand but can pose a significant constraint to housing development because they increase development costs and reduce the potential land available for project amenities or additional units.[11]

MPMC Section 21.22.032 allows for deviations from the parking standards provided in Table 3-7. Pursuant to MPMC Section 21.22.032, when considering parking needs for a project, the City Planner may utilize the following methods:

- Parking standards set forth in this code.
- Where off-site parking is proposed to meet parking standards, the City Planner may accept appropriate alternatives like ride services, micro transit, and valet services to help reduce parking demand. Such services, however, must be mitigated with sufficient pick-up and drop-off areas.
- Shared parking agreements for new projects.
- Accept unbundled parking for new projects. Unbundled parking allows selling or leasing parking spaces separately, rather than automatically including the parking spaces with the purchase or lease of the commercial or residential use. Unbundling parking manages parking demand by allowing applicants to only pay for the parking spaces they actually need.
- A traffic and parking study prepared by a licensed engineer to mitigate vehicle and parking impacts. The traffic and parking study must be prepared by a state licensed traffic engineer in accordance with Los Angeles County's Traffic Impact Analysis Report Guidelines (January 1997) and Institute of Transportation Engineers, Parking Generation, 4th Edition, or the most recent subsequent edition. The traffic engineer preparing the study should define an appropriate approach for determining the number of trips generated by a proposed project and present this approach in the study.

Affordable Housing Incentives – Density Bonus

California law requires jurisdictions to provide density bonuses and development incentives to developers who propose to construct affordable housing on a sliding scale. The amount of density bonus and number of incentives vary according to the number of affordable housing units provided. Specifically, California law requires units to be considered affordable when provided for lower- and moderate-income households. Under California law, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- Very Low-Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or
- Low-Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or

[11] California Department of Housing and Community Development. 2021. https://www.hcd.ca.gov/community-development/building-blocks/constraints/land-use-controls.shtml

- Moderate-Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- Senior Units: A senior citizen housing development of 35 units or more.

Chapter 21.18 of the MPMC provides density bonus and affordable housing incentives consistent with California law as of 2013. Monterey Park offers three density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. Developers in Monterey Park can receive density bonuses of 5 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

While the City must comply with all changes in California law since 2013, it will nevertheless update the MPMC to reflect those changes.

Providing for a Variety of Housing Types

California law specifies that jurisdictions prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development (see Chapter 4 Housing Resources). The analysis will determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.[12] This portion describes the City's regulations for not only single-family and multi-family housing, but also for manufactured homes, mobile homes, accessory dwelling units (ADUs), community care facilities, emergency shelters, transitional housing, supportive housing, and single-room occupancy facilities.

Table 3-8 summarizes the City's zoning provisions for various types of housing.

[12] Department of Housing and Community Development 2020. https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

Table 3-8 Monterey Park Provisions for a Variety Of Housing Opportunities

Uses	R-1	R-2	R-3	R-S	C-S	C-P	N-S	S-C	C-B	O-P
Single-family Dwellings	P	P	P	-	-	-	-	-	-	-
Multi-Family Dwellings	-	P	P	-	-	-	-	-	-	-
Manufactured Homes	P	P	P	-	-	-	-	-	-	-
Accessory Dwelling Unit	P	-	-	-	-	-	-	-	-	-
Child day care, licensed for up to 7 children	P	P	P	-	-	-	-	-	-	-
Community Care Facility	-	-	-	-	P	P	-	-	-	-
Community Care Facility, six or fewer	P	P	P	-	-	-	-	-	-	-
Community Care Facility, seven or more	-	P	P	-	-	-	-	-	-	-
Condominiums	-	P	P	-	-	-	-	-	-	-
Open Space	P	P	P	-	-	-	-	-	-	-
Transitional housing, licensed for 7 or more persons	P	P	P	-	-	-	-	-	-	-
Transitional Housing**	P	P	P	-	P	P	-	-	-	-
Sober living facility for 6 or less persons	P	P	P	-	-	-	-	-	-	-
Supportive Housing **	P	P	P	-	P	P	-	-	-	-
Single Room Occupancy	-	-	-	P	P	P	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	P
Low Barrier Navigation Center*	-	-	-	-	-	-	-	-	-	-

P = Permitted

- = Not a permitted use.

** = Not identified within MPMC*

*** = Transitional housing and Supportive housing are permitted as a residential use and1 only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The entry in the table refers to Transitional housing and Supportive housing structured as a group home.*

Source: Monterey Park Municipal Code, 2021

Single-Family Dwelling

A single-family residence (known as single-family dwelling unit) means an attached or detached building not to contain more than one kitchen where the occupants of the dwelling unit live and function together as a household. Single-family residences are permitted in all residential zones in the city. Single family dwellings are permitted by-right and are subject to ministerial design review by the City Planner.

Multi-Family Dwelling

Multi-family dwelling means a building containing two or more dwelling units where each unit is for the use of individual households. This type of housing is permitted in the City's R-2 and R-3 zones. Multi-family residential development requires a Site Plan as part of the design review process for new multiple residential units. Like single-family dwellings, multi-family dwellings are permitted by-right and are subject to ministerial design review by the City Planner.

Manufactured Homes

Manufactured homes are permitted in all residential zones that allow single-family dwellings. According to the MPMC, the term "manufactured home" refers to a structure, transportable in one or more sections, which, in the traveling mode, is at least eight feet wide, 40 feet long, and 320 square feet in area, which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and which includes its own plumbing, heating, air conditioning, and electrical systems. Manufactured home includes a mobile home but does not include a recreational vehicle (as defined in Health and Safety Code § 18010). Such housing is subject to the same development standards and design review process as single-family housing as set forth by the zoning district regulations.

Mobile Homes

The MPMC defines "mobile home" as a structure designed for human habitation and for being moved on a street or highway under permit, including manufactured homes. Mobile home does not include recreational vehicles or a commercial coach or commercial modular. The City allows mobile homes in all residential zones which also allow single-family dwelling units, subject to the following limitations:

- One mobile home on a permanent foundation.
- Such unit was issued an insignia of approval from the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development pursuant to Health and Safety Code Section 18550(b).
- Such unit has a roof with a pitch of not less than two-inch vertical rise for each 12 inches of horizontal run and consisting of roofing material customarily used for conventional single-family residences and is consistent with the primary unit on the lot and compatible with other dwelling units in the area as approved by the City Planner.
- Such unit must have porches and eaves, or roof with eaves when, in the opinion of the City Planner, they are necessary to make the unit compatible with other dwellings in the area.
- Such unit is covered with an exterior siding material customarily used on conventional dwellings and approved by the City Planner. The exterior material must extend to the ground except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

Accessory Dwelling Units

ADUs are allowed by right in any zone where residential uses are permitted, subject to the following limitations:

- The ADU must comply with all additional development standards applicable to the zone in which the ADU is located.
- One parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas.
- No replacement off-street parking will be required when a garage or covered parking structure is demolished to create, or is converted into, an ADU.

- No parking standards will be imposed upon an ADU that is:
    - Within one-half mile walking distance of public transit;
    - Located within an architecturally and historically significant district;
    - Part of a proposed or existing primary dwelling or an accessory structure;
    - Located in an area where parking permits are required but not offered to the occupant of the ADU; or
    - Located within one block of a carshare vehicle.
- No additional curb cuts may be required for the ADU.
- An ADU must share the driveway with the existing primary unit on the site; provided, however, that a second driveway to serve the accessory dwelling may be allowed from an alley, if there is an alley that serves the subject site.
- An ADU cannot exceed one story and may not be greater than eighteen (18) feet in height, unless additional height is necessary to match the roof pitch of the primary structure.
- When an ADU is constructed within the following parameters it is exempt from minimum setback requirements within this code: (a) within the existing living area of a primary dwelling; (b) within an existing accessory structure; or (c) within the same location and same dimensions as an existing structure. The existing structure may be converted into an ADU or may be demolished and rebuilt as an ADU.
- If an ADU is not exempt from minimum setback requirements, a setback of at least four feet is required from the side and rear parcel lines. Where a parcel line is located in the center of a public right-of-way, setbacks will be calculated from the edge of the right-of-way.
- ADUs must be compatible in exterior appearance with the primary dwelling and harmonious with neighboring properties within the vicinity of the lot or parcel on which it is proposed to be constructed.
- The maximum allowable size for an ADU is:
    - For an ADU attached and/or within the primary single-family dwelling, a maximum of fifty (50) percent of the total floor area of the primary single-family dwelling or one thousand two hundred (1,200) square feet, whichever is less;
    - Detached ADUs cannot exceed one thousand two hundred (1,200) square feet;
    - Nothing in this section is meant to prohibit an ADU up to eight hundred fifty (850) square feet, or one thousand (1,000) square feet for a two-bedroom unit.
    - An ADU cannot be smaller than the dimensions required to accommodate an efficiency unit.
- A total of one ADU or one Junior Accessory Dwelling Units (JADUs) is permitted per lot with an existing or proposed primary single-family dwelling, subject to the requirements of this chapter. JADUs are no more than 500 square feet and are typically bedrooms in a single-family home that have an entrance into the unit from the main home and an entrance to the outside from the JADU.

- One ADU or twenty-five (25) percent of the existing multifamily dwelling units, whichever is greater, is allowed within an existing multifamily dwelling. Not more than two detached ADUs per lot with an existing multifamily dwelling if the ADUs are new construction, detached, more than sixteen (16) feet in height, and set back from the rear and side yards by four feet.
- Except as otherwise provided, ADUs are allowed by right in any zone where residential uses are permitted. ADUs are not, however, permitted in any area of the city identified by ordinance as being significantly impacted by insufficient capacity for sewers, traffic circulation, parking, public utilities or similar infrastructure needs.
- ADUs are permitted as follows
    - Contained within the existing or proposed space of a primary single-family dwelling or attached to a primary single-family dwelling.
    - Within the space of an existing accessory structure.
    - Detached from the primary single-family dwelling, subject to the requirements and development standards in this code and California law.
    - ADUs must be located behind the rear building line of the primary dwelling, unless the ADU is within the existing space of a single-family residence or accessory structure.
    - If the ADU is new construction, a minimum of ten (10) feet (eave to eave) must be provided between a detached ADU and the primary dwelling and a minimum building separation of five feet (eave to eave) must be maintained between the detached ADU and any other non-habitable building or structure

Requirements for ADUs are not considered a constraint for housing.

Community Care Facilities

The MPMC defines community care facilities as any facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, and adult day care services including, without limitation, the physically handicapped, mentally challenged, and abused or neglected children. The Monterey Park Municipal Code utilizes the definition of "community care facility" set forth in Health and Safety Code § 1502. The MPMC provides for "residential facilities," including any family home or group care facility that offers 24-hour nonmedical care of persons, and "adult day care facilities," including any facility that provides nonmedical care to persons 18 years of age or older on a less than 24-hour basis, as community care facilities. Consistent with California law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as a standard residential use. Thus, these types of community care facilities must be permitted by right in all residential zones allowing residential uses. Community care facilities serving more than six persons are conditionally permitted in the R-2, R-3, C-S, and C-P zones.

The requirements are established to provide clear guidance for the development of such facilities. No other special development or parking standards are established. The City regulates parking and other development standards based on land use/type of construction and provides parking alternative provisions in MPMC Section 21.22.032. The locational criteria ensure accessibility for seniors to services, protection from industrial activities and outdoor noise levels, and ensure that there is no concentration of community care facilities. This requirement complies with California law, and therefore is not considered an impediment.

Emergency Shelters

The MPMC defines "emergency shelter" as housing with minimal supportive services for homeless persons, victims of domestic violence; persons requiring temporary housing; and other individuals and households made temporarily homeless due to natural disasters (e.g., fires and earthquakes) that is limited to occupancy of six months or less by a homeless person and operated by a government agency or private non-profit organization.[13]

According to the Los Angeles Homeless Services Authority, there were approximately 37 unsheltered homeless persons in 2020 in the City of Monterey Park.[14] There are no shelters within the City of Monterey Park to provide homeless services. The City permits "emergency shelters" only in the O-P zone subject to limitations or special standards.

An emergency shelter is permitted upon compliance with the following standards:

- In no case can occupancy exceed 40 residents at any one time.
- Off-street parking spaces must be provided in the ratio of one parking space per 10 adult beds, plus one parking space per employee on the largest shift. However, the required number of off-street parking spaces cannot exceed the spaces required for similar uses of the same size in the O-P Zone.
- Outdoor activities such as recreation, drop-off and pick-up of residents, or similar activities may be conducted at the facility. Staging for drop-off, intake, and pick-up should take place inside a building, at a rear or side entrance, or inner courtyard. Emergency shelter plans must show the size and location of any proposed waiting or resident intake areas, interior or exterior.
- Not more than one emergency shelter is permitted within a radius of 300 feet from another emergency shelter.
- Individual occupancy in an emergency shelter is limited to six months during any 12 consecutive month period.
- Exterior lighting must be provided at all building entrances and outdoor activity areas, and must be activated between sunset and sunrise of each day. All exterior lighting must comply with the MPMC.
- Each emergency shelter must have an on-site management office. At least one employee must be present in the on-site management office at all times that the emergency shelter is operating.
- Each emergency shelter must have on-site security, with at least one person present at the emergency shelter while it is operating.
- The emergency shelter facility may, but is not required to, provide one or more of the following specific facilities and services including, without limitation:
    - Commercial kitchen facilities designed and operated in compliance with applicable law;
    - Dining area;
    - Laundry;

[13] Monterey Park Municipal Code. 21.04.367 Emergency Shelter. 2021. http://qcode.us/codes/montereypark/
[14] Los Angeles Homeless Services Authority. 2020. https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city

  - Recreation room;
  - Support services (e.g., training, counseling); and
  - Childcare facilities.
- Applications for emergency shelters must be submitted to the City Planner for consideration. Within 30 days after finding an application complete, the City Planner must issue an emergency shelter permit upon finding that the proposal complies with all applicable law including, without limitation, the MPMC.

The O-P zone primarily includes areas located along Monterey Pass Road, Beach Drive, and Potrero Grande Drive. These are major transportation corridors in the city, providing easy access to public transportation and services. Many service agencies are located along or within walking distance to these corridors. These areas have significant potential for revitalization/redevelopment of existing underutilized properties. There are opportunities in the O-P zone for providing homeless services and shelters along Monterey Pass Road to support the presence of homeless individuals in this area.

While the City must comply with all California law that supersedes the MPMC, it will amend the MPMC to comply with all statutes adopted since 2013. This includes an analysis to assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing.

Low Barrier Navigation Centers

Government Code § 65660 defines a Low Barrier Navigation Center as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier refers to practices to reduce barriers to entry and may include but not be limited to: presence of partners, storage of possessions, pets, and privacy tools.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets certain requirements. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the MPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within MPMC Chapter 21.10. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses.

Transitional Housing

Transitional housing offers reduced fee rental housing for supportive services (such as job training and counseling to individuals and families) for up to 24 months. It is designated for recently homeless persons and operates under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which is not less than six months. Transitional housing is permitted in all residential zones.

Small transitional housing is permanent housing (also referred to as group homes in the MPMC) serves six or fewer people and is considered a standard residential use. It is permitted in all zones where residential uses are permitted. Transitional housing is permitted in all residential zoning designations and C-S and C-P zones. Proposed transitional housing projects are subject to the same development standards that apply to that zone.

Supportive Housing

"Ssupportive housing" means housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code § 50675.14(b), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive services may include job training and counseling to individuals and families who are transitioning to permanent housing. Small support housing, also referred to as group homes in the MPMC, serves six or fewer people is considered a standard for residential use and is permitted in all zones where residential uses are permitted.[15] Supportive housing is also permitted in C-S and C-P zones. Proposed supportive housing projects are subject to the same development standards as additional uses permitted under these zoning designation.

Farmworker Housing

Only 38 people are employed in Monterey Park "Farming, Forestry, and Fishing" occupations, according to the 2019 Census ACS Five-Year Estimates. City records indicate that there are no agricultural operations in Monterey Park.

The City does not have any agricultural zones. As Monterey Park is a completely urbanized community and does not permit large-scale commercial agricultural activities, there is no need for land use regulations to address Health and Safety Code §§17000, *et seq.* (the Housing Act).

Single-Room Occupancy Facilities/Boarding Houses

The MPMC defines single-room occupancy hotels as a residence, building, or accessory building other than a motel, hotel, or extended lodging facility, wherein three or more rooms, with or without individual or group cooking facilities are rented to individuals on a non-permanent basis, under separate rental agreements or lease, either written or oral, whether or not an owner, agent, or rental agent is in residence or building. Single-Room Occupancy Facilities/Boarding Houses are permitted in R-S, C-S, and C-P zones, and are subject to limitations and special standards.

Housing for Persons with Disabilities

Monterey Park, like other cities, has a specific demand and need for housing for persons with disabilities. Persons with disabilities have a wide range of housing needs which vary depending on severity and level of accessibility needed. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. The City strives to create "barrier-free" housing, making housing more accessible to critical services and transit. Monterey Park has several guidelines that it follows, such as the Federal Fair Housing Act and the California Building Code to increase accessibility and safety in housing developments.

[15] "Monterey Park Zoning Code." Supportive Housing. 2021. http://qcode.us/codes/montereypark/

Pursuant to California law, Monterey Park permits State-licensed residential care facilities serving six or fewer persons in all residential zoning districts by right. In addition, several institutional housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses. For example, large community care facilities with more than six persons are conditionally permitted in the R-3, C-S, and C-P zones.

A number of residential care facilities are located within the city. There are no concentration limitations on residential care facilities and no site planning requirements that may constrain such institutional housing. The number of required parking spaces for a community care facility is determined by special study, as the parking needs of facilities can vary greatly. Nursing homes and convalescent homes are required to provide one space per bed.

The City complies with the 2019 California Building Code (CBC) as incorporated by reference (and amendments) into the MPMC. Standards within CBC include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities were adopted. To accommodate disabled persons in public facilities, the City complies with the accessibility regulations in the CBC.

Affirmatively Furthering Fair Housing (AFFH)

Overview of Government Code

Government Code § 65583 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.[16] Under California law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." A detailed analysis of fair housing is included in Appendix C.

The City completed the following:

- A Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes.
- An Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
- A Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction's respective definition for "family. A restrictive definition of "family" that limits the number of individuals living together may improperly limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The MPMC does not include a definition of family.

Reasonable Accommodation Procedures

The Federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning

[16] Volume 80 of the Federal Register, Number 136, pages 42272 to 42371; promulgated at 24 Code of Federal Regs. Parts 5, 91, 92, 570, 574, 576 and 903.

regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The MPMC governs reasonable accommodations.[17] MPMC Chapter 21.20 regulates reasonable accommodations for disabled or handicapped individuals.

The MPMC authorizes the City Planner to ministerially determine reasonable accommodations.[18] The City Planner must approve a request for accommodation if all of the following findings can be made:

- The application complies with the California Environmental Quality Act.
- General Plan. The proposed use or project generally conforms with the General Plan.
- Zoning. The proposed use or project generally conforms with the zoning regulations in this code.
- Development Standards. The reasonable accommodation generally complies with this code.
- The parcel and/or housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.[19]

The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or other procedures of the City. Building Code

The City complies with the 2019 Edition of the California Building Code (CBC) as adopted (and amended) by reference in the MPMC. The local amendments in the MPMC are predominantly related to increasing structural stability and strength in case of a seismic episode, including structural plain concrete use, the spacing of continuous ties for diaphragms, and the quality of nails. Additional amendments are related to fire safety and automatic sprinkler systems. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. No restrictions or amendments were adopted that are considered as a constraint to the development of housing. Enforcement of the CBC is required by California law and does not constrain the production or improvement of housing in Monterey Park.

The Code Enforcement Division is responsible for investigation and enforcement of all MPMC violations related to property maintenance, public nuisances, zoning/land use violations, substandard rental housing, commercial signage, graffiti, etc. The division also monitors the graffiti abatement and shopping cart removal contracts. The MPMC sets the standards for enforcement, and the Code Enforcement Division uses education, administrative citations, and the filing of criminal complaints to ensure that these standards are maintained.

[17] See MPMC § 21.04.727; MPMC Chapter 21.20.
[18] MPMC § 21.20.050.
[19] MPMC § 21.20.070.

Energy Conservation

The 2019 CalGreen Building Standards Code, updated July 2021 is California's mandatory sustainable building code. CalGreen mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through CalGreen may increase initial construction costs throughout the State but reduce operating expenses and expenditure of natural resources over the long run.

Monterey Park adopted a Climate Action Plan (CAP) in 2012. As part of the CAP, the City set a greenhouse gas emissions target of 15 percent below 2009 levels by 2020 and 49 percent below 2009 levels by 2035. The CAP calls for the City, in coordination with the California Building Standards Commission and the California Energy Commission, to adopt energy efficiency regulations for new construction projects to meet Tier I energy efficiency standards. Tier I requires a building's energy performance to exceed Title 24 standards by 15 percent for new residential and non-residential development. The plan also sets goals for water conservation and waste reduction, which have energy conservation benefits as well.

While the incorporation of these measures may raise the cost of construction, these standards are necessary to meaningfully contribute to greenhouse gas emission reduction targets set by California to reduce the effects of climate change.

On- and Off-Site Improvements

Site improvements are required to ensure that minimum standards are maintained to protect public health, safety and welfare. Site improvements can include improvements on-site or off-site. Providing new or upgraded infrastructure, such as sewer, water and roadway improvements make the development feasible. Due to the built-out nature of Monterey Park, most residential areas are already served with major public infrastructure systems. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process and vary depending on the existing condition of each project. Typical additional on-site improvement requirements include restoration and maintenance of landscaping after construction and the repair of structures, such as fences, damaged as a result of the construction. If necessary, new asphalt is required, as well as concrete or slurry of parking areas, walkways and driveways, new trash enclosures, fences, walls, gates, and new paint on structures. Where there is existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk, each of these must be repaired or replaced.

Inadequate infrastructure must be upgraded to serve the increased intensity on the site, as proposed by a project. For example, all storm drainage facilities serving the development shall accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. If inadequate water supply and pressure exists for fire safety and provision of water throughout the development, the project is required to up-size the water meter and water services. All upgrading costs are the responsibility of the property owner/project applicant. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas must be made to City and public utility standards.

Most improvements that are off site in Monterey Park are paid for indirectly by development impact fees regulated by the Mitigation Fee Act. Impact fees can be imposed on applicants seeking to construct development projects. The purpose of such fees is to minimize the impact of that new development on the City's public services and public facilities to the greatest extent practicable. Accordingly, Monterey

Park requires that development projects pay their fair share of the costs of providing such public services and public facilities through Development Impact Fees as further described below.

Fees and Exactions

Development Impact Fees and Planning Fees

The City collects fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Table 3-9 lists the fees the City charges for processing residential development permits. In addition, other fees such as impact fees may be assessed, depending upon the circumstances of the development. The amount of each impact fee is calculated based upon the gross square footage of nonresidential development, the number of residential dwelling units, type or density or intensity of use, vehicle trip generation, or other appropriate methodology which ensures that the fee is roughly proportional to the impacts of new development on public facilities.

Historically, the City has not waived or reimbursed development fees for affordable housing projects. Any request for waiver of fees is subject to approval by the City Council.

Table 3-9 Monterey Park Community Development Department Development and Impact Fees

Action/Activity	Fee	Action/Activity	Fee
Planning and Zoning		**Design Review**	
Appeal to City Council	$1,706	Single Family Dwellings - Additions	$445
Code Amendment	$6,674	Single Family Dwellings - New	$445
Conditional Use Permit - Single-family	$1,087	New Construction Up to 10,000 SF	$1,253
Conditional Use Permit - All others	$2,718	New Construction Over 10,000 SF	$1,558
Development Agreement/Specific Plan Review Deposit	$18,112	**Land Division**	
Second Unit	No fee	Tentative Parcel Map and Tentative Map	$2,538 + $67.93 per lot
Extensions of Time	$445	Certificate of Compliance	$399
General Plan Amendment	$6,674	Lot Line Adjustment	$1,637
Landscaping Plan Review	$1,083	**Environmental**	
Minor Departure	$220	Categorical Exemption	$225
Zone Change	$6,347	Environmental Assessment (Negative Declaration)	$1,934
Specific Plan Amendment	$6,543	Environmental Impact Report - In-house	$7,995
Radius Map and Mailing (Noticing)	$102	Environmental Impact Report – Consultant	Fee + 25.4%
Site Plan Review	$1,368	**Development Impact Fee**	
Variance: Single-family	$1,087	Detached Dwelling Units	$12,387/unit
Variance: All other uses	$2,718	Attached Dwelling Units	$11,324/unit
		School Fee	$3.79 to $4.08 per sq. ft.

Source: Monterey Park Master Schedule of Fees and Charges, July 1, 2021.

Note: Additional building, fire, public works permit fees apply. Fees are subject to change.

An average new residential development would require the impact fees summarized in Table 3-9, along with planning costs (specifically design review on new single-family homes). An average single-family unit would require impact fees and planning fees totaling $13,057 plus school fees, which are applied based on square foot.

An average large-scale multi-family development in a residential zone that did not include a development agreement, variance, or code change would require payment of approximately $1,527 in planning fees for the project, as well as development impact fees calculated per unit. Because the cost of the development impact fees would be spread across the development, the cost per multi-family unit would depend on the number of units in the project.

Government Code § 65583 requires that locally imposed fees do not exceed the estimated reasonable costs of providing the service. Furthermore, Government Code § 65583 requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Monterey Park abides by these requirements with respect to fees and exactions.

In addition to fees imposed by the City, developers must pay school impact fees, which are beyond the control of the City. Several school districts serve Monterey Park. School impact fees for residential units for the various districts were as follows:

- Montebello Unified School District $3.79/sq. ft. as of 6/3/2021
- Garvey Unified School District $4.08/sq. ft. as of 9/14/2020
- Alhambra Unified School District $3.79/sq. ft. as of 9/2018
- Los Angeles Unified School District $4.08/sq. ft. as of 3/2020

Processing and Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. When residential projects are initiated in the city, specific approvals are required which involve permits and inspections. Where possible, the procedure is expedited for affordable housing projects. illustrates the City's development approval process.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City complies with requirements under California Permit Streamlining Act and makes all attempts to expedite permit processing. The City is committed to maintaining comparatively short processing times, although total processing times vary by project. Recent data show that average processing times for single-family and multi-family projects vary depending upon the size of the development and if a subdivision map is involved. For example, single family homes constructed on existing lots of record could be issued permits within 8 to 10 weeks, and multifamily complexes within three to four months. If subdivision processing is involved however, processing time could be extended an additional three to four months for entitlements due to required procedures and processing requirements associated with the Subdivision Map Act, and depending on complexity of design and applicant's ability to move quickly through construction design and addressing project design issues.

Furthermore, processing times may be substantially longer if an environmental impact report (EIR) is required.

In Monterey Park, applications are filed with the City Planner which is currently under the authority of the Public Works Director. The City Planner, or designee, identifies the required permits and process, based on the specific application. A typical single-family is required only to obtain building permits and design review approval from the City Planner.

For a typical rental apartment building that does not involve a subdivision, the applicant would be required to receive design review approval from the City Planner or – if applicable – the Planning Commission, and then the appropriate building permits. A typical multi-family development which would require a subdivision, is required to be approved by Planning Commission which also provides design review before the City issues building permits.

To assist developers as they navigate the permitting processes, the City streamlined the planning application process through consolidation of department responsibilities. Applications and materials are routed to all appropriate departments for review and comments. This includes Conditional Use Permits, Variance, Zone Changes, Code Amendments, and Subdivisions. However, the City also does not implement one-stop processing, as some projects require different departmental approvals before proceeding onto plan check. The City directs applicants to the Building and Safety Division, which determines which permits will be required for a proposed project, eliminating any confusion for the applicant. The Planning and Building and Safety Divisions and Public Works Department staff work closely together to ensure that the application process is completed smoothly and efficiently. In addition, the City has a self-certification process for associated building permits, which expedites the building permit process by allowing licensed professionals to certify building plans (MPMC Section 16.12.040).

Permit Types

Conditional Use Permits

A Conditional Use Permit (CUP) is an entitlement application which requires a public hearing and the adoption of specific findings, including:

- That the site is adequate in size, shape and topography for the proposed use;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use is deemed to be in accordance with the general plan objectives and the zoning regulations; and
- That the proposed use will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed or any adverse effect on public health, safety, and general welfare.

The purpose and intent of the CUP is to ensure that these uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. A CUP may not be granted if the following findings, found in MPMC § 21.32.020, cannot be made:

- That the site is adequate in size, shape and topography for the proposed use including, without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards required in this code;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use is consistent with the General Plan, any applicable specific plan, and applicable law;
- That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City;
- That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
- That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to this code.

These required findings are the same for all uses requiring a CUP and are not subjective. Residential uses requiring a CUP include boarding houses and large (more than six persons) community care facilities. A CUP is subject to public hearing before the Planning Agency. CUP findings do not create any undue burden or barrier for permit approval.

Design Review

Design review is accomplished by the City Planner and is required for the following projects:

- New commercial building.
- Expansion or conversion of an existing commercial or industrial structure.
- Construction or conversion of a structure to permit a mixed-use development.
- New single-family residential dwelling.
- Additions to single-family residential dwellings that will result in a total square footage of two thousand (2,000) square feet or more.
- New multiple residential development.
- Any proposed development in areas designated as MU-I, MU-II and MU-III

Applicants must show the following before a project is approved (as governed by Chapter 21.36 of the MPMC):

- The architecture and mass of new buildings and structures and modifications of existing buildings and structures are compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located.
- The design and architecture reflects the values of the community; enhances the surrounding environment; and harmonizes with its surroundings.
- The landscaping provides a visually pleasing setting for structures on the site.

- The design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.

Typically, a developer is required to submit preliminary site plans, elevations, and sections to the City for the site plan review.

This process is not considered a constraint on housing development.

Environmental Constraints

Environmental constraints are a potential housing constraint, as they have the potential to limit the density and locations of housing developments due to various factors and hazards. A city's environmental setting and characteristics can greatly affect the feasibility and cost of developing housing. The following section discusses potential environmental constraints to residential development in Monterey Park.

Federal and State Environmental Protection Regulations

Federal and State regulations require an environmental review of certain proposed discretionary projects (e.g., use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis and from delays caused by the mandated public review periods are also added to the cost of housing and passed on to the consumer. However, these regulations help preserve the environment and ensure environmental quality for Monterey Park residents.

These regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA), Title 24 of the California Code of Regulations (e.g., the CBC) and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. In addition, other plans and programs are essential to ensuring that the City has strong, comprehensive, and compatible tools to guide development decisions. Also, pursuant to state law, the City has developed a comprehensive emergency response plan.

Geologic and Seismic Hazards

Monterey Park lies within the Los Angeles Basin which is a region containing several active faults and therefore is subject to the risks and hazards associated with earthquakes. No active faults have been identified at the ground surface within city limits, nor have any Alquist-Priolo Earthquake Fault zones been designated. However, the city overlies a number of blind thrust faults. The faults are referred to as "blind" because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults have been named the Puente Hills thrust, the Elysian Park thrust and the East Los Angeles thrust (shallowest to deepest). The faults are capable of movement which could produce substantial ground shaking. Historically, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hillslopes along Abajo Drive failed as a result of the 1987 Whittier Narrows Earthquake, and have continued to present concerns and threats to private properties and public streets. Steep slopes within the city present major impediments to the development of housing on many of the city's vacant lots.

Seismic risks associated with both regional fault systems and the local blind thrust faults underlying Monterey Park emphasize the need to ensure that all new development projects and the retrofit of existing structures, incorporate appropriate design features to guard against widespread property damage and loss of life in the event of an earthquake. Unstable soils on steep slopes may fail under the stress of a tremor. In locations where high groundwater levels interact with loose, unconsolidated soils, a condition called liquefaction can occur, whereby such soils lose cohesion - and their ability to support structures - when subjected to strong ground motion Liquefaction does not represent a hazard in Monterey Park because groundwater levels are low.

Flood Hazards

No part of the City of Monterey Park lies within a 100-year flood zone, as identified by the Federal Emergency Management Agency (FEMA). The only flood hazards of concern involve Garvey Reservoir and the Laguna Basin. A major seismic event has the potential result in dam failure or seiche conditions at these facilities. A seiche can occur as a result of ground vibrations initiating water wave motion. If wave amplitude is high enough, the water may slosh over the shore or barrier containing the water body

and flow onto surrounding properties. Dam failure could also result in inundation for the Garvey Reservoir and Laguna Basin. Garvey Reservoir lies impounded behind a north dam and a south dam. MWD completed a substantial overhaul of the facility in 1999 to address seepage and ensure overall reservoir integrity. The state Department of Conservation, Division of Dam Safety conducts periodic dam inspections to verify the dams' ability to withstand seismic stresses. In the unlikely event of a conjectured catastrophic failure at Garvey Reservoir, properties to the north and south could be flooded. The estimated average flood depth is five feet. Failure of the north dam would create two flood zones:

- The first affecting the steep, undeveloped valley immediately east of the reservoir
- The second flowing north, impacting properties roughly between Alhambra and New Avenues to Garvey Avenue

If the south dam failed, flood waters of average depth six to seven feet would cascade down the slope bank and into the residential neighborhoods below. At the Pomona Freeway, the water would spread laterally along the north side of the freeway before flowing through freeway undercrossing.

Excessive Noise

Noise in Monterey Park results primarily from street and freeway traffic and aircraft overflights. Industrial and commercial activity occurs largely within enclosed buildings and thus such activity does not generate excessive noise levels. Localized sources include typical residential neighborhood sounds such as lawnmowers, children at play, and barking dogs. The City regulates localized noise through the MPMC. Noise becomes a concern when it consistently interferes with a person's ability to conduct his or her everyday work and recreation activities. For example, residents exposed to constant freeway noise might find using their backyard less than enjoyable. Similar noise sensitive uses like hospitals and schools may also find freeway noise disruptive to indoor and outdoor activity. Residents in homes beneath airport flight paths endure irksome, although not hazardous, noise levels.

The planning for future land uses in Monterey Park requires that potentially problematic sources of noise be identified and that noise / land use conflicts be avoided to the extent possible, given the built-out character of the community. New residential development must comply with Title 24 standards. Title 24 of the California Code of Regulations establishes standards for interior noise levels for new residential development, requiring that sufficient insulation be provided to reduce interior ambient noise levels to 45 CNEL. Since land use patterns in Monterey Park are well established, little opportunity exists to relocate noise-sensitive uses to areas with lower ambient noise levels. Also, land use policy encourages new housing development within mixed use areas along Garvey Avenue (between Garfield and New Avenues), where the 65 CNEL noise contour extends from approximately 183 to 194 feet from the street center line.

Air traffic into and out of Los Angeles International Airport, located 25 miles west of Monterey Park, follows an east-west route directly over the middle of the city. Outbound aircraft in particular represent an intrusive noise source. Impacted uses include residential neighborhoods, three public elementary schools, Monterey Park Hospital on Atlantic Avenue, and several churches.

The Federal Aviation Administration has exclusive jurisdiction over aircraft and air traffic patterns. The FAA’s regulations supersede all state and local attempts at regulation. Consequently, redirecting aircraft and air traffic patterns can only be accomplished with changes to FAA regulations. Together with surrounding cities, Monterey Park must continue to impress upon federal representatives the need to

improve aircraft noise standards and ensure that impacts created by airports are equally shared throughout the Los Angeles basin.

Hazardous Materials

The Health and Safety Code defines a hazardous material as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or to the environment. In Monterey Park, commercial and industrial businesses that use hazardous materials include dry cleaners, film processors, auto service providers, landscape contractors, and computer component manufacturers, among others. Residences also generate household hazardous wastes in the form of paints, thinners, pesticides, fertilizers, etc.

Beginning in 1948, landfilling operations began at a 190-acre site in the southeast portion of the city. The site, which was made up of a north parcel and south parcel, was purchased in 1952 by Operating Industries, Inc. (OII). Construction of the Pomona Freeway in 1968 physically divided the landfill into two areas. Over the years, many different types of residential, commercial, and hazardous wastes were deposited into the landfill. In 1984, the landfill, still owned by OII, stopped accepting wastes, and the site was placed on the EPA's National Priority List two years later.

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (known as CERCLA), the EPA has worked with Monterey Park and neighboring cities to develop long-term remediation for the site. Cleanup is concentrated on soil, groundwater, and leachate contamination. (Leachate forms from liquid industrial wastes as they mix with water and percolate into the soil.) Expected to continue until at least the year 2040, cleanup efforts include landfill cover and gas control systems, and specifically a leachate treatment plant and landfill gas treatment system that collects and destroys landfill gases.

The 45-acre north parcel was impacted to a much lesser degree from landfill operations than the south parcel. As a result, development of this parcel with commercial uses is possible. The area designates North Garfield Avenue as Commercial. Since the south parcel will not be fully remediated for many years, land use policy dictates that the site maintain an open space status until such time the site is considered "clean."

Hazardous Waste Regulations

Hazardous waste generators and users in the city are required to comply with regulations enforced by several federal, state, and county agencies. The regulations aim toward reducing risk associated with human exposure to hazardous materials and minimizing adverse environmental effects. The City's Fire Department coordinates with the Health Hazardous Materials Division of the Los Angeles County Fire Department to ensure appropriate reporting and compliance.

Emergency Management System Preparation

Despite all efforts to guard against health risks associated with hazardous materials, such materials can be released accidentally into the environment as a result of a natural disaster or improper storage and handling. The City's Standardized Emergency Management System, or SEMS, allows the City to react quickly and specifically to any hazardous materials accident, with the Fire Department leading the response team. The SEMS includes provisions for the Fire Department to maintain records of all hazardous materials stored and used at businesses in the community, thus ensuring appropriate response to any individual incident.

To address household hazardous wastes, the City cooperates with Los Angeles County to sponsor programs that heighten community awareness of household hazardous wastes and the importance of proper storage and disposal.

Solid Waste

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. Specifically, the act required cities and counties to identify measures to divert 25 percent of the total solid waste stream from landfill disposal by the year 1995 and 50 percent by the year 2000. The state has continued to refine program goals and work toward preserving land resources for productive uses, not landfills.

The City's General Plan identifies programs the City has and will continue to implement to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials, and City purchasing practices that minimize production of excess packaging materials. Implementation of programs identified in the General Plan and recommendations made by the Recycling Task Force will help the City to achieve its goals.

Infrastructure Constraints

Factors that could constrain new residential construction are the cost and accessibility of adequate infrastructure such as street upgrades, water and sewer lines, lighting, etc. All utilities are required to serve and support residential development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is generally borne by developers, thereby increasing the cost of new construction.

Wastewater Collection and Disposal

City residents depend upon reliable wastewater systems to protect public health. The wastewater collection system, maintained by the Maintenance Services Division, is comprised of 11 subsystems, each of which outlets into regional transmission mains operated by the Sanitation Districts of Los Angeles County. Around East Los Angeles Community College, wastewater lines outlet into a collection system under the jurisdiction of the Los Angeles County Department of Public Works.

The 1996 Sewer Master Plan identifies and recommends means to address city wastewater system needs through the year 2016. The plan accounts for anticipated population growth and demand increases on the collection system. Monterey Park constructed a Wastewater Collection System Master Plan Update and found that 1996 sewer master plan flow analysis was correct and still valid. Per the plan, the City continues to maintain and upgrade the system as demand warrants.

Water Service

In the desert-like conditions of Southern California, water is a precious resource. Historically, growth throughout the region has been supported by imported water supplies, as local resources often fall far short of meeting urban water demands. Monterey Park represents an anomaly in that the City relies solely upon local groundwater supplies to meet customers' needs. For emergencies, the City can turn to the Metropolitan Water District of Southern California and the California Water Services Company.

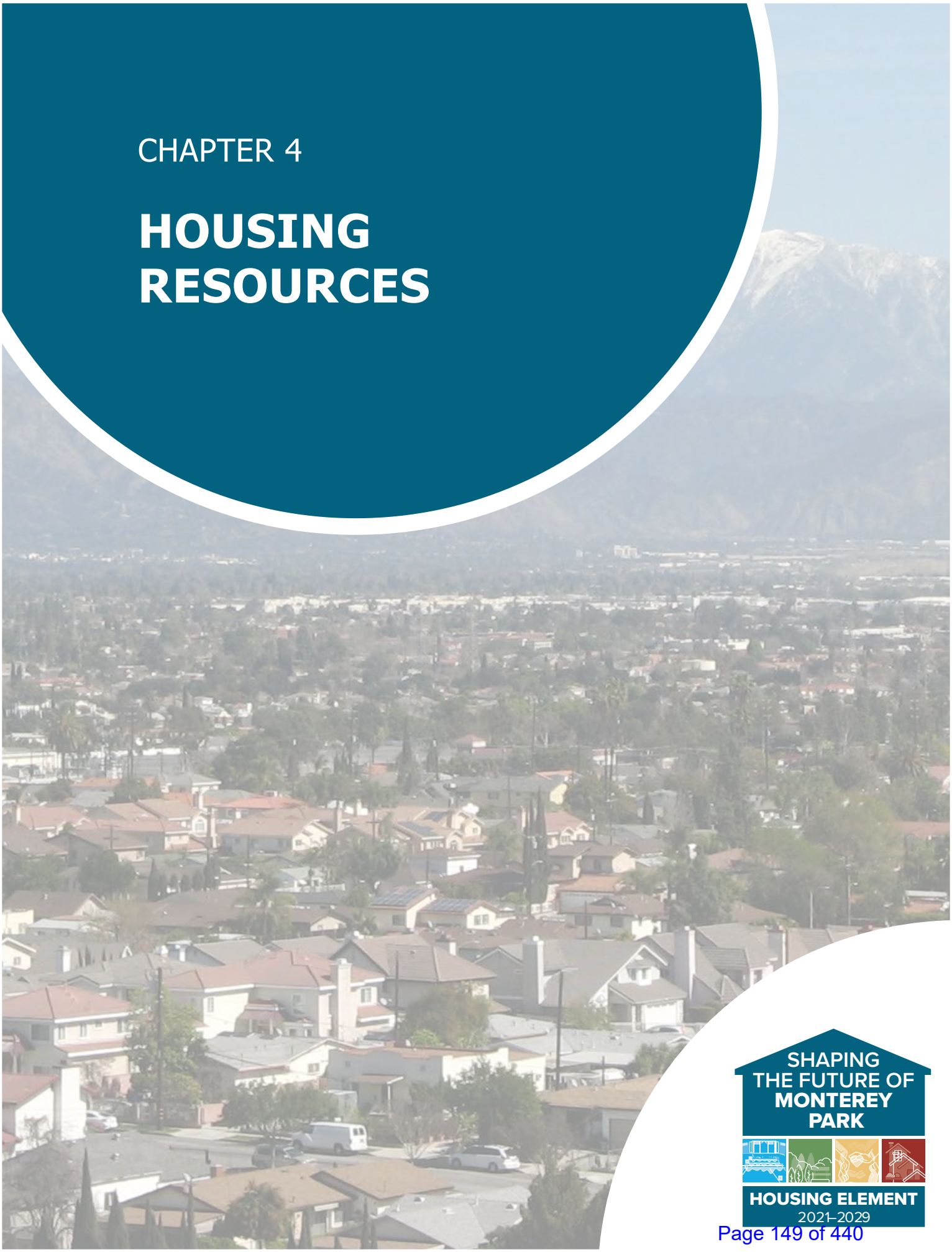
The 1996 Water Master Plan identifies several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells, where concentrations of volatile organic compounds (VOCs) have risen over the years. The Water Master Plan outlines a phased program to address water line maintenance and replacement needs, to accommodate a gradual population increase, and to avoid VOC problems into the future.

Storm Drains

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20 percent is managed by the Los Angeles County Department of Public Works. The storm drain system handles run-off of storm water from all streets and parking facilities.

CHAPTER 4

HOUSING RESOURCES



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

4. Housing Resources

This chapter documents the methodology and results of a housing sites inventory analysis conducted to demonstrate the City of Monterey Park's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Monterey Park are also discussed in this chapter.

Future Housing Needs

California law requires each community to play a role in achieving its region's housing needs. A jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Monterey Park's land inventory in meeting future housing needs.

RHNA Requirement

This update of the City's Housing Element covers the planning period of October 2021 through October 2029 (called the 6th Cycle Housing Element update). Monterey Park's share of the regional housing need is allocated by SCAG and based on recent growth trends, income distribution, and capacity for future growth. Monterey Park must identify adequate land with appropriate zoning and development standards to accommodate its regional housing needs.

Monterey Park's share of regional future housing needs between October 2021 and October 2029 is 5,257 units. This allocation is distributed into five income categories, as shown below in Table 4-1. The Regional Housing Needs Assessment (RHNA) includes a fair share adjustment that allocates units by income category to meet the State mandate to reduce over-concentration of lower income households in historically lower-income communities in the region.

Table 4-1 Monterey Park Housing Needs for 2021-2029

Income Category (% of Los Angeles County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low	653	12.4%
Very Low (< 50% of AMI)	671	12.7%
Low (51 to 80%)	822	15.6%
Moderate (81% to 120%)	848	16.1%
Above Moderate (Over 120%)	2,263	43.0%
Total	**5,257**	**100.0%**

Source: Final Regional Housing Needs Allocation, SCAG, 2021

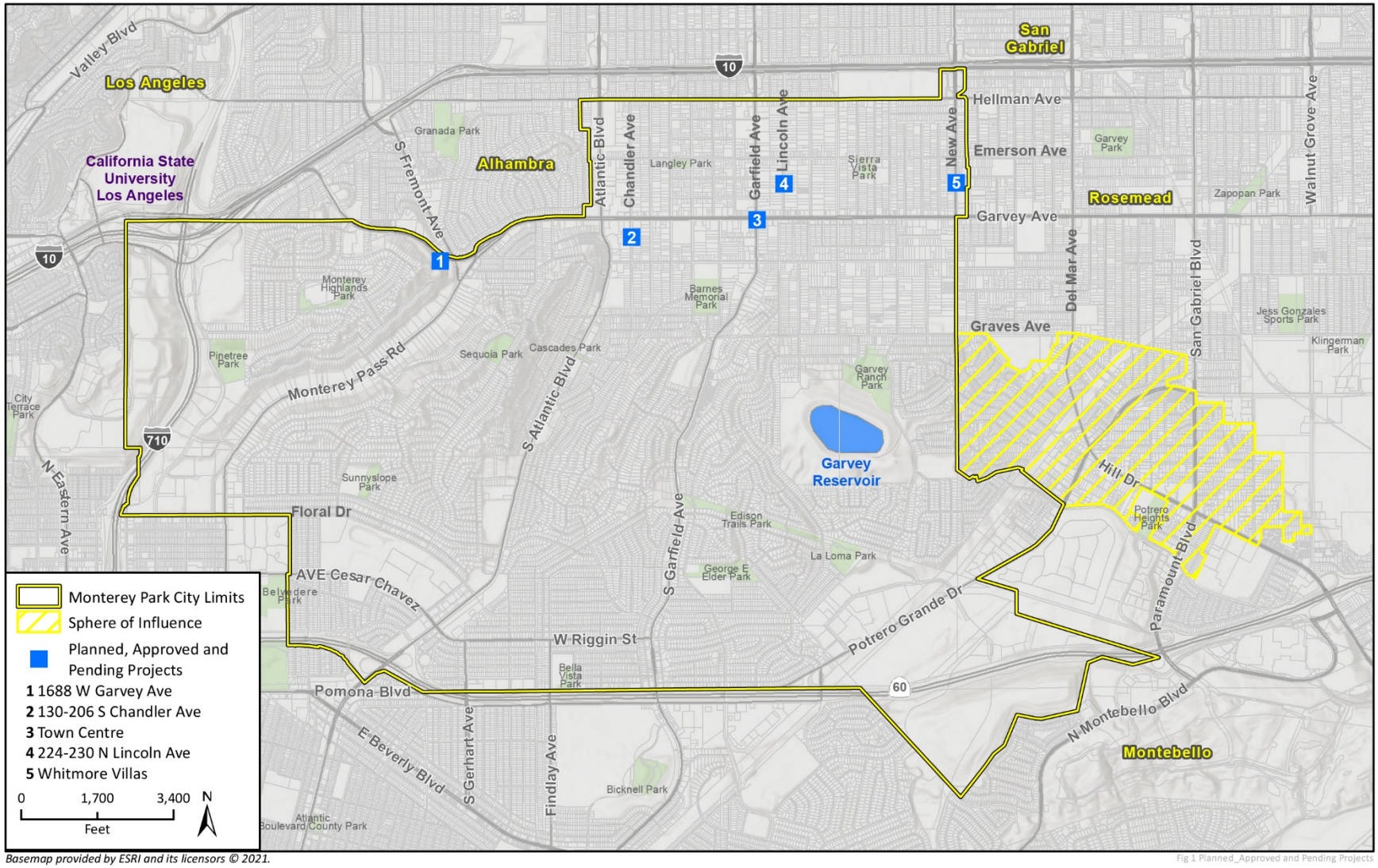
** The City has a RHNA allocation of 1,324 very low-income units (extremely low-income units and very low-income units). Pursuant to California law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 33.0% of City households earned less than 50 percent of the AMI. Among these households, 49.3 percent earned incomes below 30% (extremely low). Therefore, the City's RHNA allocation of 1,324 very low-income units was distributed as 653 extremely low and 671 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, California law does not mandate the separate accounting for the extremely low-income category.*

RHNA Units Planned or Approved (2021)

Housing units approved, permitted, or in receipt of a certificate of occupancy as of June 30, 2021, can be credited towards meeting the City's RHNA. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of October 2021 through October 2029. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. In addition, accessory dwelling units (ADUs) that are anticipated to be permitted between 2021 and 2029 are also credited towards the City's RHNA. After subtracting these anticipated units, the City must demonstrate its ability to meet the remaining housing needs through the identification of specific parcels or sites.

Based on Los Angeles regional market rents and sales prices, apartments and condominiums/ townhomes are typically affordable to moderate income households. Single family homes are generally affordable only to above moderate-income households. Subsidized housing developments that offer housing at below market rates are made affordable to lower income households. Table 4-2 identifies the approved or pending projects that are credited towards meeting the City's RHNA. The locations of these projects are symbolized with the corresponding Map ID numbers on Figure 4-1.

Figure 4-1 Planned or Approved Projects



Basemap provided by ESRI and its licensors © 2021.

Fig 1 Planned_Approved and Pending Projects

Table 4-2 Monterey Park Planned, Approved, and Pending Units (2021)

Map ID	Project Name	Zoning	Max Units Allowed	Units Achieved	% Max Units Achieved	Income Category
1	1688 W Garvey Ave.	SP	16	16	100%	Above Moderate
2	130-206 S. Chandler Ave.	R-3	40	40	100%	Lower
3	Town Centre	C-B, P-D	109	100	92%	Above Moderate
4	224-230 N. Lincoln Ave.	R-3	11	10	91%	Above Moderate
5	Whitmore Villas	R-3	70	63	90%	Above Moderate
Total				**229**		

** Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project.*

Accessory Dwelling Units (ADU)

An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multi-family residence. Due to its small square footage, it could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. In some cases, ADUs can be used as a short-term rental unit, providing supplemental income for the property owner. Recent trends in Monterey Park indicate that the number of ADU permit applications have been increasing.

The City of Monterey Park permitted three new ADU units in 2017, nine new ADU units in 2018, four new ADU units in 2019, and four new ADU units in 2020. During the first six months of 2021, the City has received three to five new ADU inquiries a week and has issued permits for 16 ADUs. This rapid increase in ADU permits is likely due to recent California legislation that makes it easier to build and permit ADUs on single-family and multi-family zoned property. For example, Monterey Park adopted an ordinance that amended the City's existing zoning regulations for ADUs.[1] ADU zoning regulations include the following:

- ADUs created by converting a garage, carport, or covered parking structure does not trigger a requirement for new off-street parking spaces
- No requirements on minimum lot size
- Standard setback requirements are reduced, as follows:
    - Rear yard setback is decreased from minimum 15 feet to not more than four feet
    - Side yard setback is decreased from five feet to not more than four feet

[1] City of Monterey Park. 2020 Chapter 21.50 Accessory Dwelling Units. https://www.montereypark.ca.gov/DocumentCenter/View/11251/09-16-2020-Agenda-Item-4A---Ordinance-adding-Chapter-210-entitled-Accessory-Dwelling-Units-to-the-MPMC?bidId=

- Maximum and minimum square footage for ADUs is established
- Total number of ADUs per lot are limited

Monterey Park also created an ADU use-permit process, which:

- Eliminates owner-occupancy requirements for ADUs (until January 1, 2025 which is when the California law expires)
- Reduces the maximum application review time from 120 days to 60 days
- Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger must be proportional to the relationship of the ADU to the primary dwelling unit
- Authorizes a reasonable construction fee (if applicable) and inspection fee.

Given the increased interest in ADUs in 2021, it is reasonable to assume that the City will permit significantly more ADUs than in previous years. Conservatively assuming that annual permits will average 16 units per year, the City assumed that a total of 128 ADUs will be permitted between 2021 and 2029. Based on SCAG's regional ADU affordability analysis for Los Angeles County, it is assumed that 53 percent of units would be affordable for lower-income, 9 percent would be affordable for moderate-income and 38 percent would be affordable for above moderate-income.

Planning for Remaining RHNA

Table 4-3 shows the remaining RHNA after subtracting units that are pending or approved as of June 30, 2021, and the number of ADUs assumed to be permitted between 2021 and 2029.

Table 4-3 Remaining 2021-2029 Share of Regional Housing Needs for Monterey Park

Income/ Affordability Category	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Lower	2,146	56	68	2,022
Moderate	848	0	12	836
Above Moderate	2,263	173	48	2,042
Total	**5,257**	**229**	**128**	**4,900**

After accounting for units planned and approved as of June 30, 2021 and anticipated ADUs, there is a remaining need of 4,916 units. This total includes 2,038 lower-income, 836 moderate-income, and 2,042 above moderate-income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of 4,916 units.

Residential Sites Inventory

Vacant and Nonvacant Properties

California law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. California law has established "default" density standards in estimating potential units by income range:

- A density standard of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category;
- A density standard of 15 to 29 units per acre (primarily for medium density multi-family developments) would facilitate housing in the moderate-income category; and
- A density standard of 30 or more units per acre (primarily for higher density multi-family developments) would facilitate housing in the lower income category.

Monterey Park's Land Use Element specifies that the City must create a buffer between low-density residential neighborhoods adjacent to higher intensity development. This resulted in the identification of areas suitable for higher density development to act as a buffer between incompatible developments. These areas enable the City to identify numerous sites that have the capacity to allow for more development. Sites identified in Appendix B follow Monterey Park's General Plan Land Use Designations (Table 4-4) and zoning code standards (Table 4-5).

Table 4-4 Monterey Park General Plan Land Use Designations, and Density and Floor-to-Area Ratio Standards

Land Use Designations	Primary Uses	Other Permitted Uses	Residential Density	Floor-to-Area Ratio
Low Density Residential	One residential unit per lot, with private open space	Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre	None
Medium Density Residential	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre	None
High Density Residential	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0	None
Mixed Use	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.	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	No density maximum to provide flexibility in unit types and sizes.	1.50 FAR per 50 feet - 2.50 FAR/ per 75 feet

Table 4-5 Monterey Park Zoning Districts and Density and Floor-to-Area Ratio Standards

Zoning Districts	Allowable Uses	Residential Density	Floor-to-Area Ratio
R-1	Low density residential units with one dwelling permitted per legal lot	Up to 8 du/ac	None
R-2	Medium density residential housing either as attached or detached multi-family units	Up to 16 du/ac	None
R-3	High density residential housing either as attached or detached multi-family units	Up to 25 units per acre	None
MUI	Residential uses, retail uses such as restaurants, and non-retail uses such as professional and medical offices	30-50 units per acre (depending on provision of pedestrian amenities and geographic location)	0.65 to 2.25 (depending on provision of pedestrian amenities and geographic location)
MUII	Residential uses, retail uses such as restaurants, and non-retail uses such as professional and medical offices	12-30 units per acre (depending on provision of commercial uses)	0.5 -1.25

When identifying potential capacity for more development, Geographic Information Systems (GIS) data was used to identify vacant and nonvacant properties within the city. Nonvacant parcels were chosen as sites likely to be redeveloped during the next eight years based on the parcel's Improvement-to-Land Value ratio of less than 1.0 (i.e., improvements on site are worth less than the value of the land), the parcel's existing use vs. zoned use, age of structure, floor area ratio, and ownership patterns (i.e., if contiguous parcels have one owner, they are more likely to be consolidated and redeveloped). The parcels in the city were reviewed to eliminate those unlikely to be redeveloped in the near term, such as parcels containing medium to larger size apartment buildings or condominiums and parcels with newer structures.

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed 75 percent of the maximum allowable density of all parcels, instead of the full development potential allowed under the applicable zoning district. For the sites designated for mixed-use, the allowable density was assumed to be 35 dwelling units per acre (du/ac) and would be developed with both residential and commercial uses. These assumptions are based on development trends in the city that show mixed-use projects reaching densities between 50 and 70 dwelling units per acre. These historical regional development patterns and are necessary to accommodate for a variety of site-specific constraints that would reduce the ability for property owners to meet the maximum allowed density allowance. For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot.

A total of 5,262 residential units can be accommodated on vacant and nonvacant sites in the city based on residential densities and floor area ratio standards per existing land use designations and zoning districts. The sites are located in the following General Plan land use designations: Low Density Residential (LDR), High Density Residential (HDR), and Mixed Use (MUI and MUII) and the following zoning districts: R-1, R-2, R-3, MUI and MUII.

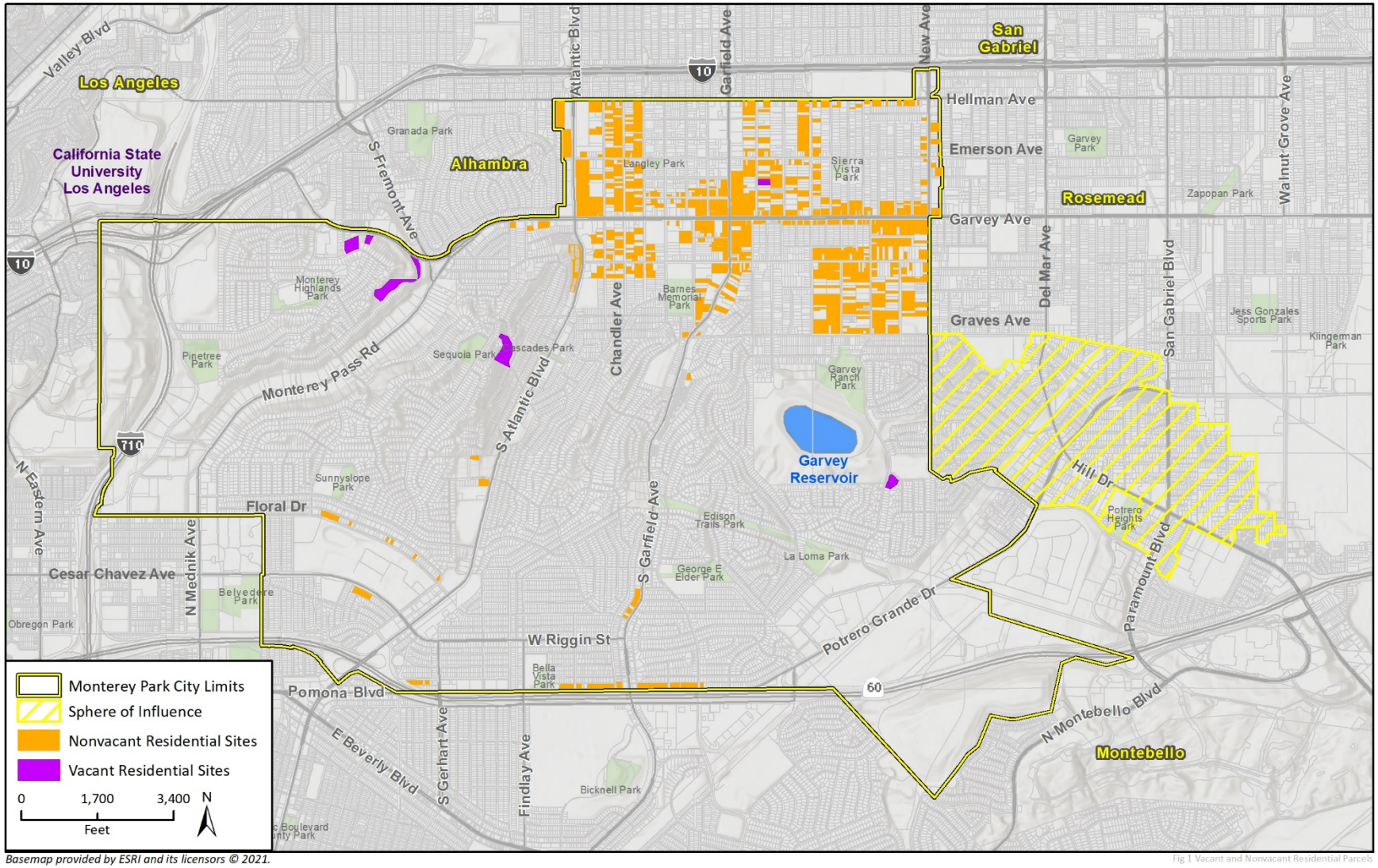
Monterey Park is largely built out and will predominately rely on redevelopment of nonvacant sites in the city to meet its RHNA allocation. A majority of sites identified on the Sites Inventory are zoned R-3, which has a maximum density of 25 du/ac. This zoning district does not reach the default

density of 30 du/ac to facilitate lower income units. Therefore, the City will consider amending the Monterey Park Municipal Code to allow 30 du/ac in the R-3 zone to accommodate the City's lower income RHNA (Program 5). Lower income units would be accommodated in R-3 and Mixed-Use zones. Figure 4-2 identifies the location of the vacant and nonvacant residential sites.

Higher density neighborhoods can support a variety of housing types and can increase higher potential housing capacity. Monterey Park's Sites Inventory utilizes lot consolidation of smaller sites to meet its RHNA requirement for lower income units. Monterey Park's 2020 Land Use Element states the need to develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects. Various programs within this housing element, including efficient permit processing (Program 5) and flexible development standards (Program 8), will also provide incentives for lot consolidation to facilitate larger developments with higher unit counts.

If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. As shown on Appendix B, approximately seven percent of lower income units are located on vacant sites, while approximately 93 percent are located on nonvacant sites. This is a result of Monterey Park being a predominately built out city with limited available vacant land. Nonvacant sites with residential and nonresidential uses are prioritized on the Sites Inventory if the existing structure are older, if the floor area ratio is low, and if the improvement-to-land value ratio is less than one. Other sites that do not meet these thresholds were included due to the likelihood of developer interest or property owner intent to redevelop or increase the intensity of a site.

Figure 4-2 Vacant and Nonvacant Residential Sites



Basemap provided by ESRI and its licensors © 2021.

Fig 1 Vacant and Nonvacant Residential Parcels

Adequacy of Residential Sites Inventory in Meeting RHNA

Monterey Park anticipates meeting its RHNA requirements for the October 2021 through October 2029. Changes to the Zoning Map is not required for Monterey Park to accommodate any shortfall of sites; however, the City will consider amending the Monterey Park Municipal Code to allow 30 du/ac in the R-3 zone . The Sites Inventory shows a surplus of 324 lower income units, approximately 16 percent above the RHNA allocation after subtracting RHNA credits. The City's lower-income RHNA will be met through underutilized nonvacant sites. Moderate and above moderate income RHNA allocation will be met through vacant and underutilized nonvacant units. The results of the residential sites inventory is presented in Table 4-6.

Table 4-6 Monterey Park Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	2,146	848	2,263	5,257
Planned and Approved Units	56	0	173	229
ADUs Anticipated	68	12	48	128
Remaining RHNA	2,022	836	2,042	4,900
Units on Vacant Sites	36	0	64	100
Units on Nonvacant Sites	2,310	873	1,979	5,162
Total Units	2,346	873	2043	5,262
Total Unit Surplus	324	37	1	362

Recycling Trends

Most properties in Monterey Park are developed; any recent development relies on redevelopment (or "recycling") of underutilized properties or underperforming commercial sites, and consolidation of existing small lots. Examples of recent recycling trends include the following:

- The proposed project located at 130-206 South Chandler consists of a consolidation of three parcels (APNs: 5157-004-021, -020 and -019) to construct a 40-unit mixed-affordable senior housing development. The existing lot located at 206 S Chandler Avenue is 17,760 square feet and currently contains 8 residential units. The adjacent lots located at 130 and 202 S Chandler are 8,160 and 9,600 square feet, respectively, and have remained vacant for over 10 years. Combined, the 3 lots will comprise a total area of 35,520 square feet. The proposed development will reflect a change in density from 10 units per acre to 49 units per acre.
- The proposed project located at 420 North Atlantic Boulevard seeks to construct a 5-story 154,048 square foot mixed-use development including 102 hotel rooms, a 4,061 square foot restaurant and 84 residential units. Previously, the site was developed with a two-story, 16,226 square foot motel built in 1978, and a 15-unit two story apartment building built in 1961. The proposed mixed-use project will utilize an adjacent vacant parcel and encompass

a total lot area of 1.7 acres. The proposed development will reflect a change in residential density from 9 units per acre to 49 units per acre.

- Whitmore Villas is a proposed project located toward the northeast border of Monterey Park at the corner of N New Ave and Whitmore Street. The project would create 82,707 square feet of residential and a 63-unit condominium complex. In addition, the development would construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces, which would exceed the City's parking standards. Before 2018, the site was a school that closed in 2017. That previous development was demolished in 2018, and the entire site was rough graded .
- Celadon is a proposed project located in the downtown area of Monterey Park, at the southeast corner of Garfield and Garvey Avenues. The project would create 71,366 square feet of retail/commercial and restaurants and a 109-unit condominium complex. Residential units will be located on the 3rd thru 5th floors of the proposed building. The property is 95,428 square feet in size and consists of six parcels. The site currently includes a row of single-story retail stores facing Garvey Avenue, a City-owned paved parking lot, a dentist's office, a 16-unit apartment building, and a vacant lot. The proposed development will reflect a change in density from 16 units per acre to 69 units per acre.
- The 808 West Garvey Avenue proposed project is located at the southwest corner of Garvey Avenue and Atlantic Boulevard. The project will have two levels of restaurant and retail/commercial spaces, 148 hotel rooms, 98 residential apartment units, and 444 parking spaces. Currently, four of the seven properties are vacant, and three are developed with vacant dilapidated residential dwellings. These recycling activities have taken place since the certification of the 5th cycle Housing Element and are representative of the conditions within associated small lot consolidation trend within the area. The conditions and characteristics of the underutilized, and non-performing commercial sites identified in Figure 4-2 are similar to those that have gone through redevelopment in recent years.

Given current development trends, the City anticipates further interest in recycling activities of small lots and underperforming commercial sites at densities similar to those achieved by the projects listed above. Therefore, it can be reasonably assumed that further redevelopment would occur on nonvacant sites identified in Figure 4-2.

Recycling activities are also likely to occur on sites zoned for mixed-use. Development trends in the city show that a vast majority of mixed-use zoned projects have a residential component with a marginal representation or square footage being devoted to commercial use. None of the proposed mixed-use zoned projects are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue to occur in areas zoned mixed-use to accommodate both residential and non-residential uses. To continue this existing recycling trend with small lots consolidation, the City will consider establishing a lot consolidation program that will further facilitate continued development of residential projects throughout the identified sites in Figure 4-2.

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to the select projects described above, in terms of size, existing conditions and uses. Recycling units is desirable to help achieve the Legislature's goal of alleviating California's identified housing crisis. According to California's Department of Housing and Community Development, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing

production continues to fall far below the projected need of 180,000 additional homes annually.[2] The lack of supply and high rent costs suggests that unit recycling activities is a method to consider when addressing housing needs.

Availability of Infrastructure and Services

The City is committed to a number of actions and expenditures to provide infrastructure and enhancements to support and facilitate new development. The City's Budget for all operations in Monterey Park ensures that maintenance and improvement of the City's infrastructure which includes the design, construction, repair and maintenance of public land, roadways, sidewalks, sewers, and storm drains; public buildings and structures; water production, storage and delivery facilities; the repair and maintenance of City vehicles and equipment; and transportation services. The existing infrastructure system may require minor upgrades to address age and condition-related issues. New construction would be located in areas served by existing infrastructure.

Wastewater System

Monterey Park adopted a 2014 Wastewater Collection System Master Plan. Densification of existing land uses will increase the wastewater generation for the areas of the city where the growth will occur, but that is not envisioned to be widespread. It documents how the sewer system is over 100 years old and consists of 126 miles of sewer pipelines and 2,498 manholes. The mainline sewers range in size from 8" to 15" pipe.[3]

These lines collect more than two billion gallons of raw sewage annually and convey it out of the city. While these lines are cleaned annually, they are also monitored and evaluated to determine if repairs or additional lines are warranted as the city residential and business footprint grows. In 2013, the City conducted video inspection to 35% of the sewer lines. The video shows the sewer pipes in very poor condition and estimated $12.8 million to repair. The remaining 65% of the sewer pipelines are in need of inspection and will likely show more costly repairs needed. The City's Public Works Department causes all wastewater lines to be cleaned once a year. In areas known to accumulate grease deposits, the lines are cleaned more frequently (every six weeks, three months, or six months.) The City uses a Vactor vehicle that uses high-pressure water to clean the sewer lines. This system is monitored on an ongoing basis.

Potable Water System

Monterey Park's Water Utility Division is responsible for producing and distributing the City's potable water supply and the maintaining of all water system facilities. The City adopted a Water Master Plan in 2012 and updated this plan in 2016. The Water Master Plan addresses projected water supply and demand over a 20-year period in five-year increments. Monterey Park's Water Utility Division determined that it has adequate water supplies, including recycled water, for existing

[2] California Department of Housing and Community Development. 2020. Addressing a Variety of Housing Challenges. https://www.hcd.ca.gov/policy-research/housing-challenges.shtml.
[3] City of Monterey Park. 2021. Wastewater Collection System Master Plan. https://www.montereypark.ca.gov/DocumentCenter/View/2586/2014-Wastewater-Collection-System-Master-Plan-Update-PDF.

and future demands in normal, dry, and drought years. The Water Master Plan establishes a water conservation program to encourage the efficient use of water resources.

Monterey Park obtains its potable water supply through groundwater wells in the Main San Gabriel Basin and imported water from the San Gabriel Valley Municipal Water District. The City's water system supplies water to over 95% of Monterey Park's residents and businesses.[4] Private water companies service the remaining portions of the city. The water quality in the City's system is closely regulated by federal, state, and county agencies. The water system consists of:

- 5 treatment facilities
- 11 pumping stations
- 12 deep wells located near the Rio Hondo River
- 14 storage reservoirs
- 134 miles of water main
- 1,000 fire hydrants
- 13,400 water meters

The 2020 Urban Water Management Plan[?] found that Monterey Park can rely on the Main San Gabriel Basin for adequate water supply over the next 20 years under single year and multiple year droughts. Monterey Park will update the Urban Water Management Plan every five years.[5]

Storm Water System and Drainage System

The City of Monterey Park has approximately 735 catch basins or point of entries into the system.[6] These storm drains channel water and other materials directly to the ocean. Monterey Park developed a rigorous program to stop dumping and discharging of hazardous materials into storm drains. The City installed approximately 70 catch basin trash capture devices to the City's catch basin systems to help reduce the amount of trash entering the storm drain systems.

The National Pollutant Discharge Elimination System (NPDES) permit program is designed to monitor, reduce, and control the amount and type of pollutants that enter the storm drainage system. As required by California law, Monterey Park implements a Drainage Area Management Plan and Local Implementation Plans (LIP) to manage urban runoff and preserve predevelopment hydrology.

Circulation System

The Circulation Element of the Monterey Park General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized

[4] City of Monterey Park. 2021. Wastewater Collection System Master Plan. https://www.montereypark.ca.gov/DocumentCenter/View/2586/2014-Wastewater-Collection-System-Master-Plan-Update-PDF.
[5] City of Monterey Park .2021. Water. https://www.montereypark.ca.gov/608/Water.
[6] City of Monterey Park. 2021. Storm Water Pollution/NPDES. https://www.montereypark.ca.gov/505/Storm-Water-Pollution-NPDES.

travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

Monterey Park's primary arterials include Atlantic Boulevard, Garfield Avenue, New Avenue, Potrero Grande Drive/Pomona Boulevard, and Cesar Chavez Avenue. These streets provide access to all areas of the community and link residents to the freeway. The minor arterials in Monterey Park serve the major employment centers and connect neighborhoods on the city's east side to Downtown. Collectors draw traffic from the local neighborhood to the streets to the arterial road network. Because of its location adjacent to three major freeways, the City's street system accommodates many pass-through trips.

Dry Utilities

Southern California Edison is responsible for supplying electricity to the city and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the city. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

Environmental Constraints

As part of the 2019 General Plan Update, the City certified a FEIR that evaluates the potential impacts of future developments and increases in population and employment. Environmental clearance for future development projects may tier from this FEIR, thereby expediting the approval process. Mitigation measures are set forth in the FEIR, and include measures to minimize impacts associated with potential flooding, and other environmental constraints.

Financial Resources for Affordable Housing

Affordable housing development programs in Monterey Park includes mixed-use projects, critical residential maintenance, rental rehabilitation, and first-time homebuyer programs. The City administers the Community Development Block Grant program and Home Investment Partnership Program which rely primarily on financial funding from the federal government. Public/private partnerships are also formed in support of these programs[7].

Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

[7] City of Monterey Park. 2021. Preliminary Budget. https://www.montereypark.ca.gov/ArchiveCenter/ViewFile/Item/959.

- Benefit to low-and moderate income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Monterey Park uses CDBG funds to stabilize neighborhoods and preserve and upgrade the existing housing stock.

Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

The City participates in the LA County HOME Consortium. Los Angeles County receives an annual formula allocation of HOME funds that can be used to promote affordable housing in the County through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance.[8] Monterey Park allocated approximately $278,000 in HOME funds annually in 2019-2020.[9] The City uses HOME funds primarily for Rental Assistance.

Administrative Resources

This section describes administrative resources available to Monterey Park. These include building, code enforcement, housing programs, and partnerships with nonprofit organizations that help Monterey Park achieve the goals and objectives laid out in this Housing Element.

[8] Los Angeles County Development Authority .2020. One-Year Action Plan. http://file.lacounty.gov/SDSInter/bos/supdocs/145960.pdf.
[9] City of Monterey Park. 2020. Consolidated Plan. https://www.montereypark.ca.gov/DocumentCenter/View/10726/PUBLIC-NOTICE?bidId=.

City of Monterey Park Planning Division

The Planning Division of the Public Works Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council, Planning Commission and Design Review Board formulating and administering plans, programs, design guidelines and legislation for guiding the City's development in a manner consistent with the community's social, economic and environmental goals.

The Planning Division is tasked with ensuring that land uses in Monterey Park comply with City codes, the General Plan, City Council and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans, and conducting special land use studies as directed by the City's Planning Agency.

County of Los Angeles

The County of Los Angeles administers a number of housing programs on behalf of the City of Monterey Park. These include the HOME program, Mortgage Credit Certificate Program, and Section 8 Housing Choice Voucher Program.[10]

Nonprofit Organizations

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Before it was dissolved by the state of California in 2012, the Monterey Park Redevelopment Agency previously facilitated an increase to the supply of housing available to persons of low and moderate incomes. Since 1997, the Agency was successful in developing 248 new affordable housing units through private/public partnerships. These developments included the following:

- TELACU Housing – Monterey Park, Inc.
- Abajo del Sol
- Pacific Bridge Developmentally Disabled Housing
- Monterey Park Senior Village.

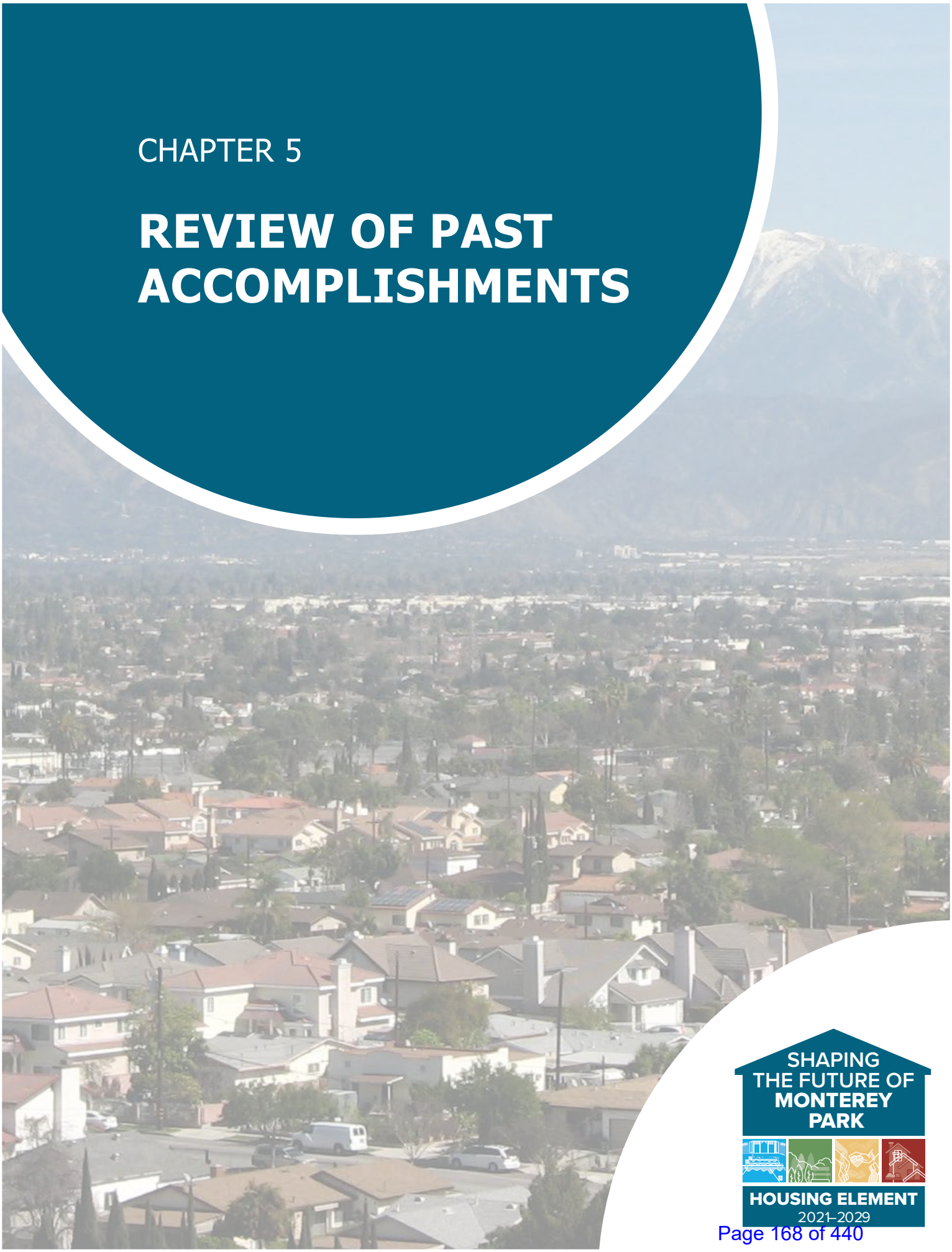
The City will continue to work with nonprofit organizations to foster relationships that will further support housing resources in the city.

[10] Los Angeles County Development Authority. 2021. https://wwwa.lacda.org/for-homeowners/homebuyer/mortgage-credit-certificate-program

This page intentionally left blank.

CHAPTER 5

REVIEW OF PAST ACCOMPLISHMENTS



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

5. Review of Past Accomplishments

This section evaluates the effectiveness of the housing programs adopted in the 2014-2021 Housing Element in delivering housing services and assistance to the Monterey Park community. Table 5-1 summarizes the City's progress toward meeting the previous 2014-2021 RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. Unlike the vast majority of cities in the Los Angeles region, Monterey Park exceeded its RHNA: more than two times its allocation was constructed. Over 90 percent of the newly constructed housing units were above moderate-income. Six percent of the housing units were low-income, very low income, or extremely low-income. The remaining 3 percent were moderate-income units.

Table 5-1 Quantified Housing Objectives (2014-2021)

	New Construction to Meet Regional Housing Needs Assessment		Rehabilitation		Conservation/ Preservation	
	Objectives	Actual	Objectives	Actual	Objectives	Actual
Extremely Low-Income	92	155	60	77	134	154
Very Low-Income	100				135	
Low-Income	128		60		0	
Moderate-Income	142	67	0		0	
Above Moderate-Income	308	2,357	0	4	0	0
Total	**770**	**2,579**	**120**	**81**	**269**	**154**

Table 5-2 provides a detailed program-level assessment of housing accomplishments during the previous 2014-2021 Housing Element planning period.

Table 5-2 Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 1: Conserving and Improving Existing Affordable Housing.			
1	Single-Family Residential Rehabilitation	1. Provide 6-7 rehabilitation loans annually to assist eligible homeowners in completing repairs to existing single-family housing units, for a total of 55 households to be assisted over 8 years. 2. Continue to provide information regarding rehabilitation standards, preventive maintenance, and energy conservation. 3. Promote energy efficiency improvements to households participating in rehabilitation programs.	1. Over the 8-year planning period, the City assisted 21 eligible homeowner's in completing repairs. A combination of an interest-bearing loan and the COVID-19 pandemic resulted in the completion of fewer loans than projected. Information about the City's rehabilitation loan program is placed at City Hall permit counters and is posted on the City's website. In April 2017, the City amended its Residential Rehabilitation Program to incentivize housing applicants by reducing the owner-occupant loan interest rate from 3% to 0% and increasing the loan amount available from $30,000 to $75,000. 2. The City continues to provide information to property owners and landlords regarding rental rehabilitation standards, preventative maintenance, and energy conservation on its website: https://www.montereypark.ca.gov/228/Housing 3. The City continues to provide information on programs available to residents including those programs offered by Southern California Edison and the U.S. Department of Energy. Moreover, the City's housing rehabilitation loan program requires that all appliance and major system replacements (windows, heating, air, water heater, etc.) meet energy efficiency standards. **Continued Appropriateness:** Improving the city's housing stock is an important goal of the community. This program is included in the 2021-2029 Housing Element.
2	Affordable Housing Incentives	1. Rehabilitate rental units to maintain or create 20 affordable units over the next 8 years. 2. Continue to provide information to property owners and landlords regarding rental rehabilitation programs. 3. Ensure that energy efficiency improvements are included in rental rehabilitation projects.	1. In 2015, 6 rental affordable housing units were constructed. 2. The City continues to provide information to property owners and landlords regarding rental rehabilitation programs on its website, https://www.montereypark.ca.gov/236/Residential-Rehabilitation-Program, as well as through flyers distributed through the City's water bill. 3. All City-funded rental rehabilitation projects are brought up to energy efficiency standards as part of the project scope of work.

Program	Program Name	Objectives	Progress and Continued Appropriateness
			Continued Appropriateness: Encouraging the development and maintenance of affordable housing is an essential goal of the City. This program is included in the 2021-2029 Housing Element.
3	Code Enforcement	1. Provide proactive code enforcement activities	1. Since 2014, the City's Code Enforcement Division is responsible for citations related to substandard housing issues. In the fiscal period of 2016 to 2017, 0 inspections were conducted in the CDBG area. In the fiscal period of 2017 to 2018, code enforcement identified 2 single-family dwellings in substandard condition and from 2019 to present have had 44 cases of substandard housing. **Continued Appropriateness:** Maintaining the condition of existing housing stock through code enforcement to ensure the health and safety of Monterey Park residents is critical. This program is included in the 2021-2029 Housing Element.
4	Conservation of At-Risk Housing	1. Annually monitor the status of the 245 housing units that are at risk of converting to market-rate during the 2013-2021 Housing Element. 2. Monitor Section 8 Housing Choice Voucher legislation and provide technical assistance to nonprofit property owners as necessary. 3. Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the city.	1. The City actively monitors the status of its 245 affordable housing units at risk of converting to market rate. 2. Discussions are underway for potential financing that would provide continued affordability covenants. Staff has monitored potential funding for Section 8 Housing Choice Voucher through the Los Angeles County Community Development Commission (LACCDC) State Department of Housing and Community Development (HCD) and Housing Urban Development (HUD) at least once a year. 3. During 2018, the City pursued projects with the one property identified as "at-risk" (Golden Age Village). In addition, staff have attended housing related workshops and conferences regarding potential funding sources and have become familiar with recent housing policies and progressive programs. The Community and Economic Development Department actively explores funding opportunities to assist their housing programs. The Community Development Department Coordinator attends local and regional meetings. **Continued Appropriateness:** The preservation of at-risk affordable housing units and identifying opportunities for expanding the affordable housing stock is necessary in maintaining housing options throughout the city. This program is included in the 2021-2029 Housing Element.

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 2: Remove or reduce governmental constraints on affordable housing development.			
5	Efficient Permit Processing	1. Continue to offer a streamlined development process and periodically review departmental processing procedures to ensure efficient project processing. 2. Prioritize affordable and special needs housing for processing. 3. Review the Monterey Park Municipal Code (MPMC) within 2 years of adoption of the Housing Element to ensure compliance with State law related to zoning for transitional and supportive housing. As needed, modify zoning to be in compliance with Government Code Section 65583(a)(5) to permit transitional and supportive housing, as defined in Housing Element Law, in zones allowing residential uses as a residential land use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	1. To streamline development review, the Planning Division has implemented a policy to process plan checks within 72 hours, site plan reviews within two weeks and over-the-counter plan reviews as often as possible. 2. The City did not receive any affordable and special needs housing project applications for processing between 2017-2019. However, should an application be submitted, the City will use all available resources to expedite the processing of such building permit applications. 3. On May 6, 2015, the City updated its zoning ordinance to allow for transitional and supportive housing as follows: (A)Sober living facilities with 6 or less persons are permitted within R-1, R-2, and R-3 zones; and (B) supportive housing, licensed for 7 persons is permitted subject to approval of a conditional use permit within the R-3 zone. Additionally, in 2017, the City amended the MPMC to allow for secondary units pursuant to Government Code Section 65852.2. **Continued Appropriateness:** The City will continue to promote efficient permit processing to increase affordable housing development throughout the city. This program is included in the 2021-2029 Housing Element.
6	Density Bonuses	1. Continue to comply with California law requirements for density bonuses as a means of facilitating affordable housing development 2. Encourage the development of pedestrian linkages in mixed-use developments to foster a safe and active downtown and provide options for increased density. 3. Continue to provide regulatory incentives to developers of senior citizen housing through the Senior Citizen Housing Overlay Zoning.	1. The MPMC currently provides regulatory incentives, including density bonuses, to developments. 2. The City adopted a Pedestrian Linkages Plan in 2004 includes a density bonus that encourages high density residential development within the city's downtown. 3. The City has maintained the Senior Citizen Housing Overlay zone that encourages high density housing. No new projects have been constructed within a Senior Citizen Housing Overlay zone from 2013-2021. All of the City's Senior Citizen Housing Overlay zones are built-out with existing senior citizen housing. However, redevelopment of aging facilities with more senior facilities continues to be encouraged. **Continued Appropriateness:** The City will continue to provide density bonus incentives for future Mixed-Use developments. This program is included as part of the Affordable Housing Development Incentives Program in the 2021-2029 Housing Element.

Program	Program Name	Objectives	Progress and Continued Appropriateness
7	Extremely low-Income and Special Needs Housing	1. Continue to allow the establishment of transitional and supportive housing that functions as residential uses in residential zones consistent with similar residential uses. 2. Continue to permit emergency shelters by right in the Office-Professional (O-P) Zone, consistent with MPMC regulations.	1. On May 6, 2015, the City updated its zoning ordinance to allow for transitional and supportive housing as follows: (A) Sober living facilities with 6 or less persons are permitted within R-1, R-2, and R-3 zones; and (B) supportive housing, licensed for 7 persons is permitted subject to approval of a conditional use permit within the R-3 zone. 2. The Monterey Park zoning regulations continue to permit emergency shelters by right within the Office-Professional (O-P) Zone. **Continued Appropriateness:** Ensuring adequate housing is available and accessible for extremely low income and special needs groups is an important goal of the community. This program is included in the 2021-2029 Housing Element.
8	Water and Sewer Service Providers	1. Immediately following adoptions, staff will deliver the Monterey Park Housing Element to all providers of sewer and water services within the City of Monterey Park.	1. City staff delivered the Monterey Park Housing Element to all providers of sewer and water service with the City of Monterey Park. **Continued Appropriateness:** This Objective is complete. This program is not included in the 2021-2029 Housing Element.
Goal 3: Provide Adequate housing by location, type of unit, and price to meet existing and future needs of city residents.			
9	Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	1. Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties. 2. Update the vacant and underutilized residential sites inventory. 3. Provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners. 4. Establish a process to monitor project approvals and affordable housing construction. 5. Annually evaluate the effectiveness and appropriateness of available incentives and programs in encouraging the development of identifiable sites,	1. The City of Monterey Park zoning regulations currently allow for higher densities with mixed-use and senior housing developments. 2. Annually, the vacant and underutilized residential sites inventory is updated. 3. On an ongoing basis, planning staff provides technical assistance to potential owners and developers of low-income projects. 4. During 2017, the City procured the services of a housing consultant to assist in the monitoring of affordable housing activities including new construction. A process for monitoring was drafted in 2018. 5. The City continually evaluates the effectiveness of its programs and makes changes as needed to incentivize program participants by evaluating the current available housing funds resources, available sites and interest of non-profit and for-profit developers. **Continued Appropriateness:** The City will continue to proactively monitor vacant sites to accommodate the regional fair share of housing growth. This program is included in the 2021-2029 Housing Element.

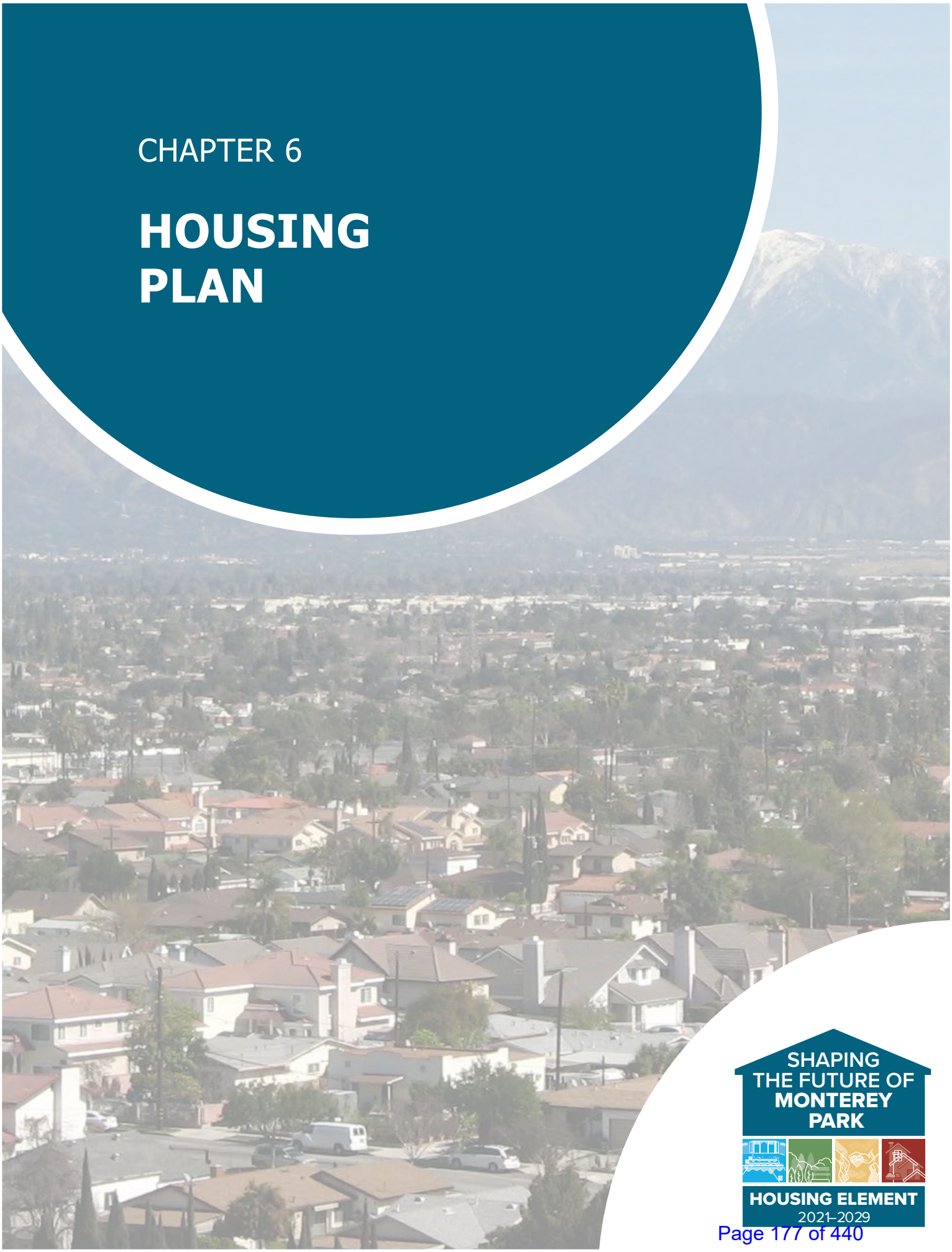
Program	Program Name	Objectives	Progress and Continued Appropriateness
		particularly for housing affordable to lower-income households.	
10	Mixed-Use Sites	1. Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects. 2. Continue to provide marketing materials on the City's website that delineate site opportunities for mixed-use development, update the website periodically to reflect new development opportunities and provide technical assistance for interested developers. 3. Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners. 4. Meet with potential developers to discuss affordable housing development opportunities within the Mixed-Use I and Mixed-Use II areas.	1. The City of Monterey Park adopted an updated Land Use Element in 2020 that includes a policy encouraging a mix of commercial and residential uses in the Mixed-Use (MU) land use designation. 2. City staff continues to encourage and promote mixed-use developments. The City's website provides information on mixed-use development, development incentives and financial resources. 3. In 2017, a mixed-use project that would develop a hotel, commercial/retail space and 84 market rate residential units was approved by City Council that involved lot consolidation. 4. The City was contacted by one developer to discuss affordable housing development opportunities during the previous planning period but there were no sites that met their need. **Continued Appropriateness:** The City of Monterey Park will continue to seek opportunities for Mixed-Use development and promote residential development. The objectives of this program is included in the 2021-2029 Housing Element.
11	Second Units	1. Continue to allow second units as a permitted use in all residential land use categories on parcels with existing single-family homes.	1. On September 2, 2020, the City updated its zoning regulations to govern accessory dwelling units. The goals of the regulations are to remove and reduce governmental constraints related to the development of accessory dwelling units. **Continued Appropriateness:** This Objective is complete. This program is not included in the 2021-2029 Housing Element.

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 4: Assist in the provision of housing that meets the needs of all economic segments of the community.			
12	Affordable Housing Development Incentives	1. Continue to address the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing. Continue to provide financial assistance through participation in the HOME and CDBG programs. Continue to offer a variety of development incentives to encourage affordable housing development.	1. Due to limited HOME funds and staffing resources the city is unable to actively pursue developers of affordable housing. However, the City does provide opportunities through density bonus programs to assist developers. **Continued Appropriateness:** Despite the lack of HOME funding, the City will continue to provide affordable housing incentives. This program is included in the 2021-2029 Housing Element.
13	Section 8 Rental Assistance	1. Continue to support for efforts to increase Section 8 Housing Choice Voucher funding to address the significant issue of renter overpayment.	1. This program is administered by the Los Angeles County Development Authority (LACDA). **Continued Appropriateness:** The City will continue to work with LACDA to provide Section 8 Rental Assistance. This program is included in the 2021-2029 Housing Element.
Goal 5: Promote equal housing opportunities for all residents.			
14	Fair Housing and Tenant/Landlord Counseling	1. Continue to work with the Housing Rights Center to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services to achieve fair housing goals.	1. The City contracts with the Southern California Housing Rights Center to provide tenant/landlord services. One hundred and thirty-three households were assisted in 2020. **Continued Appropriateness:** The City will continue to offer tenant and landlord counseling service to increase fair housing opportunities throughout the city. This program is included in the 2021-2029 Housing Element.
15	Reasonable Accommodation	1. Continue to provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities.	1. Monterey Park's zoning regulations govern reasonable accommodations by providing reasonable adjustments to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the city. **Continued Appropriateness:** This Objective is complete. This program is not included in the 2021-2029 Housing Element.

This page intentionally left blank.

CHAPTER 6

HOUSING PLAN



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

6. Housing Plan

The Housing Plan identifies the City's housing goals, policies, and implementing programs. The overall strategy is to present a balanced and diverse array of programs that cover the following five themes:

1. Conserving and Improving Existing Housing
2. Removing Barriers to Housing Development
3. Providing Adequate Housing Sites
4. Assist in the Development of Affordable Housing
5. Promoting Fair Housing Practices

Each of these themes addresses the following major issue areas: construction, conservation, rehabilitation, and administration.

The Housing Plan seeks to address community needs as identified in Chapter 2, Housing Needs Assessment, patterns of segregation and barriers that restrict access to opportunity for protected classes as identified in Appendix C Affirmatively Furthering Fair Housing, and governmental constraints as identified in Chapter 3. Programs from the 2012-2021 Housing Element have been carried forward where applicable, as identified in Chapter 5, Review of Past Accomplishments.

Conserve and Improve Existing Housing

The City must preserve and utilize the existing housing stock to avoid a degree of physical decline that will require significant rehabilitation effort to restore quality and value in the future. In addition, it is important to conserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

Goal One

Conserve and improve existing affordable housing by maintaining and preserving the City's housing supply through various funding sources, implementation programs, and advisory bodies.

Policy 1.1

Encourage the rehabilitation of substandard residential properties by property owners.

Policy 1.2

Promote investment of public and private resources to reverse neighborhood deterioration trends where they may occur.

Policy 1.3

Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households.

Policy 1.4

Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes as long-term affordable housing.

Policy 1.5

Work to preserve existing affordable low-income housing in the city that is considered at risk of converting to non-low-income use.

Policy 1.6

Pursue initiatives that allow for increased home ownership of single-family residences, townhomes, and condominiums.

Program 1: Residential Rehabilitation Program

The City is committed to maintaining and monitoring housing conditions amongst vulnerable and extremely low-, very low-, and low-income populations. The City will continue to implement the Residential Rehabilitation Program which offers financial assistance through grants and loans to qualified low- and moderate-income households to repair or improve their homes. The City will identify and partner with advocacy groups to expand existing resources and help improve housing conditions among the vulnerable and low-income communities, as housing stock ages and the need for rehabilitation assistance increases. This program includes the Acquisition and Rehabilitation Program, which offers financial incentives to developers and property owners for the acquisition, rehabilitation, and/or development of affordable housing units. Incentives may be provided to all types of affordable housing permitted by the federal HOME Program, such as permanent housing, transitional housing, and group homes. The rehabilitated units are then required to remain affordable for minimum of 15 years. This program also includes an active code enforcement program to maintain safe and sanitary housing.

Objectives and Timeframe

- Investigate funding opportunities to provide rehabilitation services to property owners and vulnerable and low-income communities. Priority will be given to repair and rehabilitate housing identified by the City's Code Compliance Division as being substandard or deteriorating, and which houses lower-income, and in some cases, moderate-income households.
- Annually seek additional funding sources and identify new partnerships to greater expand resources in the city.
- Rehabilitate rental units to maintain or create 20 affordable units over the next 8 years.
- Continue to provide information to property owners and landlords regarding the rental rehabilitation program on the City's website.
- Ensure that energy efficiency improvements are included in rental rehabilitation projects.
- Maintain and improve the quality of the community through the administration of a fair and unbiased enforcement program designed to foster community engagement and correct municipal code violations.
- Promote maintenance of existing housing stock and protection of existing tenants and lower-income households.

- Monitor the code enforcement program annually and implement on an ongoing basis through the remainder of the planning period.

Responsible Agency: Monterey Park Management Services Department; Code Compliance Division – Monterey Park Fire Department; HUD

Funding Sources: Departmental Budget, State and Federal Grants

Program 2: Conservation of At-Risk Housing

The City of Monterey Park will continue to support the preservation of three affordable housing projects that could convert to market-rate during the planning period.

Objectives and Timeframe

- Monitor the status of the three projects eligible for conversion to market-rate before October 15, 2031. The three projects include Golden Age Village, Lions Manor, and Pacific Bridge Adult Residential Facility. Ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers.
- Contact nonprofit housing developers annually to solicit interest in acquiring and managing the properties in the event the three projects or similar projects become eligible for converting to market-rate.
- Continue implementation of neighborhood public improvements and property maintenance.
- Improve the quality of life of low- and moderate-income residents by providing decent housing and a suitable living environment through expanding economic opportunities.
- Monitor this program annually and implement on an ongoing basis through the remainder of the planning period.

Responsible Agency: Management Services Department

Funding Sources: CDBG funds

Remove Barriers to Housing Development

To facilitate housing development, the Housing Element must address and, where appropriate and legally practicable, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following goal and policies are designed to lessen governmental constraints on housing development.

Goal Two

Remove governmental constraints to the provision of housing to the greatest extent feasible.

Policy 2.1

Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.

Policy 2.2

Support housing construction or alterations that meet the needs of residents with special needs such as the elderly, disabled, and families with children.

Policy 2.3

Provide appropriate standards in the Monterey Park Municipal Code (MPMC) to allow and facilitate the development of housing for lower-income and special needs persons.

Policy 2.4

Update the MPMC to facilitate residential and mixed-use development in the community.

Program 3: Efficient Permit Processing

In response to the Legislature's declaration of a housing shortage in the state of California, Government Code § 81560 was amended to restrict local authority identified as limiting housing production. Amendments to Government Code § 81560 changed the Permit Streamlining Act by creating a more ministerial, rather than discretionary, two-step application process. To streamline development review, the Planning Division implemented a policy to process plan checks within 72 hours, site plan reviews within two weeks and over-the-counter plan reviews as often as possible. The City prioritizes review and processing for projects that include units for extremely low-income households and persons with special needs. The City will continue to identify efficiencies for the development process in line with Government Code § 81560 and further streamline the permit process. The City will also coordinate with developers to ensure a timely application and development process.

Objectives and Timeframe

- Continue to offer a ministerial development process and periodically review departmental processing procedures to ensure efficient project processing.
- Prioritize affordable and special needs housing for processing.
- Continue to promote efficient permit processing to increase affordable housing development throughout the city.
- Annually assess the City's permit streamlining process and continue to implement best practices with efficient project review procedures.

Responsible Agency: Planning Division - Public Works Department

Funding Sources: Departmental Budget

Program 4: Housing for Special Needs Populations

The Monterey Park Municipal Code is periodically updated to address a wide range of issues and California and Federal law. The City will continue to monitor its policies, standards, and regulations to ensure that they comply with applicable law. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

Objectives and Timeframe

- Continue to allow the establishment of transitional and supportive housing that function as residential uses in residential zones. If required, amend the MPMC to be in compliance with Government Code §65583(a)(5) to permit transitional and supportive housing in zones allowing residential uses, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- Continue to permit emergency shelters by right in the Office-Professional (O-P) Zone, consistent with MPMC regulations.

- Continue to monitor policies, standards, and regulations, especially in regard to supporting housing developments for vulnerable groups in the city, to ensure that they do not unduly impact persons with special needs.
- Facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development, with the goal of helping develop six special needs units over eight years.
- Review the MPMC within two years after adopting the Housing Element to verify compliance with California law governing zoning for transitional and supportive housing.
- Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing.
- By October 2023, amend the MPMC to allow development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses.
- By October 2023, assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. By October 2023, amend the MPMC, if needed, to comply with all statutes adopted since 2013 to be consistent with Government Code § 65583.
- Continue to implement the MPMC and facilitate requests for reasonable accommodation to land use decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Provide information to residents on reasonable accommodation procedures via the permit counter and the City website.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 5: Flexibility in Development Standards and Fees

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the MPMC to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, without limitation, direct financial assistance, density increases, bulk and dimensional standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

Objectives and Timeframe

- Monitor application of MPMC regulations that may hinder development of new housing and recommend changes that would minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.
- Explore opportunities to offer monetary incentives to promote development of affordable housing projects.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 6: Monterey Park Municipal Code

The MPMC is periodically updated to address changes among a range of issues and California/Federal laws. The City will amend the MPMC as required to maintain consistency with the General Plan Land Use Element. The City will also continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed-use development in the community.

Objectives and Timeframe

- If required, amend the MPMC to ensure consistency with the General Plan Land Use Element by October 2023.
- If required, amend the MPMC by October 2024 to increase the density in the R-3 zone to 30 du/ac and increase the height limit to the extent allowed by City Council authority.
- If required, amend the North Atlantic, Mid Atlantic and Garvey-Garfield Specific Plans and replace them with zone districts consistent with the Land Use Element by October 2023.
- Review multi-family residential parking standards and parking standards in downtown Monterey Park by October 2023 to determine if any changes are necessary to further facilitate housing development.
- If required, amend the MPMC to allow, by right, a mix of multifamily dwelling types and sizes that are compatible in scale and form with detached single-family homes, such as duplexes, triplexes, fourplexes, courtyard buildings, and townhouses within low density residential zones.

Provide Adequate Housing Sites

Monterey Park seeks to encourage the development of new housing for households of all income levels. In pursuit of this goal, the City is required to identify adequate sites within its jurisdiction that can accommodate the City's regional fair share of housing growth, and for providing regulatory and financial incentives for the development of new housing.

Goal Three

Provide adequate housing by location, type of unit, and price to meet existing and future needs of city residents.

Policy 3.1

Encourage a wide range of housing types, prices, and ownership forms.

Policy 3.2

Assist private developers in identifying and preparing vacant land suitable for lower-income and senior citizen housing developments.

Policy 3.3

Promote the development of new housing units designed for the elderly and disabled persons to be near public transportation and community services.

Policy 3.4

Provide adequate and accessible community facilities and services to residential neighborhoods.

Policy 3.5

Implement the Land Use Element and facilitate development of mixed-use residential projects in areas designated for mixed-use near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue, and Pomona Boulevard.

Policy 3.6

Continue to encourage ADUs in any zone where residential uses are permitted.

Policy 3.7

Review specific project developments where monetary incentives may encourage construction of ADUs.

Policy 3.8

Seek to attain maximum leverage of City resources with those of private and non-profit entities on affordable housing projects.

Policy 3.9

Encourage housing constructed expressly for lower and moderate-income households (including extremely low-income households) be located throughout the city.

Program 7: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth

The City was allocated a Regional Housing Needs Assessment (RHNA) of 5,257 units for the 2021-2029 Housing Element planning period. The sites inventory capacity analysis found that existing land use designations can accommodate the RHNA on vacant and underutilized land (see Chapter 4 Housing Resources for more information). There are adequate underutilized sites available to accommodate RHNA without requiring changes to the land use designations or zoning; however, an increase in density in the R-3 zone is necessary to accommodate lower income units and ensure consistency with the General Plan (see Program 6). Future residential growth is expected to occur primarily on underutilized parcels in the northern section of the city along Garvey Avenue, South Garfield Avenue, and South Atlantic Boulevard. The City will also continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

Objectives and Timeframe

- Maintain an ongoing inventory of multi-family residential and mixed-use sites and provide updated information on sites on the City website.
- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory as necessary to maintain accurate information and provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers.
- When approached by affordable housing providers, provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners.
- Establish a process to monitor project approvals and affordable housing construction, such as through an annual review of Planning Permits and/or completion of an annual Housing Element progress report pursuant to Government Code §65400. This process will ensure sufficient residential capacity is maintained to accommodate the RHNA need. Should approvals of development on identified sites result in a reduction of capacity below the residential capacity needed to accommodate the City's remaining need for lower-income households, the City will identify sufficient alternative sites to accommodate an identified shortfall. This annual evaluation will assess development to determine whether sites are being developed for nonresidential uses and will ensure that current processing procedures encourage and facilitate mixed-use or standalone residential development for lower-income households.
- Annually evaluate effectiveness and appropriateness of available incentives/programs in encouraging development of identified sites, particularly for housing affordable to lower-income households. Evaluation should consider criteria such as interest in development, project proposals/approvals, impacts of development costs, and the development of housing affordable to lower-income households. If incentives/programs are not effective in encouraging and facilitating the development of identified sites to provide sufficient opportunities to accommodate the City's share of the regional housing needs throughout the planning period, the City will reassess to develop alternative strategies to encourage and incentivize development.
- Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis.
- Develop measures that encourage affordability by design (e.g., smaller, more efficient and flexibility-design living spaces) by October 2023 as part of the MPMC update.
- Where appropriate, utilize the City's regulatory power (e.g., land use) to encourage development of alternative housing including care facilities for 7+ individuals.
- Evaluate and implement a development fee structure for care facilities based on a per square foot basis rather than per unit basis.

- Encourage innovative housing structures, such as micro-unit housing and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals citywide.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 8: Residential Sites Monitoring Program

Government Code § 65863 helps ensure that cities and counties "identify and make available" additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. The City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City's available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in a shortfall of sites to accommodate the City's remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, consider rezoning sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Objectives and Timeframe

- Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied.
- Actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations.
- Annually monitor the City's remaining housing capacity to ensure compliance with Government Code § 65863.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 9: Sites Used in Previous Planning periods Housing Elements

Government Code § 65583 requires analysis and justification of the sites included in the sites inventory of the City's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per Government Code § 65583, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have

sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Objectives and Timeframe

- The City will consider rezoning or amending the MPMC by October 2023 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing elements inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 10: Mixed-Use Sites

Mixed-use development will add more residential units to the downtown area. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses, will particularly benefit from such opportunities. The Sites Inventory indicates a potential for 2,022 residential units in mixed-use areas primarily along North Atlantic Boulevard, West Garvey Avenue, and North Garfield Avenue.

Objectives and Timeframe

- Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects. By October 2023 the MPMC will be reviewed to determine whether amendments are needed to establish a minimum percentage of residential development in zoning districts allowing a mix of residential and commercial uses.
- Continue to provide marketing materials on the City's website that identify site opportunities for mixed-use. Update website periodically to reflect new development opportunities.
- Continue to facilitate allocation of financial resources (local, private, and government) and offer development incentives, including higher residential densities to projects that include pedestrian linkage amenities and density bonuses to projects that include affordable or senior housing, to encourage the development of mixed-use projects.
- Meet with potential developers annually to discuss affordable housing development opportunities within the areas designated by the General Plan Land Use Element as Mixed Use. If development is not occurring or existing development standards and incentives are not effective in encouraging and facilitating housing development, particularly for lower-income households, then the City will evaluate and make recommendations as appropriate to provide additional incentives or modify development standards to further encourage these uses.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 11: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) offer an additional source of affordable housing to homeowners and the community. The MPMC permits ADUs in any zone where residential uses are permitted, on parcels that contain an existing single-family or multi-family dwelling. The MPMC establishes development standards for ADUs, which are consistent with California law.

Objectives and Timeframe

- Continue to allow ADUs as a permitted use in all residential land use categories on parcels with existing single-family homes.
- Consider monetary incentives for ADU's under certain conditions that must be met and review on an annual basis.
- Support the City's effort for alternative forms of affordable housing with the goal of achieving 128 ADUs over eight years.
- Annually monitor provisions made to ADU legislation and amend the MPMC as necessary to ensure compliance with California law.
- Annually monitor ADU production and affordability on a bi-annual basis.
- Perform a review of ADU trends every two years and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, consider implementing additional action(s) every six months depending on the severity of the gap. Additional actions could include consideration of public outreach efforts, ADU incentives, and/or rezoning to bridge the gap.

Responsible Agency: Planning Division – Public Works Department

Funding Sources: Departmental Budget

Program 12: Lot Consolidation

The City will encourage the consolidation of small parcels to facilitate larger-scale developments compatible with existing neighborhoods, which will expand opportunities for additional affordable housing.

Objectives and Timeframe

- Continue to make available an inventory of vacant and nonvacant properties to interested developers.
- Identify sites where potential consolidation can happen based on current site usage and ownership.
- Provide financial and procedural incentives for property owners to consolidate smaller lots for larger development projects. Incentives could include reduced development fees, increased allowable density, decreased parking ratio requirements, modification to

commercial floor area ratio in mixed-use zones, reduced setbacks, and increased lot coverage and height allowance.

- Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners. Technical assistance includes land development counseling by City planners.

Responsible Agency: Planning Division – Public Works Department and Management Services Department

Funding Sources: General Fund

Program 13: Replacement Housing

Development on nonvacant sites with existing residential units is subject to a replacement requirement, pursuant to Government Code § 65583. The City will amend the MPMC to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in California Density Bonus Law.

Objectives and Timeframe

- Regularly review the MPMC to address replacement requirements within one-year of Housing Element adoption.

Responsible Agency: Planning Division – Public Works Department and Management Services Department

Funding Sources: General Fund

Assist in the Development of Affordable Housing

Monterey Park encourages the development of housing units affordable to all segments of the population. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. The following goal, policies, and programs demonstrate Monterey Park's commitment to encourage new development through financial and regulatory incentives and aggressive land use planning.

Goal Four

Assist in providing housing that meets the needs of all economic segments of the community.

Policy 4.1

Encourage use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

Policy 4.2

Encourage greater development and utilization of federal, State of California, and local programs to ensure adequate funding of housing programs.

Policy 4.3

Support favorable home purchasing options for lower- and moderate-income households.

Policy 4.5

Continue to support rental assistance for very low-income households who are overpaying for housing.

Program 14: Affordable Housing Development Incentives

Consistent with California law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. The City will review the MPMC to determine what amendments may be required to comply with density bonus regulations (MPMC Chapter 21.18) enacted by California since 2013, including Government Code § 65915 and 65400.

Monterey Park offers three different density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. Consistent with California law, developers in Monterey Park can receive density bonuses of 5 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

Objectives and Timeframe

- Actively promote affordable housing development in high resource areas and areas with multi-family opportunity.
- Assist in development of new affordable housing units during the 2021-2029 Housing Element by providing technical assistance.
- Investigate and develop list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Explore funding available through LACDA, California Department of Housing and Community Development (HCD), and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluate and assess residual property tax distributions under the Redevelopment Dissolution Laws and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Consider amendments to the MPMC by October 2023 to reflect the Density Bonus requirements of Government Code § 65915 and 65400.
- Continue to advertise and inform prospective developers of options for density bonuses, and actively educate and promote density bonus increases as adopted.
- Meet with developers to discuss incentives and concessions appropriate for the density bonus program to facilitate affordable housing development.
- Promote the use of density bonus incentives by providing information on the City website and offering technical assistance to developers.

Monitor this program annually to identify any new density bonus legislation and amend the MPMC accordingly throughout the remainder of the planning period.

Responsible Agency: Planning Division – Public Works Department and Management Services Department

Funding Sources: Departmental Budget

Program 15: Housing Choice Voucher Program

This program is administered by the LACDA. Under this program, very low-income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A family that is issued a voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by LACDA. A housing subsidy is paid to the landlord directly by the LACDA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.[1]

Objectives and Timeframe

- Continue to provide tenant-based rental assistance to approximately 390 households annually through cooperation with the LACDA.
- Compile and maintain an inventory of properties actively participating in the Housing Choice Voucher Program.
- Create and implement an outreach program to promote the Housing Choice Voucher program to property owners.
- Support Los Angeles County's efforts in maintaining and increasing the current level of Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.

Responsible Agency: Management Services Department

Funding Sources: HUD, Departmental Budget

[1] Los Angeles County Development Authority. 2021. https://wwwb.lacda.org/section-8/for-section-8-applicants

Promote Fair Housing Practices

Monterey Park enforces the federal Fair Housing Act within its jurisdiction. The City works with the Housing Rights Center to support fair housing services, including tenant/landlord mediation, information, investigation, counseling, and referral services.

Goal Five

Promote equal housing opportunities for all residents.

Policy 5.1

Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, and household composition.

Policy 5.2

Provide fair housing services to Monterey Park residents and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Program 16: Fair Housing and Tenant/Landlord Counseling

To achieve fair housing goals, the City works with the Housing Rights Center to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services.

Objectives and Timeframe

- Continue to assist households through the Housing Rights Center and continue to refer fair housing complaints to the Housing Rights Center. Continue to provide information on fair housing resources via newsletter articles and on the City's website, including advance notice of Walk-In Clinics in Monterey Park hosted by the Housing Rights Center.
- Continue to comply with all State of California and Federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Implement the recommendations listed in Los Angeles County's Analysis of Impediments to Fair Housing Choice to remove constraints to fair housing choice.

Responsible Agency: Management Services Department

Funding Sources: Departmental Budget

Program 17: Community Outreach and Engagement Program

Community outreach and engagement is a key component to developing a comprehensive and inclusive housing market in the city. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the city's housing and overall planning process.

Objectives and Timeframe

- Share and distribute public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media.
- Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process.
- Increase accessibility to public meetings by conducting public meetings at suitable times, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services.
- Ensure public engagement opportunities are conducted in a variety of languages including Spanish and Chinese to help reduce language barriers in Monterey Park.

- Continue to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/maintenance services.

Responsible Agency: City Manager's Office, Management Services Department, and Planning Division – Public Works Department

Funding Sources: Departmental Budgets

Program 18: Affirmatively Furthering Fair Housing

To address the requirements of Government Code § 8899.50 and 65583, the City has worked collaboratively with the Los Angeles County Development Authority (LACDA) for Fair Housing to complete the Analysis of Impediments to Fair Housing which identifies regional barriers and local barriers to fair housing around the city, with heavy emphasis on racial and economic disparity and environmental justice. Methodologies were identified to reduce barriers in the city and include adjusting the MPMC to expand affordable and alternative housing opportunities, and increasing accessibility to information. The City continuously examines housing opportunities available within the city and has undertaken amendments to the MPMC to address the impediments identified in the 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles 2018. The City will continue to work collaboratively with LACDA to identify and promote fair housing, education, and advocacy.

Objectives and Timeframe

- Continue to effectively address the requirements of Government Code § 8899.50 and 65583 by coordinating with fair housing organizations, increasing outreach and education through the fair housing service providers, publicize fair hour litigation to encourage reporting, and conduct random testing on a regular basis to identify issues, trends, and problem properties.
- Work with local agencies to help identify and reduce barriers to housing on both a regional and local scale.
- Encourage mixed-income developments accessible to lower income residents citywide, especially in high opportunity and resource-rich areas through use of the City's Community Fund, development of City-owned properties, and use of grant funding for housing.
- Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources through use of the City's Housing Trust Funds, development of City-owned properties, and use of grant funding for housing.
- Establish a method of measuring the progress of fair housing practices, which can include the index of dissimilarity, the Regional Opportunity Index, and percentage of residents experiencing extreme housing cost burdens. Report the findings of these metrics as part of the City's Housing Element Annual Progress Report each April.
- Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the city. The City shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously

throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.

Responsible Agency: Planning Division – Public Works Department and Management Services Department

Funding Sources: Departmental Budget

Program 19: Fair Housing Program

Appendix C Affirmatively Furthering Fair Housing summarizes the fair housing issues and concerns in Monterey Park based on findings of the 2018 Regional Analysis of Impediments to Fair Housing and additional research conducted as part of this Housing Element update. Table 6-1 presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Objectives and Timeframe

- Continuously assist residents with fair housing issues and concerns over eight years.

Responsible Agency: Planning Division – Public Works Department and Management Services Department, Los Angeles County Development Authority

Funding Sources: CDBG Funds

Table 6-1 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
▪ Enhancing housing mobility strategies	▪ Housing discrimination on the basis of protected class. ▪ Lack of fair housing information available online. ▪ Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets	▪ Expand education and outreach efforts to property owners on fair housing laws through media outlets available to City. Provide multilingual content when appropriate. ▪ Include information on City's website to identify Fair Housing; provide examples of discriminatory practices; summarize of local, state, and federal fair housing laws; and provide information on available services (e.g., Housing Rights Center, California Civil Rights Agency) for persons in need of housing. Provide multilingual content when appropriate. ▪ Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies. ▪ Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing to determine whether a landlord is complying with local, state, and federal fair housing laws , and a review of fair housing issues impacting both renters and homebuyers, and require routine reporting of findings.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		▪ Annually conduct workshops with residents most impacted by discriminatory housing practicesto determine targeted strategies to improve housing mobility. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by the Cityand information from the workshops will be used to target fair housing policies in the City as necessary. ▪ Continuously encourage regional cooperation and administration of vouchers through portability of vouchersand shared waiting lists. ▪ Continuously conduct marketing to promote government-assisted housing development and diversity of individuals in high opportunity neighborhoods. ▪ Continuously develop multi-family housing with the goal of working with five developers per year to provide higher density projects near major transit corridors.
Encouraging development of new affordable housing in Areas of High Opportunity	▪ Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general ▪ Lack of affordable housing in a range of housing types	▪ Incentivize the development of more housing to accommodate the varied housing needs of different populations. ▪ Continuously provideequal access to information for all residents and make information readily accessible at the City and online. ▪ By 2023, utilize zoning to facilitate permit processing, and other incentives to help increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas (areas with a mix of low poverty, high employment, high median household income) in the northern portion of the city. ▪ Utilize incentives such as permit streamlining, fee reduction, and funding to encourage development of new affordable housing in high opportunity areas in the northern portion of the city.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing	▪ Substandard housing when compared to the total population ▪ Shortage of subsidized housing units ▪ Cost of repairs or rehabilitation ▪ Dominance of single-family housing, which is may generally be more expensive than multi-family	▪ Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, specifically in the northern and southern portion of the city. ▪ Promote the use of density bonuses to increase provision of affordable housing in the northern portion of the city. ▪ Increase public outreach and encourage residents to learn about available programs, such as the Residential Rehabilitation program ▪ Connect lower-income residents in moderate resource areas with affordable homeownership and rental opportunities. ▪ Promote development of affordable housing across the city (mixed-use and infill) and near services (transit corridors). ▪ Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. ▪ By 2023, ensure compliance with California law to facilitate affordable housing and Housing for Homeless and Special Needs ▪ Prioritize capital improvements in lower resource areas of the city.

Summary of Quantified Objectives

Table 6-2 summarizes the City's quantified objectives for the 2021-2029 planning period by income group.

- Sites to facilitate new housing units, including the City's RHNA of 653 units for extremely low-income, 671 units for very low-income households, 822 units for low-income households, 848 units for moderate-income households, and 2,263 above moderate-income households.
- Rehabilitation or creation of 26 affordable units.
- Conservation of 390 Section 8 Housing Choice Vouchers.
- Conservation of 251 units at risk of converting to market rate.

Table 6-2. Summary of 2021-2029 Quantified Objectives

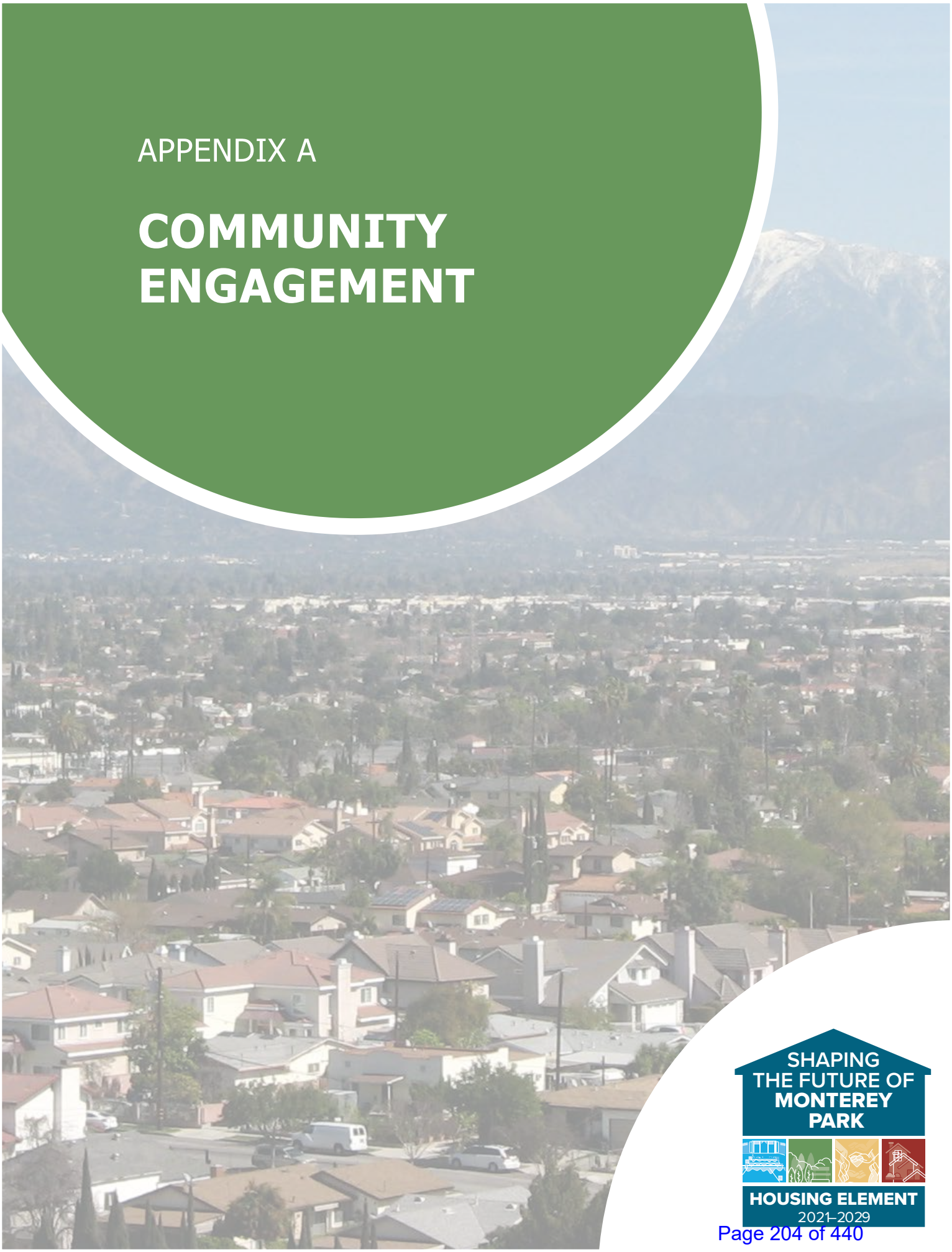
	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Adequate Sites (RHNA)[1]	653	671	822	848	2,263	5,257
Units To be Rehabilitated	26			–	–	26
Section 8 Housing Choice Vouchers to be Conserved	390		–	–	–	390
At-Risk Housing Units to be Conserved	–	–	–	–	–	251

Note: Government Code Section 65583 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low-income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low-income category is represented by households of extremely low income (less than 30 percent of the median family income).

This page intentionally left blank.

APPENDIX A

COMMUNITY ENGAGEMENT



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

Appendix A – Community Engagement

The community engagement program for the City of Monterey Park Housing Element included a three-phase virtual approach to maintain safe community participation during the COVID-19 pandemic. The engagement program included community workshops, a participatory map activity, and stakeholder interviews. In addition, the City utilized the project website, social media, and an email list that serves to broadcast information and virtual events. The following community engagement materials present marketing materials utilized to encourage public participation in the Housing Element update process.

- Appendix A-1: Project Website Mailer
- Appendix A-2: Cascades Newspaper Ad
- Appendix A-3: Community Workshop Flyer
- Appendix A-4: Community Workshop Email Invitation
- Appendix A-5: Workshop Email List
- Appendix A-6: Stakeholder Interview Email Invitation
- Appendix A-7: Stakeholder List
- Appendix A-8: Project Website
- Appendix A-9: Participatory Map Activity

The City of Monterey Park is launching an update to its Housing Element, the plan to identify and meet Monterey Park's housing needs. Check out our new website for information on the Housing Element, upcoming community workshops, and to sign-up for regular updates.

蒙特利公園市正在更新其住房要素，該計劃旨在確定和滿足蒙特利公園市的住房需求。查看我們的新網站，了解有關住宅元素、即將舉行的社區研討會的信息，並註冊以獲取定期更新信息。

La Ciudad de Monterey Park está lanzando una actualización del Elemento de Vivienda, el plan para identificar y satisfacer las necesidades de vivienda de Monterey Park. Visite nuestro nuevo sitio web para obtener información sobre el Elemento de Vivienda, los próximos talleres comunitarios y para inscribirse en las actualizaciones periódicas.

HOUSING ELEMENT
2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

HELP PLAN FOR FUTURE HOUSING NEEDS!

www.mpkhousingupdate.com

MPKHousingUpdate@montereypark.ca.gov

626-307-1315

City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754
626-307-1458

Scan the QR code below with your mobile device for more information about our Housing Element Update:

Local Postal Customer

PRSRT. STD
U.S. POSTAGE
PAID
PERMIT # 97
MONTEREY PARK

ECRWSSEDDM

The City of Monterey Park is launching an update to its Housing Element, the plan to identify and meet Monterey Park's housing needs.
Check out our new website for information on the Housing Element, upcoming community workshops, and to sign-up for regular updates.

HOUSING ELEMENT
2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

HELP PLAN FOR FUTURE HOUSING NEEDS!

Visit **www.mpkhousingupdate.com**

MPKHousingUpdate@montereypark.ca.gov

626-307-1315

JOIN THE CONVERSATION!

HOUSING ELEMENT
2021–2029

SHAPING THE FUTURE OF **MONTEREY PARK**

Virtual Community Workshop

Join us for a virtual public workshop on **Thursday, August 5th from 6-7:30 pm** to learn what goes into a Housing Element and how you can help shape the future of Monterey Park. We will give an overview of:

- Planning for housing in Monterey Park
- State requirements for the Housing Element
- The Housing Element update process and timeline
- How you can stay involved and give input

We want to hear from you to help plan for future housing needs!

Join virtually at: **https://zoom.us/j/95229076302**

Or by phone at: **+1 669 900 9128 US (San Jose)**

+1 253 215 8782 US (Tacoma)

Mapping Activity

Participate in our online Housing Sites Mapping Activity available from **August 5 through September 3** to provide comments on sites identified for potential housing development.

Available at: **www.MPKHousingupdate.com**

For more information on the Housing Element:

Email: **MPKHousingUpdate@monterepark.ca.gov** Visit: **www.MPKHousingupdate.com**

Call: **626-307-1315**

如需中文翻譯信息，請翻轉此傳單。

La traducción en español está disponible en el otro lado de este folleto.

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

塑造蒙特利公園市的未來
參與對話！

線上虛擬社區工作坊

參加我們於 8 月 5 日星期四下午 6 點至 7 點 30 分的線上虛擬公共研討會，了解房屋元素的內容以及您如何幫助塑造蒙特利公園市的未來。我們將概述：

- 規劃蒙特利公園市的住宅房屋
- 州對房屋要素的要求
- 房屋元素更新流程和時間表
- 如何保持參與並提供意見

我們希望收到您的意見以幫助規劃未來的房屋需求！

線上虛擬加入：**插入鏈接**

或通過電話：**插入本地電話號碼**

繪制地圖活動

參與我們於 8月5日至9月3日期間提供的線上房屋場地繪圖活動，以對確定的潛在房屋開發場地提供意見。

可在這找到：**插入鏈接**

有關房屋元素的更多信息：

訪問 **www.mpkhousingupdate.com**

電子郵件 **MPKHousingUpdate@monterepark.ca.gov**

致電 **626-307-1315**

Dando forma al Futuro de Monterey Park
¡Unase a la conversación!

Taller de Comunidad Virtual

Únase a nosotros para un taller público virtual el jueves 5 de agosto de 6 a 7:30 pm para aprender qué se incluye en un Elemento de Vivienda y cómo puede ayudar a dar forma al futuro de Monterey Park. Daremos una descripción general sobre los siguientes temas:

- Planificación de vivienda en Monterey Park
- Requisitos estatales para el Elemento de Vivienda
- El proceso y el cronograma de actualización del Elemento de Vivienda
- Cómo puede involucrarse y dar su opinión

¡Queremos conocer su opinion para ayudar a planificar las futuras necesidades de vivienda!

Únase virtualmente en:

https://zoom.us/j/95229076302

O por teléfono al:

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Actividad Cartográfica

Participe en nuestra Actividad Cartográfica de los Sitios de Vivienda en línea disponible desde 5 de agosto hasta el 3 de septiembre para proporcionar comentarios sobre los sitios identificados para un posible desarrollo de viviendas.

Disponible en: **www.MPKHousingupdate.com**

Para obtener más información sobre el Elemento de Vivienda:

Visite: **www.mpkhousingupdate.com**

Correo electrónico: **MPKHousingUpdate@monterepark.ca.gov**

Llame al: **626-307-1315**

Monterey Park Virtual Community Workshop Inbox x

City of Monterey Park mpkhousingupdate@montereypark.ca.gov via auth.ccsend.com
to me

9:22 AM (7 minutes ago)

Virtual Community Workshop

Please join us for a virtual public workshop on **Thursday, August 5th from 6:00 pm - 7:30 pm** to learn what goes into a Housing Element and how you can help shape the future of Monterey Park.

We will give an overview of:

- Planning for housing in Monterey Park
- State requirements for the Housing Element
- The Housing Element update process and timeline
- How you can stay involved and give input

We want to hear from you to help plan for future housing needs!

Join virtually at: **https://zoom.us/j/95229076302**
Or by phone at: **+1 669 900 9128 US (San Jose)**
+1 253 215 8782 US (Tacoma)

Mapping Activity

Participate in our online Housing Sites Mapping Activity available from **August 5 through September 3** to provide comments on sites identified for potential housing development.

Available at: **www.MPKHousingupdate.com**

For more information on the Housing Element:
Email: **MPKHousingUpdate@montereypark.ca.gov**
Visit: **www.MPKHousingupdate.com**
Call: **626-307-1315**

HOUSING ELEMENT 2021–2029 SHAPING THE FUTURE OF MONTEREY PARK

Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

Unsubscribe {recipient's email}

Update Profile | Constant Contact Data Notice

Sent by mpkhousingupdate@montereypark.ca.gov powered by

Constant Contact
Try email marketing for free today!

Name	Email Address
N/A	15HD@kellyservices.com
Terry Val	4terry@msn.com
Ability First/East Los Angeles Center	afeastla@abilityfirst.org
Alyssa Clark	alyssa@podiumdesignsca.com
Y. Scott Wang	ampac@aol.com
Andrea Munoz	AndiMunoz.92@gmail.com
Kingsley Amis	andongliangusa@gmail.com
Andrew Yip	andrew@activesgv.org
Andrew Yam	andrewyam688@gmail.com
Anthony Dedousis	anthony@abundanthousingla.org
Yung C. Kao, AIA	architechgroup@msn.com
Areli Rios	arios@housingrightscenter.org
Armando Ng	armandong@att.net
Arnaud Berry	arnoberry@hotmail.com
Arthur Stamboltsyan	arthur@majorproperties.com
Alhambra Unified School District	ausd.us/apps/contact
David Barron	barrondm@gmail.com
Ben Tanimoto	bent@hawaii.rr.com
Beryl Shieh	berylshieh299@yahoo.com
Brittany Irvin	birvin@provincegroup.com
John Young	boltfanyoung@yahoo.com
Brightwood Elementary School	brightwoodpresident@gmail.com
Bonnie Tam	btam@montereypark.ca.gov
East Los Angeles College (ELAC)	burnetef@elac.edu
Carol Sullivan	carolasull@gmail.com
Carla Contreras	ccontreras@housingrightscenter.org
Yesenia Murillo	ceb@montereypark.ca.gov
Chris Contreras	chrisnval@charter.net
Brian Baldini	comm@rinconconsultants.com
General Contact	Communications@ceooem.lacounty.gov
Andee Sherwood	communications@laas.org

General Contact (Commuter Services)	commuterservicescalstatela.edu
General Contact	contact@ddgpartners.com
Esperanza Services (Alhambra)	contact@esperanzaservices.com
Jasmine Borrego	contactus.TRM@TELACU.com
Chris Thompson	Cthompson@montereypark.ca.gov
Dolores Rillos	d_rillos@yahoo.com
David Diaz	david@activesgv.org
Dolores Seidman	deeseidman@gmail.com
Dennis Gutierrez	dennisgutierrez0917@gmail.com
David Nakamoto	dinakamoto@hotmail.com
Dinh Thai	dinh2thai@gmail.com
Dora Leung	doraleung8868@gmail.com
Elvia Aguilar	eaaguilar5328@gmail.com
Edwin Sun	edwinysun@gmail.com
Elizabeth Yang	elizabeth@yanglawoffices.com
Ellen Johannsen	ellenj37@sbcglobal.net
Christian	emeraldhills.assist@fpimgt.com
Francisco Navarro	fjnavarro1@yahoo.com
Mary Louise Uranga	forhagen@earthlink.net
Brightwood Elementary School	gabygspr78@gmail.com
Lorraine Esparza	gardenweekends@aol.com
Memo Chavez	Gchavez@montereypark.ca.gov
Gloria Choi	gloria.choi@heart.org
General Contact	h@horizon-cr.com
Herbert Villafuerte	herbert.villafuerte@ahmchealth.com
Hillcrest Elementary School	hi-pta@garvey.k12.ca.us
Robert Hill Lane Elementary School	hoffman@damien-hs.edu
Harold and Beryl Williams	hwbw65@gmail.com
General Contact	info@apmlease.com
Monterey Park Chamber of Commerce	info@gmpkchamber.org
Goldineline Team	info@goldenlineconstruction.com
General Contact	info@hoamgmt.com

Jessica Miranda	info@lapsa.org
N/A	info@netmaa.org
General Contact	info@pacificplazapremier.com
General Contact	info@proservicemanagement.com
St. Thomas Aquinas Elementary School	info@stampkschool.org
Jasen Grohs	jasen@mur-solbuilders.com
Janis Bledsoe	jbledsoe@theolsonco.com
Jeanette Galindo	jeanette.galindo@ahmchealth.com
Je Sc	jeffsdem@juno.com
John Hicks	jhicks@kamsangco.com
Jim Iwaki	jiwaki@hotmail.com
Julie Jung	jjung4@hotmail.com
Joyce Matsui	jmkunisaki@gmail.com
Joe D. Morris	joedmorris@edgewoodproperties.com
Jose Reyes	joejoerey@yahoo.com
John Taikina	jtaikina@mmrealtypartners.com
Johnny Thompson	jtmusic@hotmail.com
Joe Torres	jtorres@montereypark.ca.gov
Juanita Medina	juanitamela@aol.com
Juanita Medina	juanitamela@aol.com
Karl Wong	karlwong5@gmail.com
Katherine Torres	katherine.torres@coldwellbanker.com
Ken Lee	ken@pacificplazapremier.com
Ken Leasure	Kleasure@montereypark.ca.gov
Kenny Mar	kmar@marinvestments
Kotori Chang	kotorimanime@gmail.com
Kristen Phung	kristen898@yahoo.com
Alicia Martinez	kristens.kidz@yahoo.com
Katie Ward	kward@sgvcog.org
Bill Lam	lamchibill@hotmail.com
Laura Amparan	lau4ran@gmail.com
Linda	lindaccls@yahoo.com
Xiaoling Yang	linsfayang@gmail.com

Mark Keppel High School	macy.szeto@gmail.com
Gene Jen	martinflorist@msn.com
General Contact	media@ph.lacounty.gov
(Office of Communications and Public Affairs	
Matthew Hallock	Mhallock@montereypark.ca.gov
Mike Ross	Mike@additionbuildingdesign.com
Liz Chang	momsclubmontereypark@gmail.com
Jeffrey Ginn	monkumonku@earthlink.net
Rita Aleman	montereyparkwomensclub@gmail.com
Vincent D. Chang	mpclerk@montereypark.ca.gov
Gerald Yee	mpkbaseball15@gmail.com
Jason Dhing	mpkjason@gmail.com
Mike Izuno	mrizuno@earthlink.net
St. Stephen's Martyr Catholic School	mromo@stsmc.org
Matt Sollett	msollett@gmail.com
Marion Sumimoto	msumimoto@sbcglobal.net
CC Mui	muicc@hotmail.com
Marciela Vazquez	mvazquez@montereypark.ca.gov
Aviad	mysocalbuilders@gmail.com
Nancy Ishino-Gilmore	nangilmo@gmail.com
Olivia Padilla	opandvp@yahoo.com
Patsy Ma	patsyma@bpinternational.net
Pilar Diaz	pdiaz@wsgvbgc.org
Ynez Elementary School	perales_janett@ausd.us
Gabriel Suarez	post397mpk@gmail.com
Moshe	precisehomebuilders@gmail.com
N/A	president@soroptimist-losangeles.org
Ronald Altenbach	r.altenbach@sbcglobal.net
Robert Aguirre	raguirre@montereypark.ca.gov
Theresa Amador	rgamador7@gmail.com
Richard Gonzales	Rgonzales@montereypark.ca.gov
Richard Gorman	richardgormanca@yahoo.com
Ryan Lewis	rlewis@psbusinessparks.com

Robert Gin	rlgin68@gmail.com
Robb Hernandez	robb@caminorealchevrolet.com
Rolando Norales	rolando@ayso60.org
Rosalie Toltzman	rose.tolt@gmail.com
Scarlett Ku	scarlettkuethancapital@gmail.com
Schurr High School	schurrPTSA@yahoo.com
Shirley Huang Batman	shirley.batman@chase.com
John Gee	SHORTGEE@aol.com
Sharon Woo	slwoo@sbcglobal.net
Sylvia Munoz	smaciasmunoz@gmail.com
Steve Hiemple	steveheimple@yahoo.com
Steve Madrid	stevemadrid@att.net
Steve Shieh	steveshieh299@yahoo.com
	support@cpo.ucla.edu
Larry Sullivan	thsullivangroup@gmail.com
Larry Sullivan	thsullivangroup@gmail.com
Tim Thompson	timthompson3@verizone.net
Tom Lao	tom@charles-company.com
Gloria Guerrero	topekagg@yahoo.com
Tim Ramm	tramm@provincegroup.com
John O'Bryan	trebertpl@aol.com
Tina Truong	truongt@elac.edu
Janice Uba	ubajanice@yahoo.com
Los Angeles Community College District	vanhalkm@elac.edu
Maria Elena Yepes	yepesme@gmail.com
Lilian Kawaratani	yklk31@gmail.com
Yvonne Wong	ymkwokwong@yahoo.com
Yvonne Ng	yng@wsgvbgc.org
Diana Ynostros	ynostrd@elac.edu
Jason Moquin	jmoquin@montereypark.ca.gov
MPK Housing Update	mpkhousingupdate@montereypark.ca.gov
Inez Alvarez	ialvarez@montereypark.ca.gov
Christian Lam	cc.lam@outlook.com

Eric Brossy de Dios	ericbdd@sbcglobal.net
Thomas Wong	thomas.wong@sbcglobal.net
Guillermo Mongue	gmonge@cityventures.com
Karla Ordonez	karluho@gmail.com
Bethelwel Wilson	bethelwel@gmail.com
Julie Gallegos	feelin.sublime@yahoo.com
Huixin Zheng	huixinz2@uci.edu
Dora Leung	dora@gmpkchamber.org
Byron de Arakal	byron@trcretail.com
Mary YanYan Chan	myyc@cheerful.com

Get Involved in Shaping the Future of Monterey Park Inbox x

Jason Moquin mpkhousingupdate@montereypark.ca.gov via auth.ccsend.com
to me

9:09 AM (0 minutes ago)

Please join us for stakeholder interviews for the Monterey Park Housing Element Update!

The City of Monterey Park would like to invite you to participate in shaping City policies and programs on housing in Monterey Park

Tuesday, July 20th from 3:00 pm - 4:30 pm

Click Here to Register!

The City of Monterey Park is updating key chapters of the General Plan. The City's General Plan is a policy document that sets the vision for improving the quality of life for all Monterey Park community members, including guiding housing and job growth within city limits and influencing the City's annual budget process.

In 2019, the City updated the Land Use Element of the General Plan which resulted in changes to allowed land uses and residential and commercial intensities. Now the City will be updating the Housing and Safety Elements and creating a new Environmental Justice Element. For more detail on the work the City will be undertaking, please visit our project website at *mpkhousingupdate.com*.

You are invited to participate in a virtual focus group meeting with other stakeholders on **July 20, 2021, from 3:00 pm – 4:30 pm**. The objective of this meeting is to examine current housing needs and conditions, present initial concepts, and gather input. Your participation will be considered by the project team as they develop final plans for Monterey Park's future.

Please RSVP by July 9, 2021.

We anticipate scheduling two additional focus group meetings in late summer and early fall.

Questions? Please email ***MPKHousingUpdate@montereypark.ca.gov*** or call 626-307-1315.

We look forward to your participation!

Sincerely,
Jason Moquin, Planning Manager

HOUSING ELEMENT 2021–2029
SHAPING THE FUTURE OF MONTEREY PARK

Click Here to Register!

Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

Unsubscribe {recipient's email}

Update Profile | Constant Contact Data Notice

Sent by mpkhousingupdate@montereypark.ca.gov powered by

Constant Contact

Try email marketing for free today!

Name	Title/ Position	Organziation/Agency (Website Link)	Email Address	Phone Number	Stakeholder Group
N/A	N/A	Monterey Park Police Department, Community	N/A	626-307-1215	City and Regional Government Agencies
N/A	N/A	Los Angeles Sheriff's Professional Association	N/A	888-958-9998	City and Regional Government Agencies
N/A	N/A	Monterey Park Fire Department, Fire Station Headquarters - Station 61	N/A	626-307-1262	City and Regional Government Agencies
Ken Leasure	Division Chief EMS and	Monterey Park Fire Department, Emergency	N/A	626-307-1270	City and Regional Government Agencies
N/A	N/A	Monterey Park Fire Department, Emergency Operations, Emergency Preparedness, Public	N/A	626-307-1271	City and Regional Government Agencies
Randy Ishino	Community Communicati ons	City of Monterey Park	rishino@montereypar k.ca.gov	626-307-1365	City and Regional Government Agencies
Vincent D. Chang	City Clerk	Monterey Park	N/A	626-307-1359	City and Regional Government Agencies
N/A	N/A	Montery Park, City Manager's Office,	N/A	626-307-1385	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Public Works (Planning	N/A	626-307-1315	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community	N/A	626-307-1388	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community Services, Barnes Park	N/A	626-307-1451	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community Services, Langley Senior	N/A	626-307-1395	City and Regional Government Agencies

N/A	N/A	Los Angeles County Emergency Management	Communications@ceooem.lacounty.gov	N/A	City and Regional Government Agencies
N/A	N/A	Los Angeles County Public Social Services	N/A	626-569-1399	City and Regional Government Agencies
N/A	N/A	Los Angeles County Department of Public	N/A	213-637-0006	City and Regional Government Agencies
N/A	N/A	Monterey Park Hospital AHMC	N/A	626-570-9000	City and Regional Government Agencies
N/A	N/A	Garfield Medical Center	N/A	626-307-2222	City and Regional Government Agencies
Richard Gonzales	Water Utility Manager	City of Monterey Park, Water	N/A	626-307-1293	City and Regional Government Agencies
N/A	N/A	Southern California Edison (Electricity Service)	N/A	800-655-4555	City and Regional Government Agencies
N/A	N/A	Southern California Gas Company (Gas Service)	N/A	800-427-2200	City and Regional Government Agencies
N/A	N/A	San Gabriel Valley Energy Wise Partnership	N/A	626-457-1800	City and Regional Government Agencies
Bonnie Tam	Principal Management Analyst	City of Monterey Park, Public Works (Bus/Transportation	N/A	626-307-1320	City and Regional Government Agencies
N/A	N/A	CSULA Metrolink Station	N/A	626-307-1320	City and Regional Government Agencies
Dolores Seidma	N/A	American Association of Un	N/A	N/A	Community-Based Organizations
Gloria Choi	N/A	American Heart Association	gloria.choi@heart.or	562-916-5866	Community-Based Organizations
Don Weller	N/a	American Red Cross	N/A	626-289-4414	Community-Based Organizations
Gabriel Suarez	N/A	American Legion Post 397	post397mpk@gmail.	N/A	Community-Based Organizations
N/A	N/A	Asian Youth Center		626-309-0622	Community-Based Organizations
Rolando Norales	N/A	AYSO	rolando@ayso60.org	323-823-4449	Community-Based Organizations
Mike Izuno	N/A	Bella Vista Optimist	mrizuno@earthlink.r	N/A	Community-Based Organizations
Yvonne Ng	N/A	Boys & Girls Club/Rotary	yng@wsgvbgc.org	N/A	Community-Based Organizations
Linda	N/A	Boy Scouts	lindaccls@yahoo.cor	N/A	Community-Based Organizations
Steve/Beryl Shie	Club President	Chinese American Sr Citizen	steveshieh299@yahoc	626-299-7579	Community-Based Organizations

N/A	N/A	Chinese American Sr Citizen	berylshieh299@yahoo	N/A	Community-Based Organizations
Elvia Aguilar	Club President	Club Amistad	eaaguilar5328@gma	626-483-6070	Community-Based Organizations
John Gee	Club President	Friends of the Seniors	SHORTGEE@aol.com	949-380-1548	Community-Based Organizations
Steve Hiemple	Club President	Garden Club	steveheimple@yaho	626-281-6382	Community-Based Organizations
N/A	N/A	Girls Scout of Greater Los A	N/A	213-213-0123	Community-Based Organizations
Janice Uba	Club President	Japanese American Club	ubajanice@yahoo.cc	626-644-6038	Community-Based Organizations
John O'Bryan	N/A	LA Astronomical Society	trebertpl@aol.com	818-590-2360	Community-Based Organizations
Andee Sherwoo	N/A	LA Astronomical Society	communications@la	N/A	Community-Based Organizations
David Nakamot	N/A	LA Astronomical Society	dinakamoto@hotma	N/A	Community-Based Organizations
Dennis Gutierre	N/A	LAMP Optimist	dennisgutierrez0917	323-369-1933	Community-Based Organizations
N/A	N/A	League of Women Voters	N/A	626-798-0965	Community-Based Organizations
Larry Sullivan	N/A	Lions Club	thsullivangroup@gm	626-428-1877	Community-Based Organizations
Olivia Padilla	N/A	Manta Rays Swim Team	opandvp@yahoo.cor	323-833-8939	Community-Based Organizations
Liz Chang	N/a	MOMS Club of Monterey Pa	momsclubmontereypa	N/A	Community-Based Organizations
Sharon Woo	N/A	MKHS Alliance	slwoo@sbcglobal.ne	N/A	Community-Based Organizations
Joyce Matsui	N/A	MP Mustangs	jmkunisaki@gmail.cc	626-255-4715	Community-Based Organizations
Rolfe Weyerma	Club President	MP Senior Citizens Club	N/A	626-284-7982	Community-Based Organizations
Mary Louise Ura	N/A	MPK Historical Museum	forhagen@earthlink.	N/A	Community-Based Organizations
Marion Sumimo	N/A	MPK Historical Museum	msumimoto@sbcglo	N/A	Community-Based Organizations
Harold and Bery	N/A	MPK Historical Society	hwbw65@gmail.com	N/A	Community-Based Organizations
Jim Iwaki	N/A	MPK Historical Society	jiwaki@hotmail.com	626-282-4366	Community-Based Organizations
Gerald Yee	N/A	MPK PONY Baseball and US	mpkbaseball15@gm	404-374-5014	Community-Based Organizations
Rita Aleman	N/A	MPK Womens Club	montereyparkwome	N/A	Community-Based Organizations
John Young	N/A	MPK Sports Club	boltfanyoung@yaho	626-482-3053	Community-Based Organizations
Orlando Muro	Staff Liaison	Monterey Park's Sister City Associations	N/A	626-307-1389	Community-Based Organizations
N/A	N/A	Network of Myanmar American Association (NetMAA)	info@netmaa.org	N/A	Community-Based Organizations
N/A	N/A	Soroptimist International, Los Angeles	president@soroptimis	N/A	Community-Based Organizations
Chris Contreras	N/A	Sports Club	chrisnval@charter.n	323-422-6622	Community-Based Organizations
Jeffrey Ginn	N/A	Tigers Youth Club	monkumonku@eartl	626-230-6845	Community-Based Organizations

N/A	N/A	Toastmasters/Monterey Pa	N/A	626-408-8508	Community-Based Organizations
Pilar Diaz	N/A	West SGB Boys & Girls Club	pdiaz@wsgvbgc.org	626-573-2831	Community-Based Organizations
David Barron	N/A	West Valley Journal	barrondm@gmail.co	626-572-7450	Community-Based Organizations
N/A	N/a	YMCA Of West San Gabriel '	N/A	626-576-0226	Community-Based Organizations
N/A	N/A	Alhambra Unified School Di	ausd.us/apps/contac	626-943-3000	Institutions
Gaby Gaspar	PTA President	Brightwood Elementary Sch	brightwoodpreside nt@gmail.com	N/A	Institutions
Gaby Gaspar	PTA President	Brightwood Elementary Sch	gabygspr78@gmail.	626-570-6200	Institutions
Joyce Amaro	PTA President	Monterey Highlands Elementary School	N/A	626-570-6220	Institutions
Macy Yu	PTA President	Mark Keppel High School	macy.szeto@gmail.c	626-943-6710	Institutions
No PTA for this	PTA President	Repetto Elementary School	N/A	626-570-6240	Institutions
Christine Chan	PTA President	Ynez Elementary School	perales_janett@aus	626-570-6260	Institutions
N/A	PTA President	Los Angeles Unified School I	N/A	323-224-3100	Institutions
Douglas Hoffma	PTA President	Robert Hill Lane Elementary	hoffman@damien-h	323-263-3877	Institutions
N/A	PTA President	Montebello Unified School I	N/A	323-887-7900	Institutions
Yvonne Gonzale	PTA President	Bella Vista Elementary Scho	N/A	323-721-4335	Institutions
Lily Franklin	PTA President	Macy Intermediate School	N/A	323-722-0260	Institutions
Stacie Kepzig	PTA President	Schurr High School	schurrPTSA@yahoo.	323-887-3090	Institutions
N/A	PTA President	Parochial Schools	N/A	N/A	Institutions
Miriam Romo	PTA President	St. Stephen's Martyr Cathol	mromo@stsmc.org	626-573-1716	Institutions
Maria Corrales	PTA President	St. Thomas Aquinas Elemen	info@stampkschool.	323-261-6583	Institutions
N/A	PTA President	Garvey School District	N/A	626-307-3400	Institutions
Miriam Sumamoto and	PTA President	Hillcrest Elementary School	hi-pta@garvey.k12.c	626-307-3371	Institutions
No PTA for this	PTA President	Monterey Vista Elementary	N/A	626-307-3490	Institutions
Kristen Van Hal	Executive Assis	Los Angeles Community Col	vanhalkm@elac.edu	213-891-2000	Institutions
N/A	PTA President	East Los Angeles College	N/A	N/A	Institutions
Jason Dhing	N/A	Library Board of Trustees	mpkjason@gmail.com	626-374-7408	Institutions
Gloria Guerrero	N/A	Library Board of Trustees	topekagg@yahoo.com	626-588-2204	Institutions
David Barron	N/A	Library Board of Trustees	barrondm@gmail.com	626-607-6837	Institutions
Andrew Yam	N/A	Library Board of Trustees	andrewyam688@gmai	626-560-6496	Institutions
Nancy Ishino-Gi	N/A	Friends of the Monterey Pa	nangilmo@gmail.com	626-232-9229	Institutions

Lilian Kawaratar	N/A	Friends of the Monterey Pa	yklk31@gmail.com	626-572-8010	Institutions
Ellen Johannsen	N/A	Friends of the Monterey Pa	ellenj37@sbcglobal.ne	323-724-1022	Institutions
Lorraine Esparza	N/A	Friends of the Monterey Pa	gardenweekends@aol	N/A	Institutions
Rosalie Toltzma	N/A	Friends of the Monterey Pa	rose.tolt@gmail.com	N/A	Institutions
Robert Gin	N/A	Monterey Park Library Foun	rlgin68@gmail.com	N/A	Institutions
Theresa Amado	N/A	Monterey Park Library Foun	rgamador7@gmail.cor	N/A	Institutions
Alicia Martinez	N/A	Monterey Park Library Foun	kristens.kidz@yahoo.c	N/A	Institutions
Dolores Rillos	N/A	Monterey Park Library Foun	d_rillos@yahoo.com	N/A	Institutions
Carol Sullivan	N/A	Monterey Park Library Foun	carolasull@gmail.com	909-217-2001	Institutions
Kristen Phung	N/A	Monterey Park Library Foun	kristen898@yahoo.cor	626-227-5328	Institutions
Shirley Huang B	N/A	Monterey Park Library Foun	shirley.batman@chase	N/A	Institutions
N/A	N/A	Catholic Charities San Gabri	N/A	213-251-3512	Institutions
N/A	N/A	Seeds of Life Church (Religic	N/A	626-703-5433	Institutions
N/A	N/A	Chinese Evangelical Free Ch	N/A	626-570-8971	Institutions
N/A	N/A	Bridges Community Church	N/A	N/A	Institutions
N/A	N/A	Trinity Church of the Nazare	N/A	323-890-4541	Institutions
N/A	N/A	New Harvest of Monterey P	N/A	626-943-0964	Institutions
N/A	N/A	Chee San Guo Jigong Templ	N/A	626-289-3277	Institutions
N/A	N/A	Los Angeles Buddhist Union	N/A	626-280-1213	Institutions
N/A	N/A	Ability First/East Los Angeles Center	afeastla@abilityfirst.or	323-268-8178	Institutions
N/A	N/A	MERCI: Mentally & Educationally Retarded	N/A	626-289-8817	Institutions
N/A	General Contact	San Gabriel/Pomona Regional Center	N/A	909-620-7722	Institutions
Erika Gomez	Executive Assistant,	San Gabriel/Pomona Regional Center	N/A	909-620-7732	Institutions
N/A	N/A	Esperanza Services	contact@esperanzase	626-457-5242	Institutions
N/A	KABC West	People's Care	N/A	626-945-0790	Institutions
N/A	PCCBDP West	People's Care	N/A	626-945-0790	Institutions
N/A	N/A	Langley Senior Citizen	N/A	626-307-1395	Institutions
Richard Gormar	N/A	Chamber of Commerce	richardgormanca@y	N/A	Industries

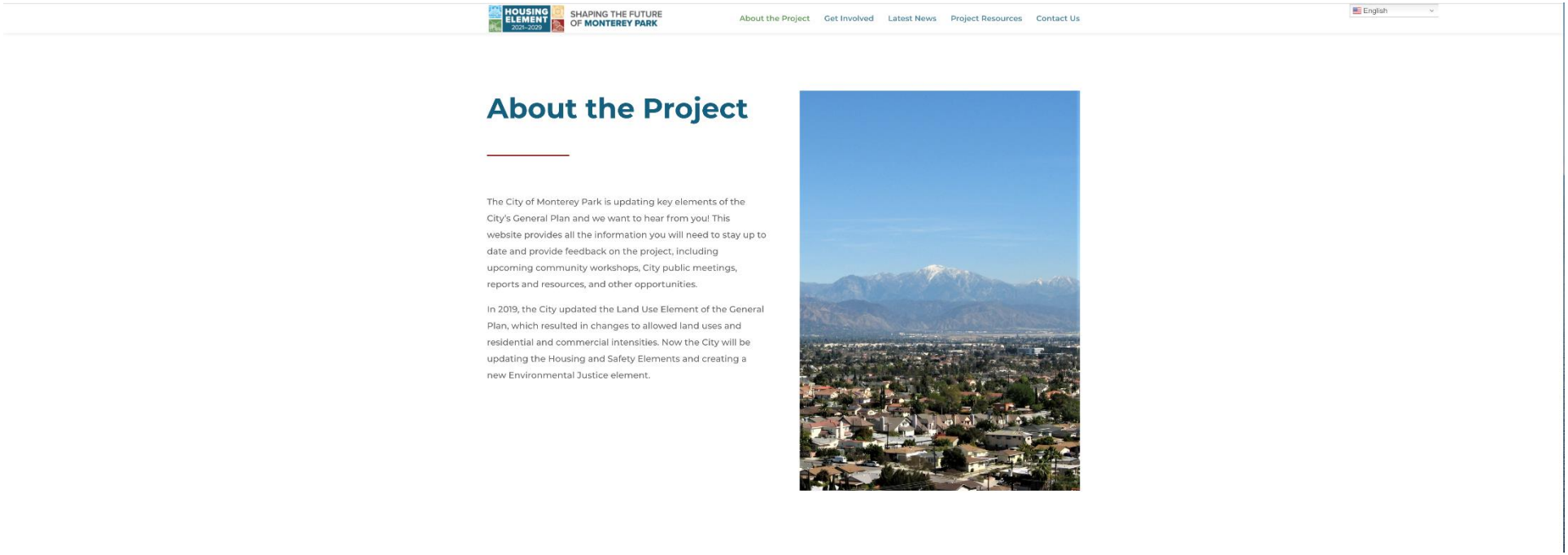
N/A	N/A	Greater Monterey Park Chamber of Commerce	N/A	626-570-9429	Industries
Joe Torres	Economic Deve	Business Improvement District Advisory Committee, City of	jtorres@montereyparl	N/A	Industries
Ryan Lewis	Leasing Repres	Monterey Park Business Center/Property Management Company	rlewis@psbusinesspar	562-421-6000,ext. 2	Industries
N/A	N/A	The Greater Monterey Park Chamber of Commerce	N/A	626-570-9429	Industries
N/A	N/A	Monterey Park Business Owners (Facebook Group)	N/A	N/A	Industries
N/A	N/A	A-Z Foundation (Charitable Organization)	N/A	859-600-0098	Industries
N/A	N/A	ALADS Cares Foundation (Charitable Organization)	N/A	323-213-4005	Industries
N/A	N/A	Alma Family Services (Charitable Organization)	N/A	323-526-4016	Industries
N/A	N/A	First Data Remitco L.L.C.	N/A	323-981-2100	Industries
N/A	N/A	Ralph's Grocery	N/A	323-721-3367, 626-	Industries
N/A	N/A	24 Hour Fitness	N/A	626-537-2144	Industries
Yao Chang	Editor-in-chief	Chinese Daily News	N/A	323-268-4982	Industries
N/A	Community Pro	UCLA	support@cpo.ucla.edu	310-825-5969	Industries
N/A	N/A	UC Irvine	N/A	949-824-5011	Industries
N/A	Jobs services (Ke	University of Southern California (USC)	15HD@kellyservices.c	800-400-1066	Industries
N/A	N/A	Bank of America	N/A	626-312-2067, 323-	Industries
N/A	N/A	Northrop Grumman	N/A	323-722-0222	Industries
N/A	N/A	Deloitte (Los Angeles)	N/A	213-688-0800	Industries
N/A	N/A	U.S. Small Business Administration, LA District (Business Resource	N/A	213-634-3855	Industries

		Chinatown Service Center	N/A	626-293-8733	Industries
N/A	N/A	(Business Resource			
		Chinatown Service Center	N/A	213-808-1700	Industries
N/A	N/A	(Business Resource			
		SCORE (Business Resource			Industries
N/A	N/A	Partner)			
		Pacific Asian Consortium in	N/A	213-353-3982	Industries
		Employment (PACE)			
N/A	N/A	(Business Resource			
		Valley Economic	N/A	818-907-9977	Industries
		Development Center			
N/A	N/A	(Business Resource			
		San Gabriel Valley	N/A	626-856-5115	Industries
		Economic Partnership			
N/A	N/A	(Business Resource			
		East Los Angeles College's	truongt@elac.edu	323-265-8973	Industries
		Office of Workforce			
		Education and Economic			
Tina Truong	N/A	Development (Business			
		East Los Angeles College's	ynostrd@elac.edu	323-265-8974	Industries
		Office of Workforce			
		Education and Economic			
Diana Ynostros	N/A	Development (Business			
		Economic and Workforce	N/A	323-415-4126	Industries
		Development Department,			
N/A	LA Cash for Colle	Los Angeles			
N/A	Economic Devel	Los Angeles City College	N/A	323-953-400, ext. 25	Industries
N/A	East Los Angeles	AYE Building Bridges to	N/A	323-887-7122	Industries
N/A	PUEDE Center Y	AYE Building Bridges to	N/A	213-241-9723	Industries
		Cal State Los	N/A	323-343-3000	Industries
		Angeles' College of			
		Professional and Global			
N/A	N/A	Education (Business			

N/A	Family	Paying for Senior Care	N/A	206-462-5728	Housing Developers
		Rebuilding Together			Housing Developers
N/A	N/A	Allstate HOA Management	N/A	626-515-8223	Housing Developers
N/A	N/A	APM Property	N/A	800-738-2162	Housing Developers
N/A	N/A	SoCal Financial Service and Property Management	N/A	818-900-4041	Housing Developers
N/A	N/A	Accurate HOA	N/A	626-225-8682	Housing Developers
N/A	N/A	Monterey Park HOA Management Company (https://spectrumam.com/california/monterey-park-hoa-management/)			Housing Developers
N/A	N/A	Ramona Homeowners	N/A	626-571-2688	Housing Developers
N/A	N/A	Newmark Villa Homeowners Association	N/A	626-280-5082	Housing Developers
N/A	N/A	Garfield Estates (http://www.garfieldestateshoa.org/)	N/A		Housing Developers
N/A	N/A	Kc Park Homeowners	N/A	626-571-7950	Housing Developers
N/A	N/A	Golden Age Manor	N/A	626-288-5553	Housing Developers
N/A	N/A	Evergreen Manor Home	N/A	626-458-1462	Housing Developers
N/A	N/A	Evergreen Manor II	N/A	626-576-8363	Housing Developers
N/A	N/A	Ampac Management	N/A	323-268-1800	Housing Developers
N/A	N/A	Villa Garfield HOA Inc.	N/A	626-571-5919	Housing Developers
N/A	N/A	Pine Tree Park	N/A	626-307-1458	Housing Developers
N/A	N/A	Encanto Walk	N/A	562-370-9509	Housing Developers
N/A	N/A	Monterey Gardens (apartments in MP)	N/A	818-577-9007	Housing Developers
N/A	N/A	Monterey Village	N/A	818-577-9007	Housing Developers
N/A	N/A	Emerald Hills Apartments	N/A	323-262-9640	Housing Developers
N/A	N/A	Pro Service Realty and Management	N/A	626-642-1717	Housing Developers
Areli Rios	Outreach	Housing Rights Center	arios@housingrights	800-477-5977 x 110	Housing Developers

Carla Contreras	Outreach	Housing Rights Center	ccontreras@housing	800-477-5977 x 110	Housing Developers
N/A	N/A	DDG Partners	contact@ddgpartners.	212-612-3250	Housing Developers
N/A	N/A	Pacific Plaza Premier	info@pacificplazaprem	626-656-6575	Housing Developers
N/A	N/A	Precise Home Builders	N/A	424-285-8238	Housing Developers
N/A	N/A	So Cal Builders & Design	N/A	888-877-1585	Housing Developers
N/A	N/A	Horizon Construction & Remodeling	N/A	714-733-1618	Housing Developers
N/A	N/A	Mur-Sol Builders, Inc.	N/A	626-587-3860	Housing Developers
N/A	N/A	Goldenline Construction,	N/A	323-673-3831	Housing Developers
N/A	N/A	Addition Building & Design,	N/A	818-423-5655	Housing Developers
N/A	N/A	Telacu	N/A	626-288-0166	Housing Developers
N/A	N/A	Pacific Housing Development, Monterey Park, CA subsidized low-	N/A	213-473-3030	Housing Developers
Tom Lao	Project Contact for	Charles Company	tom@charles-compan	818-620-0476	Housing Developers
Scarlett Ku	Applicant Contact for	Ethan Capital LLC	scarlettkuethancapital	626-281-1168	Housing Developers
Yung C. Kao, AIA	Courtyard by Project contact for	Architech Group	architechgroup@msn.(	626-570-9989	Housing Developers
N/A	Project contact for	The Olson Group	jbledsoe@theolsonco.	562-537-6340	Housing Developers
Joe D. Morris	Applicant contact for Monterey	M&M Realty Partners	joedmorris@edgewoo	732-985-1900	Housing Developers

HOUSING ELEMENT 2021–2029
SHAPING THE FUTURE OF MONTEREY PARK
About the Project
Get Involved
Latest News
Project Resources
Contact Us
English


HOUSING ELEMENT 2021–2029
SHAPING THE FUTURE OF MONTEREY PARK
About the Project
Get Involved
Latest News
Project Resources
Contact Us
English
About the Project
The City of Monterey Park is updating key elements of the City's General Plan and we want to hear from you! This website provides all the information you will need to stay up to date and provide feedback on the project, including upcoming community workshops, City public meetings, reports and resources, and other opportunities.
In 2019, the City updated the Land Use Element of the General Plan, which resulted in changes to allowed land uses and residential and commercial intensities. Now the City will be updating the Housing and Safety Elements and creating a new Environmental Justice element.

Monterey Park General Plan

The City's General Plan is a policy document that sets the vision for improving the quality of life for all Monterey Park community members, including guiding housing and job growth within city limits and influencing the City's annual budget process. The General Plan establishes policies for the following topics:

- Land Use
- Housing
- Circulation
- Open Space
- Conservation
- Noise
- Safety

Housing Element

The Housing Element is a policy guide that provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. It serves as a strategy to address housing needs across the economic and social spectrum. State law requires that housing elements are updated every 8 years. Monterey Park last updated their housing element in 2013 and is now due for an update.

Learn more about the Housing Element Update 9

Housing Element

What's in a Housing Element?

The City of Monterey Park is updating the Housing Element of the General Plan. The Housing Element includes:

- **Housing Needs Assessment** – Existing and projected housing need for all income segments.
- **Housing Constraints Analysis** – Including market, governmental, infrastructure, and environmental constraints.
- **Housing Resources** – Residential sites inventory for future housing needs.
- **Review of Past Accomplishments** – Describe accomplishments from prior Housing Element programs.
- **Housing Plan** – Housing programs, goals, and policies for the planned period.

Since 1969, the State of California has required that all Cities and Counties adequately plan to meet the housing needs of everyone in the community. State Law requires each jurisdiction to accommodate its fair share of affordable housing, as an approach to distribute housing needs throughout the state.

What type of housing does Monterey Park have?

Monterey Park offers a variety of housing types, including single-family homes, duplex, triplex, apartments, and condominiums. The most common type of housing in Monterey Park is single family. Most of the housing stock was built in 1950-1969, as part of a national homebuilding boom. A little over half of Monterey Park households own their own homes. Monthly mortgages are typically $2000-$3000 while rent is $1000-$1500 per month. Over half of the rental community spend more than 30% of their gross monthly income on housing, many of which spend above 50% of their income on housing. Typically, housing is considered affordable when you spend 30% or less of your monthly income.

How does the City of Monterey Park support housing needs?

The City of Monterey Park has played a critical role in meeting housing needs for the local community. The City has multiple housing programs in place to make sure existing homes are adequately rehabilitated and meet basic health and sanitation standards. These include a lead based paint compliance program, subsidies for housing through federal programs, and a residential rehabilitation program that offers financial assistance , such as grants and loans, to repair or improve the homes of qualified low- and moderate-income households. The City also plays a role in facilitating new housing production, including an accessory dwelling unit program which allows a second unit to be placed on single family home properties.

What is the demand for housing?

Additional steps government agencies take to make sure that there is adequate housing construction to meet demand include the Regional Housing Needs Assessment (RHNA) process. The State of California identifies the number of housing units necessary to meet future demand. The State distributes this allocation to regional governments, including the Southern California Association of Governments (SCAG) of which Monterey Park is a member agency. SCAG then allocates housing units to all member agencies. This process is mandated as part of Housing Element Law.

What is the housing need in Monterey Park?

The State assigned 1.3 million units to the SCAG region. In turn, SCAG assigned 5,257 units to Monterey Park. The City must now plan to accommodate those units during the next 8 years. As part of this planning process, the City must document to the State (the Housing and Community Development agency) that these units can be accommodated across the city and that policies and regulations support future residential development.

What is the regional housing needs assessment (RHNA) for?

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from the population, employment, and household growth. The RHNA does not result in housing construction, but rather requires communities to anticipate growth so that collectively the region and subregion can grow in ways that enhance the quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs.

What does Housing Element Law require?

Monterey Park must prove it can provide 5,257 units in compliance with a wide range of state rules. The 2019 California Legislative Session ended with over 30 new bills in response to the state's worsening housing crisis. Several of these bills are designed to increase housing production by easing development regulations, compelling jurisdictions to make fee and land information readily available to potential developers, and impose new ongoing reporting and inventory requirements for local jurisdictions. Housing legislation aims to achieve a number of overarching goals:

- Accommodate projected housing demand, as mandated by the State,
- Increase housing production to meet this demand,
- Improve housing affordability,
- Preserve existing affordable housing,
- Improve the safety, quality, and condition of existing housing,
- Facilitate the development of housing for all income levels and household types, including special needs populations,
- Improve the livability and economic prosperity of all City residents, and
- Promote fair housing choices for all.

Please Participate!

We invite you to participate in upcoming community events to provide input on how best to meet the housing needs in Monterey Park.

Learn more about the Environmental Justice Element »

Learn more about the Safety Element Update »

About the Project

Get Involved

Latest News

Project Resources

Contact Us

Safety Element

The Safety Element describes the natural and manmade hazards that could impact people and property in the City. State law requires safety elements to be updated at the same time as housing element updates. New information on impacts resulting from climate change will be added to the Safety Element.

Learn more about the Safety Element Update

Environmental Justice Element

As part of the City's update to their General Plan, a new chapter addressing environmental justice will be included. Environmental justice is defined by the State as the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the development and implementation of environmental laws and policies. The new chapter will include policies that look to reducing harm to communities in Monterey Park that have been historically marginalized by institutions and society.

Learn more about the Environmental Justice Element

Frequently Asked Questions (FAQs)

How is this project different than the Monterey Park 2040 and Land Use Element Update?

The Monterey Park 2040 updated the Land Use Element that resulted in changes to land use designations. Land use designations establish allowed uses (commercial, residential, etc.) and allowed densities (number of units allowed per acre of land). The Housing Element Update is intended to demonstrate how the City will accommodate housing demand, and also include updates to the Safety Element and creation of a new Environmental Justice Element.

- Why update the Housing Element, Safety Element, and Environmental Justice Element?
- What is included in a Housing Element?
- What is "affordable" housing?
- What is RHNA?
- Will updating the Housing Element and meeting RHNA result in new housing construction?
- Will the City be changing the zoning or densities allowed?
- Why is the Sybil Brand site not considered a potential housing site for this housing element update?
- What are the benefits of updating the Housing Element?
- How can I get involved in the Housing Element Update process?

Frequently Asked Questions (FAQs)

How is this project different than the Monterey Park 2040 and Land Use Element Update?

The Monterey Park 2040 updated the Land Use Element that resulted in changes to land use designations. Land use designations establish allowed uses (commercial, residential, etc.) and allowed densities (number of units allowed per acre of land). The Housing Element Update is intended to demonstrate how the City will accommodate housing demand, and also include updates to the Safety Element and creation of a new Environmental Justice Element.

Why update the Housing Element, Safety Element, and Environmental Justice Element?

California State law requires that the City of Monterey update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. The revised Housing Element must be adopted by the Monterey Park City Council no later than October 2021, or the City of Monterey Park could lose eligibility for significant sources of funding currently provided by the State.

Safety elements are now required to be updated at the same time as housing elements.

In addition, State law requires communities updating two or more elements of the General Plan to prepare an environmental justice element if there are disadvantaged communities present in the community. Disadvantaged communities are neighborhoods with low-income households that are exposed to pollution (e.g., freeways, landfills).

What is included in a Housing Element?

The Housing Element is a housing plan that identifies policies and programs the City will implement to meet housing demand.

Housing Element components are largely dictated by the State. The following chapters must be included:

- A detailed analysis of the City's demographic, economic and housing characteristics.
- A comprehensive analysis of constraints to producing and preserving housing.
- A review of the City's progress in implementing current housing policies and programs.
- An identification of goals, objectives, and policies, in addition to a full list of programs that will implement the vision of the plan.
- A list of sites that could accommodate new housing, demonstrating the City's ability to meet the Regional Housing Needs Assessment (RHNA).

Because the Housing Element is updated frequently, the City of Monterey Park's existing element provides a foundation for this update. This update gives the City an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. Read the 2013-2021 Housing Element for more information on existing policies and programs. (Insert link to the 2014-2021 Housing Element)

For more information, please view the Housing Element Story Map!

What is "affordable" housing?

The City is required to facilitate the production of housing that is affordable to households across various income levels. These income categories are defined by the state and are based on varying percentages of the Area Median Income (AMI), in which earning 30% of AMI is considered extremely low income, 50% of AMI is considered very low income. 80% of AMI is considered low income and between 80-120% is considered moderate income. For each income category, housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs.

The chart below shows 2020 income limits and affordable rents for a family of four in Los Angeles County as set by the State. Extremely Low – up to 30% of county median income.

Family of 4 Persons	Income Limit	Affordable Rent
Extremely Low Income	$33,800	$845
Very Low Income	$56,300	$1,408
Low Income	$90,100	$2,253
Moderate Income	$92,750	$2,319

What is RHNA?

RHNA stands for "Regional Housing Needs Assessment." Every eight years, the State of California provides the number of housing units that should be accommodated in the Southern California region. The Southern California Association of Governments (SCAG) takes that larger number and devises a methodology to allocate the units among the SCAG region. As part of the Housing Element, Monterey Park must demonstrate to the State that there is available capacity for the units allocated to the city.

This year the regional allocation, and therefore the Monterey Park allocation, was significantly larger than it has been in past years. This larger allocation was a result of the State responding to the housing crisis by considering "existing need" (i.e., units we need to alleviated challenges, like overcrowding and homelessness) and "projected need" (i.e., units we need to accommodate new residents). The allocation also takes affordability into account by identifying the percentage of units that are needed at each income level, including very low, low, moderate, and above moderate incomes.

The RHNA allocation for Monterey Park, as released by SCAG in March 2021 is 5,257 units.

Income Type	Number of Units
Very Low Income	1,324
Low	822
Moderate	848
Above Moderate	2,263
TOTAL	**5,257**

Visit the **SCAG website** for more information on RHNA and the RHNA allocation process.

Will updating the Housing Element and meeting RHNA result in new housing construction?

Housing construction will be solely reliant on the private market. Through the RHNA process, the City must establish the regulatory framework to allow for a certain amount of housing construction should private developers and homeowners seek to build new housing in the city. As part of the Housing Element update, properties that can accommodate future residential development will be identified. Identification of a properties capacity to accommodate new housing does not guarantee that construction will occur on that site. However, if there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify sites that need to be rezoned to allow for more residential units to increase housing capacity.

Will the City be changing the zoning or densities allowed?

The City is in the early stages of the Housing Element, but initial analysis shows zoning changes are unlikely. The City is not required to build housing as part of the Housing Element, but rather, show capacity for the private sector to build required housing units. The City's role in meeting the RHNA is to ensure that enough land is zoned to accommodate the units identified in the RHNA. The City accounts for housing potential on vacant and underutilized land that are currently zoned residential or residential mixed-use before changing zoning or densities in Monterey Park.

Why is the Sybil Brand site not considered a potential housing site for this housing element update?

Title in Reso.
pg 3 Pursuant

Tewasart, Samantha

6. include tax info as well; water bill
7. Remove "Urban Design" Language

From: McAvoy, Mark
Sent: Thursday, December 5, 2019 4:13 PM
To: Real Sebastian, Teresa
Cc: Tewasart, Samantha; Bow, Ron
Subject: RE: Item 2-A

Hi Teresa,

Sam mentioned that you called and spoke to her a little while ago, these are the responses we received from Laura Stetson earlier today that Sam was referring to:

"1. When we calculated the housing yield in the Corporate Center district associated with the overlay introduced during the hearing process, we assumed that the housing would be in lieu of some office development, not additive to it. We substituted office trips for residential trips. Thus, those trips cannot "moved" to the Sybil Brand site and vacant parcel; they would be new trips not analyzed in the EIR.

2. With regard to potential housing sites for the 6th cycle Housing Element: changes in HE law in 2017 have made the sites inventory analysis much more difficult. Simply having zoning on a site is not sufficient. You have to present a detailed analysis and justification as to how housing can be built on a site. The vacant parcel would be problematic due to terrain. The Sybil Brand site may be a challenge as well since it is in County ownership, would require extensive demolition, could require routing traffic through the adjacent neighborhood for sufficient access, and may be constrained in building height due to Sheriff helicopter operations. Also, I think that the County would first have to offer the site to another public entity if it were looking to sell the property. All of these factors would make it difficult to justify this site as suitable for housing during the 6th cycle.

3. With regard to the EIR traffic analysis, it did not account for new trips associated properties west of I-710. If the trips from Corporate Center were reassigned to the Sybil Brand site (which they can't, per item 1), we would be concerned that the traffic study did not account for the traffic patterns and impacts that would occur west of I-710."

Laura will be there tonight to answer more questions or clarify these responses she gave us.

Tues, Jan 21st 7-11
Homeless Count LAHSA

-----Original Message-----
From: Real Sebastian, Teresa
Sent: Thursday, December 05, 2019 1:18 AM
To: Bow, Ron; McAvoy, Mark; Tewasart, Samantha
Cc: Ing, Mitchell; Wong, Diana
Subject: Item 2-A

Another option would be to adopt Option 2 (Sybil brand and vacant lot) with 57 units/acre instead of Option 1 (corporate center). It would yield 9,801.48 trips which is within the FEIR assumption of 9,971 net new trips.

Analysis: (fingers crossed my madness makes sense)

Current FEIR caps trips at 9,971

10,321 Sybil trips / proposed 1410 Sybil units = 7.32 trips per Sybil unit under option 2.

9,971 cap FEIR trips / 7.32 trips per Sybil unit under option 2 = 1,362.16 units cap for Sybil

1,362.16 units caps for Sybil / 23.5 Sybil acres = 57.96 max units per acre

Round down to 57 units per acre x 23.5 acres = 1,339.50 units at Sybil

1,339 units at Sybil x 7.32 trips per unit = 9,801.48 trips which is within current FEiR cap trips of 9,971

Pursue option 2 with modification to 57 units per acre will generate 5,175 units (3,836 +1,339). Close to SCAG proposed RHNA allocation of 5,221 (-46 units) which still needs to be approved by HCD and may be subject to appeal by municipalities)

Sent from my iPad

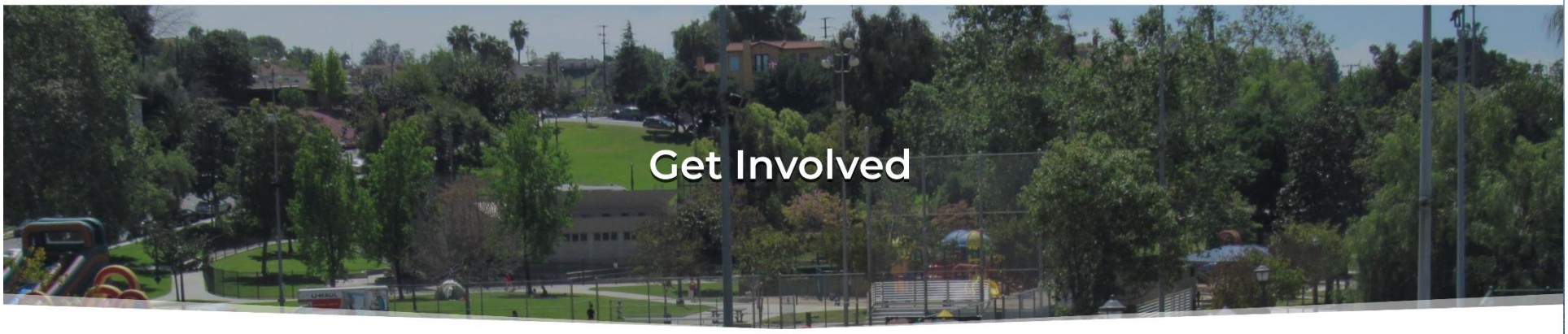
What are the benefits of updating the Housing Element?

State law gives the California Department of Housing and Community Development (HCD) the authority to review local Housing Elements and issue findings regarding the elements' compliance with the law. When HCD issues a letter stating that the Housing Element is "in compliance" it is referred to as "certification" of the Housing Element. Certification is important for several reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's planning programs and land use regulations. If the City were challenged in court regarding the validity of the General Plan or zoning regulations, and the General Plan was found to be invalid, a court could assume control over local land-use decisions. HCD certification establishes a "rebuttable presumption of validity" that the Housing Element is adequate under state law, which would support the City's legal defense.
- **More frequent Housing Element updates.** When a city does not adopt its Housing Element within the established time frame, subsequent updates must be completed on a four-year schedule rather than an eight-year schedule. A four-year update requirement would create an administrative and cost burden.
- **Grant funds.** Some state grant funds are contingent upon Housing Element certification or give a higher priority to those jurisdictions with a certified Housing Element.
- **Enforcement and Litigation Exposure.** Per State law, cities are required to adopt a compliant Housing Element, and failure to do so could result in the State pursuing enforcement action against a non-compliant city.

How can I get involved in the Housing Element Update process?

Please sign up to be notified of the next meeting or opportunity for online input. The success of this update requires extensive community input and engagement. There will be multiple opportunities to participate throughout the update, both in-person and online.



HOUSING ELEMENT 2021–2029 SHAPING THE FUTURE OF MONTEREY PARK
About the Project | Get Involved | Latest News | Project Resources | Contact Us
English

Upcoming Community Events

Thanks to everyone who was able to attend our first workshop on August 5th, 2021.

Go Here for Workshop Materials.

Housing Element Map Activity

Please click on the link below to access an interactive map that displays properties that could accommodate future additional housing.

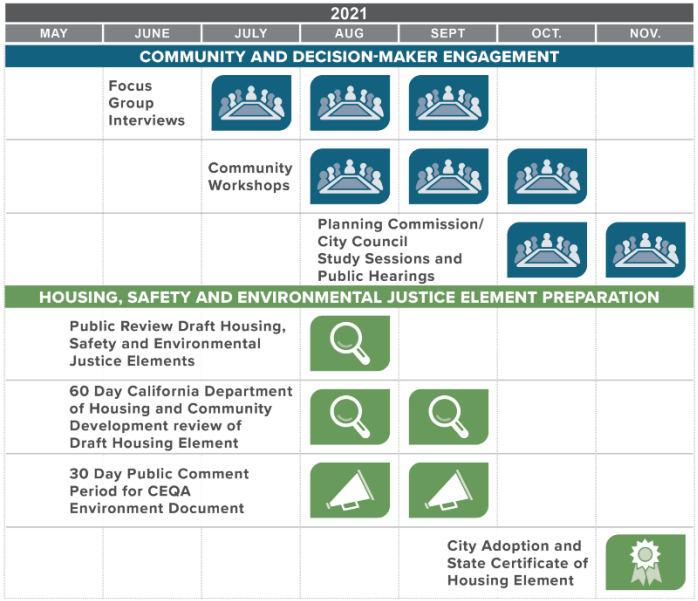
As part of the Housing Element Update, the City must identify properties that could be developed in the future to accommodate Monterey Park's fair share of housing to meet local and regional housing needs. Go here for more information about the City's state-mandated housing allocation: https://mpkhousingupdate.com/housing-element/.

This interactive map identifies the potential housing sites, including the number of potential housing units each property could accommodate based on City-adopted rules. Potential housing sites are identified based on allowed land uses, environmental constraints, and existing development on the site. No changes to land use designations or zoning district boundaries are anticipated to accommodate the housing needs.

The purpose of the Map Activity is to collect your input on properties that have the potential for new, repurposed, rehabilitated or expanded housing. Identifying sites with capacity for housing will not necessarily result in the approval of the construction of housing units. This exercise merely demonstrates the potential capacity for housing in Monterey Park.

Click Here to Participate in the Map Activity

Housing Element Update Schedule



Join Our Email List!

Name *

First

Last

Organization

Email *

Comment or Message

Submit

Newsletters

July 29, 2021

Join us for the first Virtual Community Workshop on August 5th, 2021. Learn about what goes into a Housing Element and how you can get involved.

Articles

July/August 2021

Cascades Newspaper feature on Housing Element 2021-2029: Shaping the Future of Monterey Park.

HOUSING ELEMENT SHAPING THE FUTURE OF MONTEREY PARK

About the Project | Get Involved | Latest News | Project Resources | Contact Us

English

Past Workshops

August 5, 2021 Workshop Materials

Workshop Slide Deck in English Here

Workshop Slide Deck in Spanish Here

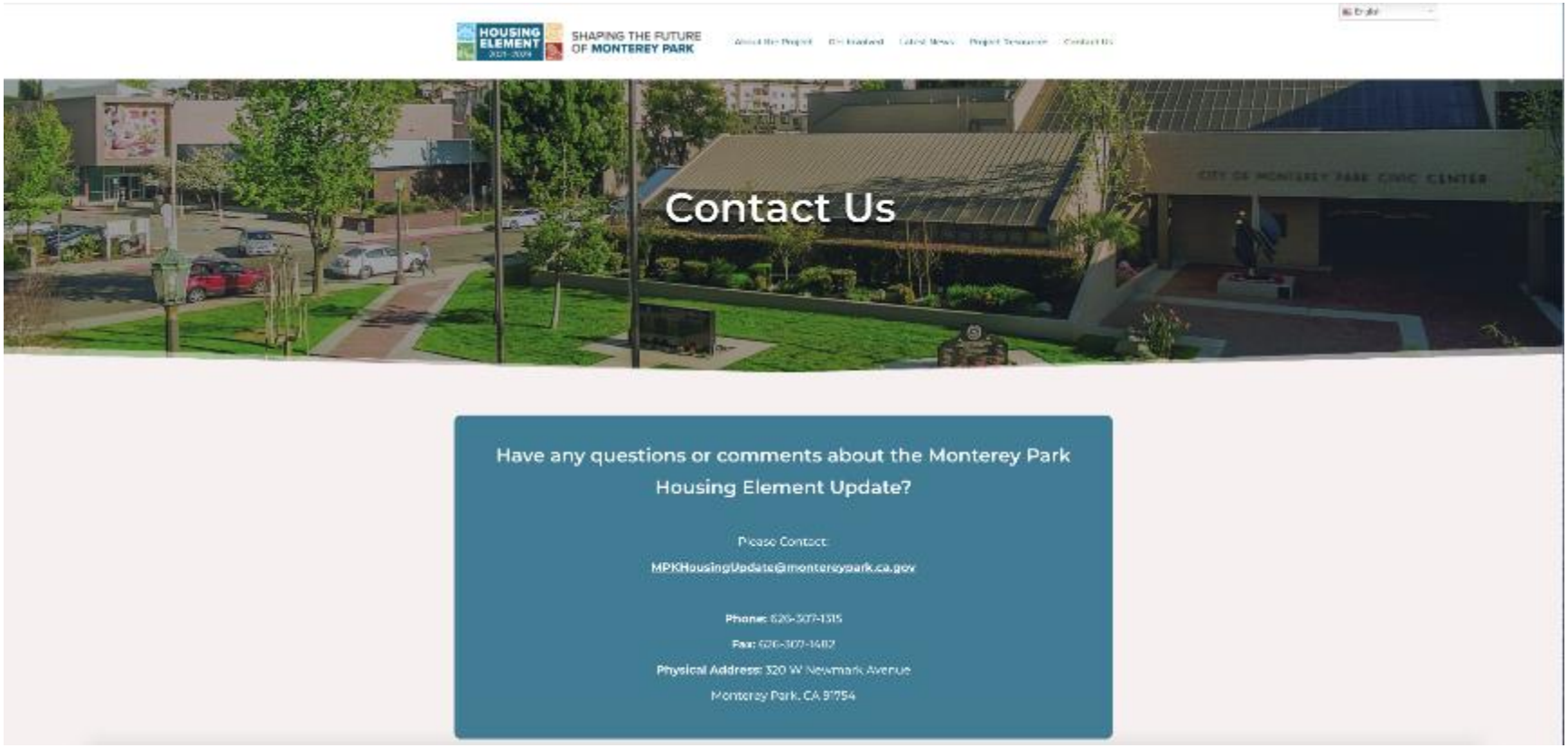
Workshop Slide Deck in Chinese Here

Existing Monterey Park Plans and Programs

- 2014-2021 Housing Element
- Monterey Park Housing Programs
- Monterey Park 2040 Land Use Element Update
- Existing Safety Element
- Monterey Park Disaster Preparedness
- Natural Hazards Mitigation Plan

Want to Learn More?

- California Department of Housing and Community Development
- California Department of Housing and Community Development, Housing Element Memos webpage
- Southern California Association of Governments
- CalEnviroScreen
- CalAdapt
- California Adaptation Planning Guide
- Governor's Office of Planning & Research, General Plan Guidelines: 2017 Update


HOUSING ELEMENT
SHAPING THE FUTURE OF MONTEREY PARK
Contact Us
Have any questions or comments about the Monterey Park Housing Element Update?
Please Contact:
MPKHousingUpdate@montereypark.ca.gov
Phone: 626-307-1315
Fax: 626-307-1402
Physical Address: 320 W Newmark Avenue
Monterey Park, CA 91754

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

MONTEREY PARK HOUSING ELEMENT UPDATE
Interactive Map and Public Comment Tool

Step 1: Explore the Sites
Zoom in and click one of the parcels to see the allowed land use, acreage, and potential housing units of that site.

Step 2: Select the Site
Click on the site you would like to comment on.

Step 3: Leave your Comment
1. Make sure "Parcel #" matches the Parcel # of the site on the map you selected.
2. Fill out all the questions in the form below and press "Submit" when finished.

Filter for # of Potential Housing Units

Potential Housing Unit Capacity is greater than

Enter number.

Apply Clear

Filter for Area

Acreage is greater than

Enter number of acres.

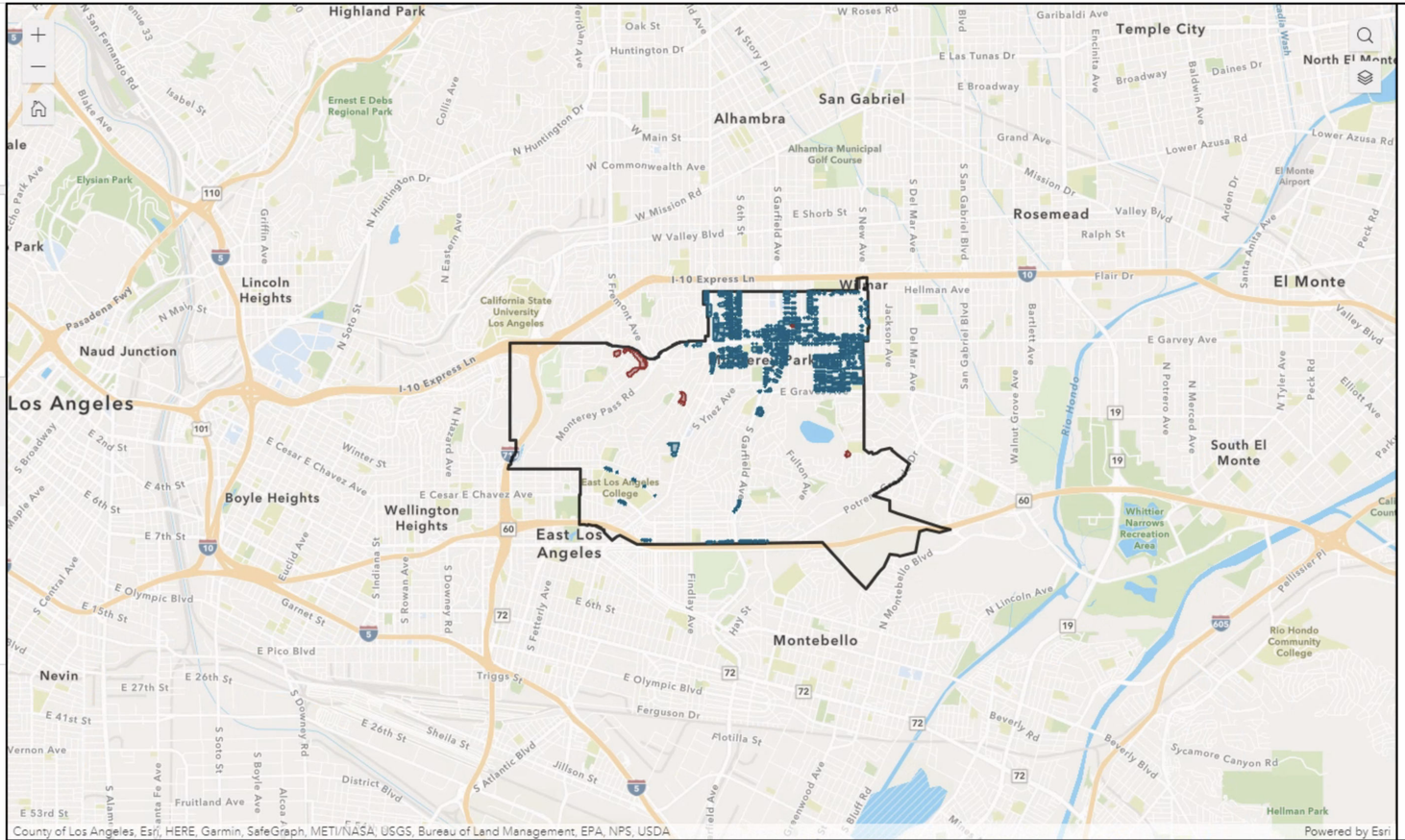
Apply Clear

Potential Housing Sites

Type

- Vacant Properties
- Non-Vacant Properties

Monterey Park City Boundary


Highland Park
Temple City
San Gabriel
Alhambra
Rosemead
El Monte
South El Monte
Lincoln Heights
Naud Junction
Los Angeles
Boyle Heights
Wellington Heights
East Los Angeles
Montebello
Nevin
Monterey Park
California State University Los Angeles
East Los Angeles College
Whittier Narrows Recreation Area
Rio Hondo Community College
Hellman Park
Ernest E Debs Regional Park
Alhambra Municipal Golf Course
El Monte Airport
Elysian Park
I-10 Express Ln
Pasadena Fwy
Monterey Pass Rd
Rio Hondo
Garibaldi Ave
Broadway
Daines Dr
Lower Azusa Rd
Valley Blvd
Hellman Ave
Flair Dr
E Garvey Ave
Peck Rd
Elliott Ave
Beverly Rd
Sycamore Canyon Rd
E Olympic Blvd
E Pico Blvd
E Cesar E Chavez Ave
Winter St
Garnet St
Ferguson Dr
Flotilla St
Jillson St
Triggs St
Sheila St
District Blvd
Fruitland Ave
Vernon Ave
E 53rd St
E 41st St
E 27th St
E 26th St
E 15th St
E 7th St
E 6th St
E 4th St
E 2nd St
N Broadway
N Main St
N Huntington Dr
W Main St
W Commonwealth Ave
W Mission Rd
W Valley Blvd
E Shorb St
Ralph St
Mission Dr
Grand Ave
E Broadway
E Las Tunas Dr
Huntington Dr
Oak St
W Roses Rd
Collins Ave
Griffin Ave
N Eastern Ave
S Garfield Ave
S New Ave
S Del Mar Ave
S San Gabriel Blvd
S 6th St
Jackson Ave
Bartlett Ave
Walnut Grove Ave
N Potrero Ave
N Tyler Ave
N Merced Ave
Santa Anita Ave
Arden Dr
Encinita Ave
Baldwin Ave
Lower Azusa Rd
Peck Rd
S Fremont Ave
S Soto St
S Boyle Ave
S Atlantic Blvd
S Bluff Rd
S Fetterly Ave
S Rowan Ave
S Indiana St
S Downey Rd
S Central Ave
Euclid Ave
Findlay Ave
N Montebello Blvd
N Lincoln Ave
Pellissier Pl
Beverly Blvd
Fulton Ave
Potrero Dr
Isabel St
Blaisdell Ave
Meridian Ave
N San Fernando Rd
N Story Pl
S Broadway
N Hazard Ave
S Ynez Ave
Rosemead Blvd
Encinita Ave
Broadway
Baldwin Ave
Daines Dr
Lower Azusa Rd
Arden Dr
El Monte Airport
Peck Rd
Santa Anita Ave
Valley Blvd
Flair Dr
Hellman Ave
Ralph St
Mission Dr
Grand Ave
E Broadway
E Las Tunas Dr
Huntington Dr
Oak St
W Roses Rd
Garibaldi Ave
Temple City
North El Monte
Alhambra
San Gabriel
Rosemead
El Monte
South El Monte
Lincoln Heights
Naud Junction
Los Angeles
Boyle Heights
Wellington Heights
East Los Angeles
Montebello
Nevin
Monterey Park
I-10 Express Ln
Pasadena Fwy
Monterey Pass Rd
Rio Hondo
E Garvey Ave
E Cesar E Chavez Ave
Winter St
Garnet St
Ferguson Dr
Flotilla St
Jillson St
Triggs St
Sheila St
District Blvd
Fruitland Ave
Vernon Ave
E 53rd St
E 41st St
E 27th St
E 26th St
E 15th St
E 7th St
E 6th St
E 4th St
E 2nd St
N Broadway
N Main St
N Huntington Dr
W Main St
W Commonwealth Ave
W Mission Rd
W Valley Blvd
E Shorb St

Monterey Park Participatory Mapping

Parcel # *

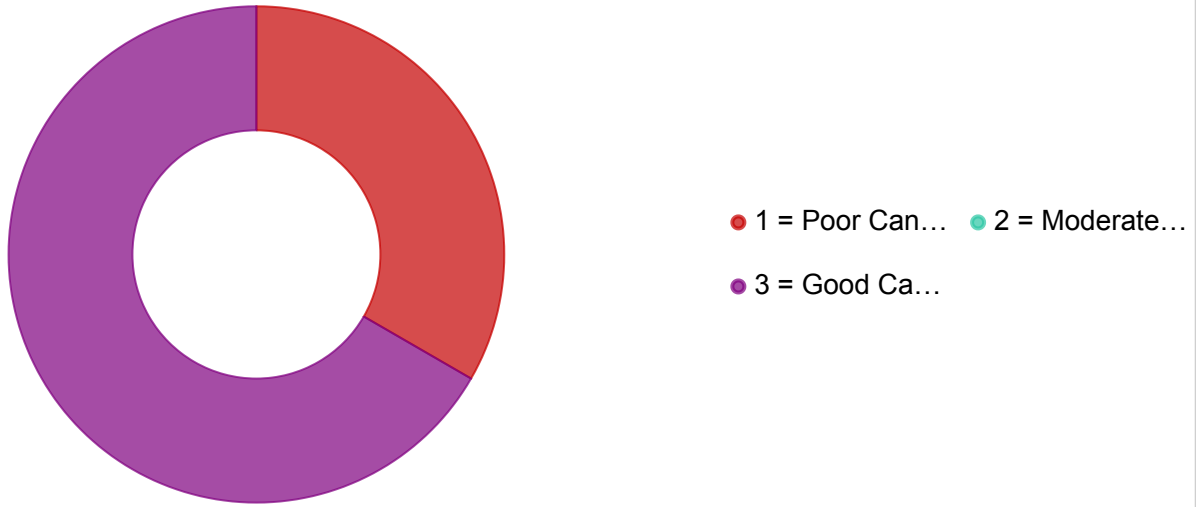
Word	Count
5354002034	1
5354002033	1
5273021002	1
5273017035	1
5273017034	1

5273017032	1
5265012019	1
5261014097	1
5259018049	1
5259018028	1
5257015034	1
5257010900	1
5256003049	1
5256003046	1
5256003035	1
5256003034	1
5256003030	1
5256003025	1
5256002061	1
5255021063	1
5255011060	1
5255008900	1
5255007038	1

5255007024	1
5254002031	1
5253034052	1
5253034050	1
5253009022	1
5253008024	1
5253008023	1

Answered: 30 Skipped: 0

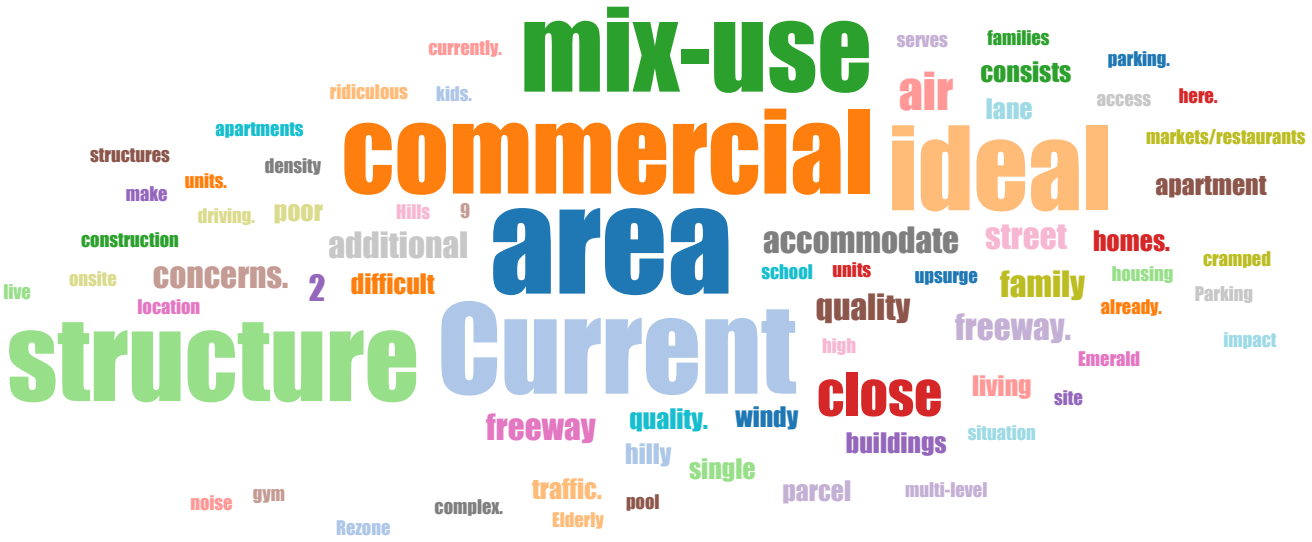
On a scale of 1 to 3, do you think this property is a good candidate for new or expanded housing opportuniti…



1 = Poor Candidate	10	33.33%
2 = Moderate Candidate	0	0%
3 = Good Candidate	20	66.67%

Answered: 30 Skipped: 0

Comment



Response	Count
Current commercial area ideal for mix-use residential/commercial structure	10
Too close to a freeway. Air quality concerns.	3
Near current commercial area ideal for mix-use residential/commercial structure	3

Too close to the freeway with poor air quality.	2
2 lane windy and hilly street difficult to accommodate additional traffic. Immediate area consists of single family homes.	2
This location seems appropriate for high density living as it is close to freeway access and markets/restaurants without driving. I would wonder about the school situation however and if it can accommodate an upsurge of new kids.	1
There is a family living there already. it would be ridiculous to have construction going on for 2 buildings in the same area at once	1
There are no housing units on this parcel currently. The site serves as a pool and gym for Emerald Hills Apartment complex. Parking is already cramped onsite and on the street, and additional apartments at this parcel would further impact parking.	1
Rezone it for more than 9 units.	1
Elderly families live here. it would cause too much noise to make these into apartment buildings	1
Current multi-level structures already	1
	0

Answered: 26 Skipped: 4

Your Name *

Word	Count
Carey	16
Edwin	9
Sun	9
Jennifer	2
Jack	1
Der-Sarkissian	1
Dawn	1
Flores	1
Dafne	1

Answered: 30 Skipped: 0

Email (Optional)

The word cloud requires at least 20 answers to show.

Word	Count
[redacted]	1
	1

Answered: 2 Skipped: 28

ArcGIS Survey123

Overview | Analyze | Data

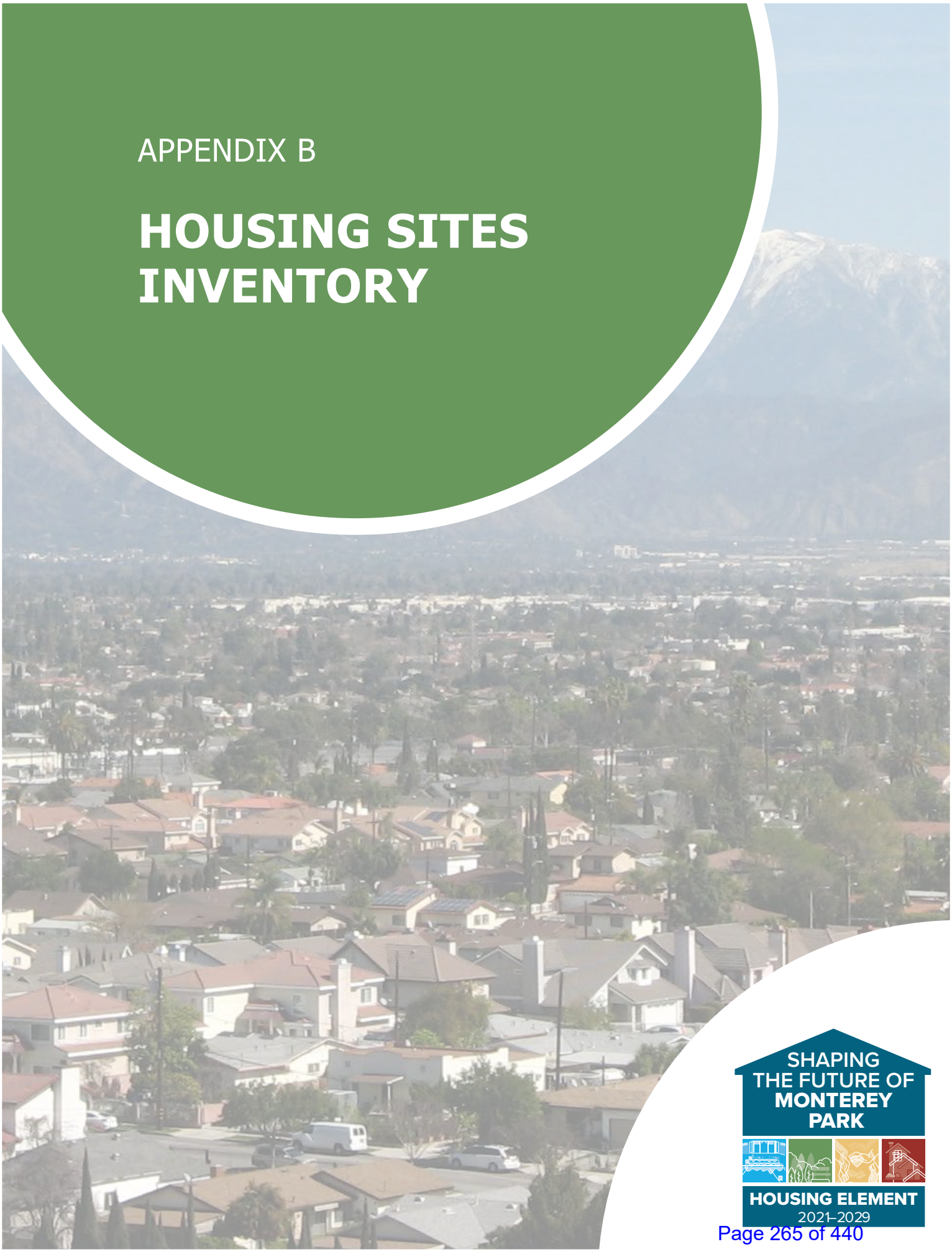
8/7/21 - 9/2/21 Filter Report Export Open in Map Viewer Form view 30/30

21-10992 Monterey Park Pa...

Site APN	On a scale of 1 to 3, do you think this property is a good candidate for new or expanded housing opportunities?	Comment
5254002031	3 = Good Candidate	
5273017035	1 = Poor Candidate	Too close to a freeway. Air quality con
5273017034	1 = Poor Candidate	Too close to a freeway. Air quality con
5273017032	1 = Poor Candidate	Too close to a freeway. Air quality con
5265012019	1 = Poor Candidate	Too close to the freeway with poor air
5273021002	1 = Poor Candidate	Too close to the freeway with poor air
5257015034	3 = Good Candidate	
5257010900	3 = Good Candidate	
5261014097	3 = Good Candidate	
5256003034	3 = Good Candidate	Rezone it for more than 9 units.
5253009022	1 = Poor Candidate	There are no housing units on this par site serves as a pool and gym for Eme complex. Parking is already cramped c street, and additional apartments at th further impact parking.

APPENDIX B

HOUSING SITES INVENTORY



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	MONTEREY PARK
Housing Element Cycle	6th
Contact Information	
First Name	Frank
Last Name	Lopez
Title	Public Works Director
Email	FLopez@MontereyPark.ca.gov
Phone	(626) 307-1323
Mailing Address	
Street Address	320 West Newmark Ave.
City	Monterey Park
Zip Code	91754

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	628 Hellman Ave.	91754	5256008025	AA	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	602 Hellman Ave.	91754	5256008001	AA	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	619 Moore Ave.	91754	5256008006	AA	HDR	R-3	16.1	30	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	617 Moore Ave.	91754	5256008007	AA	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	613 Moore Ave.	91754	5256008008	AA	HDR	R-3	16.1	30	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	603 Moore Ave.	91754	5256008071	AA	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	533 Moore Ave.	91754	5256008095	AA	HDR	R-3	16.1	30	0.31	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	527 Moore Ave.	91754	5256008092	AA	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	523 Moore Ave.	91754	5256008014	AA	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	519 Moore Ave.	91754	5256008030	AA	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	515 Moore Ave.	91754	5256008031	AA	HDR	R-3	16.1	30	0.26	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	509 Moore Ave.	91754	5256008032	AA	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	501 Moore Ave.	91754	5256008088	AA	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	429 Moore Ave.	91754	5256008035	AA	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	425 Moore Ave.	91754	5256008056	AA	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	415 Moore Ave.	91754	5256008038	AA	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	411 Moore Ave.	91754	5256008039	AA	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	407 Moore Ave.	91754	5256008040	AA	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	601 Emerson Ave.	91754	5256008041	AA	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	609 Emerson Ave.	91754	5256008042	AA	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	400 Chandler Ave.	91754	5256008075	AA	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	406 Chandler Ave.	91754	5256008044	AA	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	410 Chandler Ave.	91754	5256008045	AA	HDR	R-3	16.1	30	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	414 Chandler Ave.	91754	5256008046	AA	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	430 Chandler Ave.	91754	5256008049	AA	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	508 Chandler Ave.	91754	5256008051	AA	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	514 Chandler Ave.	91754	5256008053	AA	HDR	R-3	16.1	30	0.24	Residential (2)/Nonvacant	Yes - Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	520 Chandler Ave.	91754	5256008015	AA	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	526 Chandler Ave.	91754	5256008079	AA	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	602 Chandler Ave.	91754	5256008068	AA	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	606 Chandler Ave.	91754	5256008021	AA	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	616 Chandler Ave.	91754	5256008023	AA	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	622 Chandler Ave.	91754	5256008024	AA	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	616 Hellman Ave.	91754	5256008028	AA	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	612 Hellman Ave.	91754	5256008004	AA	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	504 Hellman Ave.	91754	5256010032	AB	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	631 Ynez Ave.	91754	5256010033	AB	HDR	R-3	16.1	30	0.31	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	625 Ynez Ave.	91754	5256010052	AB	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	621 Ynez Ave.	91754	5256010053	AB	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	613 Ynez Ave.	91754	5256010034	AB	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	609 Ynez Ave.	91754	5256010035	AB	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	607 Ynez Ave.	91754	5256010036	AB	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	601 Ynez Ave.	91754	5256010037	AB	HDR	R-3	16.1	30	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	531 Ynez Ave.	91754	5256010038	AB	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	529 Ynez Ave.	91754	5256010110	AB	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	525 Ynez Ave.	91754	5256010040	AB	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	521 Ynez Ave.	91754	5256010071	AB	HDR	R-3	16.1	30	0.27	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	515 Ynez Ave.	91754	5256010113	AB	HDR	R-3	16.1	30	0.28	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	507 Ynez Ave.	91754	5256010004	AB	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	501 Ynez Ave.	91754	5256010005	AB	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	429 Ynez Ave.	91754	5256010030	AB	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	423 Ynez Ave.	91754	5256010008	AB	HDR	R-3	16.1	30	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	419 Ynez Ave.	91754	5256010009	AB	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	413 Ynez Ave.	91754	5256010083	AB	HDR	R-3	16.1	30	0.49	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		10		10	High Resource		
MONTEREY PARK	407 Ynez Ave.	91754	5256010012	AB	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	401 Ynez Ave.	91754	5256010013	AB	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	517 Emerson Ave.	91754	5256010062	AB	HDR	R-3	16.1	30	0.30	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			5	5	High Resource		
MONTEREY PARK	400 Moore Ave.	91754	5256010017	AB	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	408 Moore Ave.	91754	5256010018	AB	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	410 Moore Ave.	91754	5256010019	AB	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	480 Moore Ave.	91754	5256010099	AB	HDR	R-3	16.1	30	0.62	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	13			13	High Resource		
MONTEREY PARK	516 Moore Ave.	91754	5256010093	AB	HDR	R-3	16.1	30	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	520 Moore Ave.	91754	5256010029	AB	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	524 Moore Ave.	91754	5256010041	AB	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	534 Moore Ave.	91754	5256010043	AB	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	604 Moore Ave.	91754	5256010045	AB	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	332 Chandler Ave.	91754	5256006025	AC	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	328 Chandler Ave.	91754	5256006024	AC	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	324 Chandler Ave.	91754	5256006023	AC	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	312 Chandler Ave.	91754	5256006020	AC	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	306 Chandler Ave.	91754	5256006019	AC	HDR	R-3	16.1	30	0.25	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	300 Chandler Ave.	91754	5256006018	AC	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	226 Chandler Ave.	91754	5256006064	AC	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	220 Chandler Ave.	91754	5256006118	AC	HDR	R-3	16.1	30	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	200 Chandler Ave.	91754	5256006097	AC	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	126 Chandler Ave.	91754	5256006082	AC	HDR	R-3	16.1	30	0.48	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	606 Emerson Ave.	91754	5256006056	AC	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	616 Emerson Ave.	91754	5256006026	AC	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	323 Moore Ave.	91754	5256006004	AC	HDR	R-3	16.1	30	0.28	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	319 Moore Ave.	91754	5256006005	AC	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	315 Moore Ave.	91754	5256006006	AC	HDR	R-3	16.1	30	0.24	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	309 Moore Ave.	91754	5256006007	AC	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	305 Moore Ave.	91754	5256006008	AC	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	233 Moore Ave.	91754	5256006117	AC	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	215 Moore Ave.	91754	5256006027	AC	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	211 Moore Ave.	91754	5256006028	AC	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	205 Moore Ave.	91754	5256006029	AC	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	203 Moore Ave.	91754	5256006114	AC	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	129 Moore Ave.	91754	5256006031	AC	HDR	R-3	16.1	30	0.31	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	127 Moore Ave.	91754	5256006032	AC	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	119 Moore Ave.	91754	5256006070	AC	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	111 Moore Ave.	91754	5256006104	AC	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	324 Moore Ave.	91754	5256011019	AD	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	310 Moore Ave.	91754	5256011088	AD	HDR	R-3	16.1	30	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	302 Moore Ave.	91754	5256011014	AD	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	220 Moore Ave.	91754	5256011024	AD	HDR	R-3	16.1	30	0.69	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			14	14	High Resource		
MONTEREY PARK	208 Moore Ave.	91754	5256011061	AD	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	206 Moore Ave.	91754	5256011060	AD	HDR	R-3	16.1	30	0.35	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	128 Moore Ave.	91754	5256011091	AD	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	120 Moore Ave.	91754	5256011114	AD	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	108 Moore Ave.	91754	5256011068	AD	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	323 Ynez Ave.	91754	5256011002	AD	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	321 Ynez Ave.	91754	5256011110	AD	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	313 Ynez Ave.	91754	5256011138	AD	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	233 Ynez Ave.	91754	5256011007	AD	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	231 Ynez Ave.	91754	5256011105	AD	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	223 Ynez Ave.	91754	5256011009	AD	HDR	R-3	16.1	30	0.47	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	207 Ynez Ave.	91754	5256011042	AD	HDR	R-3	16.1	30	0.31	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	131 Ynez Ave.	91754	5256011044	AD	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	129 Ynez Ave.	91754	5256011045	AD	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	127 Ynez Ave.	91754	5256011135	AD	HDR	R-3	16.1	30	0.37	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	109 Ynez Ave.	91754	5256011080	AD	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	107 Ynez Ave.	91754	5256011101	AD	HDR	R-3	16.1	30	0.22	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	330 Moore Ave.	91754	5256011021	AD	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	328 Moore Ave.	91754	5256011020	AD	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	431 Avondale Ave.	91754	5256014016	AE	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	423 Avondale Ave.	91754	5256014014	AE	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	419 Avondale Ave.	91754	5256014013	AE	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	415 Avondale Ave.	91754	5256014054	AF	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	411 Avondale Ave.	91754	5256014010	AF	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	202 McPherrin Ave	91754	5256014036	AG	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	315 Avondale Ave.	91754	5256014033	AG	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	205 Huntington Ave.	91754	5256014047	AG	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	212 Huntington Ave.	91754	5255006032	AH	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	223 Avondale Ave.	91754	5255006028	AH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	217 Avondale Ave.	91754	5255006027	AH	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	213 Avondale Ave.	91754	5255006026	AH	HDR	R-3	16.1	30	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	209 Baltimore Ave.	91754	5255006022	AH	HDR	R-3	16.1	30	0.30	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	225 Baltimore Ave.	91754	5255006044	AH	HDR	R-3	16.1	30	0.31	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		6		6	High Resource		
MONTEREY PARK	201 Baltimore Ave.	91754	5255006024	AH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	205 Baltimore Ave.	91754	5255006023	AH	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	428 Avondale Ave.	91754	5256013064	AI	HDR	R-3	16.1	30	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	416 Avondale Ave.	91754	5256013001	AI	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	121 McPherrin Ave.	91754	5256013086	AI	HDR	R-3	16.1	30	0.45	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	360 Avondale Ave.	91754	5256013039	AJ	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	127 Huntington Ave.	91754	5256013025	AJ	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	115 Huntington Ave.	91754	5256013069	AJ	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	126 Hellman Ave.	91755	5255011005	AK	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	132 Hellman Ave.	91755	5255011003	AK	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	136 Hellman Ave.	91755	5255011002	AK	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	142 Hellman Ave.	91755	5255011034	AK	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	623 Lincoln Ave.	91755	5255011060	AK	HDR	R-3	16.1	30	1.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			25	25	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	535 Lincoln Ave.	91755	5255011045	AK	HDR	R-3	16.1	30	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			7	7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	519 Lincoln Ave.	91755	5255011041	AK	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			8	8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Lincoln Ave.	91755	5255010023	AK	HDR	R-3	16.1	30	0.38	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	8			8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	411 Lincoln Ave.	91755	5255010031	AK	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	133 Emerson Ave.	91755	5255010009	AK	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	214 Hellman Ave.	91755	5255014013	AL	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	220 Hellman Ave.	91755	5255014012	AL	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	612 Lincoln Ave.	91755	5255014043	AL	HDR	R-3	16.1	30	0.33	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		6		6	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	518 Lincoln Ave.	91755	5255014037	AL	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	432 Lincoln Ave.	91755	5255015044	AL	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	426 Lincoln Ave.	91755	5255015019	AL	HDR	R-3	16.1	30	0.40	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		6		6	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	410 Lincoln Ave.	91755	5255015053	AL	HDR	R-3	16.1	30	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	408 Lincoln Ave.	91755	5255015037	AL	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	400 Lincoln Ave.	91755	5255015026	AL	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	223 Emerson Ave.	91755	5255015022	AL	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	401 Alhambra Ave.	91755	5255020010	AL	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	407 Alhambra Ave.	91755	5255020009	AL	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	411 Alhambra Ave.	91755	5255020061	AL	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	417 Alhambra Ave.	91755	5255020092	AL	HDR	R-3	16.1	30	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	421 Alhambra Ave.	91755	5255020117	AL	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	429 Alhambra Ave.	91755	5255020067	AL	HDR	R-3	16.1	30	0.78	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	509 Alhambra Ave.	91755	5255020113	AL	HDR	R-3	16.1	30	0.76	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	519 Alhambra Ave.	91755	5255021063	AL	HDR	R-3	16.1	30	1.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			24	24	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	537 Alhambra Ave.	91755	5255021087	AL	HDR	R-3	16.1	30	0.77	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	601 Alhambra Ave.	91755	5255021097	AL	HDR	R-3	16.1	30	0.34	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	617 Alhambra Ave.	91755	5255021022	AL	HDR	R-3	16.1	30	0.77	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	631 Alhambra Ave.	91755	5255021003	AL	HDR	R-3	16.1	30	0.28	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	330 Hellman Ave.	91755	5255021093	AL	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	326 Hellman Ave.	91755	5255021039	AL	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	402 Hellman Ave.	91755	5258008081	AM	HDR	R-3	16.1	30	0.35	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	416 Hellman Ave.	91755	5258008054	AM	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	418 Hellman Ave.	91755	5258008053	AM	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	498 Hellman Ave.	91755	5258008092	AM	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	629 Sierra Vista St.	91755	5258008052	AM	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	534 Alhambra Ave.	91755	5258008049	AM	HDR	R-3	16.1	30	0.34	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	430 Alhambra Ave.	91755	5258008003	AM	HDR	R-3	16.1	30	0.34	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	426 Alhambra Ave.	91755	5258008004	AM	HDR	R-3	16.1	30	0.34	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	402 Alhambra Ave.	91755	5258008025	AM	HDR	R-3	16.1	30	0.79	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	High Resource		
MONTEREY PARK	508 Hellman Ave.	91755	5258009082	AN	HDR	R-3	16.1	30	0.27	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			5	5	High Resource		
MONTEREY PARK	620 Sierra Vista St.	91755	5258009003	AN	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	619 Orange Ave.	91755	5258011015	AO	HDR	R-3	16.1	30	0.26	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	616 Rural Dr.	91755	5258011040	AO	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	622 Orange Ave.	91755	5258013059	AP	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	714 Hellman Ave.	91755	5258013011	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	722 Hellman Ave.	91755	5258013010	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	728 Hellman Ave.	91755	5258013009	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	800 Hellman Ave.	91755	5258013008	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	904 Hellman Ave.	91755	5258013042	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	916 Hellman Ave.	91755	5258013039	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	920 Hellman Ave.	91755	5258013038	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	924 Hellman Ave.	91755	5258013037	AP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	932 Hellman Ave.	91755	5258013035	AP	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	808 Hellman Ave.	91755	5258013005	AP	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	906 Hellman Ave.	91755	5258013041	AP	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	928 Hellman Ave.	91755	5258013036	AP	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1010 Hellman Ave.	91755	5258013033	AP	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	533 New Ave.	91755	5258016002	AQ	HDR	R-3	16.1	30	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	501 New Ave.	91755	5258012024	AR	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	423 New Ave.	91755	5258012034	AR	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	419 New Ave.	91755	5258012035	AR	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	403 New Ave.	91755	5258012039	AR	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	427 New Ave.	91755	5258012025	AS	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	413 New Ave.	91755	5258012036	AS	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	524 New Ave.	91755	5286010036	AS	HDR	R-3	16.1	30	0.30	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	520 New Ave.	91755	5286010001	AS	HDR	R-3	16.1	30	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	514 New Ave.	91755	5286011020	AS	HDR	R-3	16.1	30	0.42	Residential (4)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	428 New Ave.	91755	5286011031	AS	HDR	R-3	16.1	30	0.27	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	422 New Ave.	91755	5286011012	AS	HDR	R-3	16.1	30	0.25	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	1113 Emerson Ave.	91755	5286011003	AT	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	333 New Ave.	91755	5258007064	AT	HDR	R-3	16.1	30	0.12	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	225 New Ave.	91755	5258007074	AT	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	207 New Ave.	91755	5258007001	AT	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	1111 Whitmore St.	91755	5286016055	AU	HDR	R-3	16.1	30	0.74	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			15	15	High Resource		
MONTEREY PARK	322 Alhambra Ave.	91755	5258001054	AV	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	324 New Ave.	91755	5286016013	AV	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	318 New Ave.	91755	5286016014	AV	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	318 Alhambra Ave.	91755	5258001053	AV	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	310 Alhambra Ave.	91755	5258001051	AV	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	308 Alhambra Ave.	91755	5258001104	AV	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	298 Alhambra Ave.	91755	5258001146	AV	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	224 Alhambra Ave.	91755	5258001045	AV	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	220 Alhambra Ave.	91755	5258001084	AV	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			8	8	High Resource		
MONTEREY PARK	204 Alhambra Ave.	91755	5258001096	AV	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	325 Alhambra Ave.	91755	5255019002	AW	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	301 Alhambra Ave.	91755	5255019010	AW	HDR	R-3	16.1	30	0.38	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	209 Alhambra Ave.	91755	5255018002	AW	HDR	R-3	16.1	30	0.39	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	205 Alhambra Ave.	91755	5255018060	AW	HDR	R-3	16.1	30	0.42	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	326 Emerson Ave.	91755	5255019004	AW	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	322 Emerson Ave.	91755	5255019005	AW	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	320 Emerson Ave.	91755	5255019014	AW	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	308 Emerson Ave.	91755	5255019016	AW	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	230 Nicholson Ave.	91755	5255019044	AW	HDR	R-3	16.1	30	0.79	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	222 Nicholson Ave.	91755	5255019051	AW	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	206 Nicholson Ave.	91755	5255018035	AW	HDR	R-3	16.1	30	0.52	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			10	10	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	316 Garfield Ave.	91754	5257016006	AX	HDR	R-3	16.1	30	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	322 Garfield Ave.	91754	5257016008	AX	HDR	R-3	16.1	30	0.28	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	340 Garfield Ave.	91754	5257016011	AX	HDR	R-3	16.1	30	0.84	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	400 Garfield Ave.	91754	5257016040	AX	HDR	R-3	16.1	30	0.68	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			14	14	High Resource		
MONTEREY PARK	438 Garfield Ave.	91754	5257016073	AX	HDR	R-3	16.1	30	0.81	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			17	17	High Resource		
MONTEREY PARK	122 Newmark Ave.	91755	5257012067	AY	HDR	R-3	16.1	30	0.25	Parking Lot/Nonvacant	Yes - Current	Private	Available	No			5	5	High Resource		
MONTEREY PARK	328 Ramona Ave.	91754	5257012079	AY	HDR	R-3	16.1	30	0.51	Commercial (FAR: 0.8)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	Ramona Ave.	91754	5257012010	AY	HDR	R-3	16.1	30	0.14	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	402 Ramona Ave.	91754	5257012053	AY	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	416 Ramona Ave.	91754	5257012016	AY	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	418 Ramona Ave.	91754	5257012017	AY	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	420 Ramona Ave.	91754	5257012018	AY	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	424 Ramona Ave.	91754	5257012019	AY	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	426 Ramona Ave.	91754	5257012064	AY	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	434 Ramona Ave.	91754	5257012021	AY	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	438 Ramona Ave.	91754	5257012022	AY	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	530 Huntington Ave.	91754	5263001014	AZ	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	547 Garfield Ave.	91754	5263001013	BB	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	1700 College View Dr.	91754	5252029037	BC	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	1130 College View Dr.	91754	5253013025	BD	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	1000 College View Dr.	91754	5253012019	BD	HDR	R-3	16.1	30	0.19	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	812 Fernfield Dr.	91754	5266024063	BE	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	1690 College View Dr.	91754	5252029038	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1680 College View Dr.	91754	5252029039	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1660 College View Dr.	91754	5252029040	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1640 College View Dr.	91754	5252029041	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1620 College View Dr.	91754	5252029042	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1600 College View Dr.	91754	5252029043	BE	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1520 College View Dr.	91754	5252029048	BE	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1300 College View Dr.	91754	5253034052	BF	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1260 College View Dr.	91754	5253034050	BF	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	916 Newmark Ave.	91755	5259017039	BG	HDR	R-3	16.1	30	0.30	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	307 New Ave.	91755	5259017031	BG	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	311 New Ave.	91755	5259017032	BG	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	317 New Ave.	91755	5259017033	BG	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	323 New Ave.	91755	5259017035	BG	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	331 New Ave.	91755	5259017109	BG	HDR	R-3	16.1	30	0.58	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			12	12	High Resource		
MONTEREY PARK	429 New Ave.	91755	5259019038	BG	HDR	R-3	16.1	30	0.42	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			8	8	High Resource		
MONTEREY PARK	437 New Ave.	91755	5259019122	BG	HDR	R-3	16.1	30	0.34	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	509 New Ave.	91755	5259019062	BG	HDR	R-3	16.1	30	1.32	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			27	27	High Resource		
MONTEREY PARK	436 Pomelo Ave.	91755	5259019077	BG	HDR	R-3	16.1	30	0.88	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	428 Pomelo Ave.	91755	5259019126	BG	HDR	R-3	16.1	30	0.45	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	424 Pomelo Ave.	91755	5259019100	BG	HDR	R-3	16.1	30	0.42	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	418 Pomelo Ave.	91755	5259019023	BG	HDR	R-3	16.1	30	0.26	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	412 Pomelo Ave.	91755	5259019118	BG	HDR	R-3	16.1	30	0.62	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	408 Pomelo Ave.	91755	5259017112	BG	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	334 Pomelo Ave.	91755	5259017049	BG	HDR	R-3	16.1	30	0.43	Residential (4)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	330 Pomelo Ave.	91755	5259017085	BG	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	320 Pomelo Ave.	91755	5259017046	BG	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	314 Pomelo Ave.	91755	5259017045	BG	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	312 Pomelo Ave.	91755	5259017044	BG	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	825 Graves Ave.	91755	5259009174	BH	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	819 Graves Ave.	91755	5259009045	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	815 Graves Ave.	91755	5259009044	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	805 Graves Ave.	91755	5259009043	BH	HDR	R-3	16.1	30	0.29	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	721 Graves Ave.	91755	5259009041	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	717 Graves Ave.	91755	5259009040	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	713 Graves Ave.	91755	5259009039	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	709 Graves Ave.	91755	5259009038	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	705 Graves Ave.	91755	5259009037	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	536 Orange Ave.	91755	5259009036	BH	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	526 Orange Ave.	91755	5259009135	BH	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	522 Orange Ave.	91755	5259009114	BH	HDR	R-3	16.1	30	0.45	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	518 Orange Ave.	91755	5259009160	BH	HDR	R-3	16.1	30	0.45	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	510 Orange Ave.	91755	5259009032	BH	HDR	R-3	16.1	30	0.41	Residential (4)/Nonvacant	Yes - Current	Private	Available	No			5	5	High Resource		
MONTEREY PARK	508 Orange Ave.	91755	5259009076	BH	HDR	R-3	16.1	30	0.73	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			15	15	High Resource		
MONTEREY PARK	442 Orange Ave.	91755	5259009030	BH	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	432 Orange Ave.	91755	5259009027	BH	HDR	R-3	16.1	30	0.33	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	426 Orange Ave.	91755	5259009066	BH	HDR	R-3	16.1	30	0.68	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			14	14	High Resource		
MONTEREY PARK	418 Orange Ave.	91755	5259008085	BH	HDR	R-3	16.1	30	0.70	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			14	14	High Resource		
MONTEREY PARK	414 Orange Ave.	91755	5259008100	BH	HDR	R-3	16.1	30	0.35	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		6		6	High Resource		
MONTEREY PARK	340 Orange Ave.	91755	5259008141	BH	HDR	R-3	16.1	30	0.99	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			21	21	High Resource		
MONTEREY PARK	324 Orange Ave.	91755	5259008062	BH	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	320 Orange Ave.	91755	5259008061	BH	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	316 Orange Ave.	91755	5259008060	BH	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	700 Newmark Ave.	91755	5259008104	BH	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	706 Newmark Ave.	91755	5259008057	BH	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	818 Newmark Ave.	91755	5259008134	BH	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	307 Pomelo Ave.	91755	5259008045	BH	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	319 Pomelo Ave.	91755	5259008048	BH	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	335 Pomelo Ave.	91755	5259008126	BH	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	407 Pomelo Ave.	91755	5259008111	BH	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	423 Pomelo Ave.	91755	5259009167	BH	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	501 Pomelo Ave.	91755	5259009123	BH	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	507 Pomelo Ave.	91755	5259009099	BH	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	511 Pomelo Ave.	91755	5259009145	BH	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	527 Pomelo Ave.	91755	5259009103	BH	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			8	8	High Resource		
MONTEREY PARK	808 Fernfield Dr.	91754	5266024045	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	804 Fernfield Dr.	91754	5266024046	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	800 Fernfield Dr.	91754	5266024047	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	796 Fernfield Dr.	91754	5266024048	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	788 Fernfield Dr.	91754	5266024050	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	784 Fernfield Dr.	91754	5266024051	BH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	Garvey Ave.	91754	5261005030	BI	HDR	R-3	16.1	30	0.13	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	1038 Garvey Ave.	91754	5261005031	BI	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	1030 Garvey Ave.	91754	5261005032	BI	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	116 Marguerita Ave.	91754	5261014037	BJ	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	118 Marguerita Ave.	91754	5261014038	BJ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	918 Garvey Ave.	91754	5261014097	BJ	HDR	R-3	16.1	30	0.93	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			20	20	High Resource		
MONTEREY PARK	855 El Repetto Dr.	91754	5253009022	BK	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	830 El Repetto Dr.	91754	5253021038	BK	HDR	R-3	16.1	30	0.82	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			17	17	High Resource		
MONTEREY PARK	2306 Schoolside Ave.	91754	5251026005	BL	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	125 Graves Ave.	91755	5257017071	BM	HDR	R-3	16.1	30	0.65	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	119 Graves Ave.	91755	5257017080	BM	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	314 Alhambra Ave.	91755	5259004029	BN	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	316 Alhambra Ave.	91755	5259004030	BN	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	318 Alhambra Ave.	91755	5259004031	BN	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	326 Alhambra Ave.	91755	5259004033	BN	HDR	R-3	16.1	30	0.34	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	338 Alhambra Ave.	91755	5259004036	BN	HDR	R-3	16.1	30	0.43	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	410 Alhambra Ave.	91755	5259004038	BN	HDR	R-3	16.1	30	0.43	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	420 Alhambra Ave.	91755	5259005117	BN	HDR	R-3	16.1	30	0.86	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	428 Alhambra Ave.	91755	5259005163	BN	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	434 Alhambra Ave.	91755	5259005035	BN	HDR	R-3	16.1	30	0.27	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	436 Alhambra Ave.	91755	5259005036	BN	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	522 Alhambra Ave.	91755	5259005109	BN	HDR	R-3	16.1	30	0.95	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			20	20	High Resource		
MONTEREY PARK	516 Alhambra Ave.	91755	5259005040	BN	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	526 Alhambra Ave.	91755	5259005041	BN	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	530 Alhambra Ave.	91755	5259005042	BN	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	536 Alhambra Ave.	91755	5259005043	BN	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	415 Graves Ave.	91755	5259005044	BN	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	421 Graves Ave.	91755	5259005081	BN	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	433 Graves Ave.	91755	5259005050	BN	HDR	R-3	16.1	30	0.26	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	489 Graves Ave.	91755	5259005048	BN	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	539 Sefton Ave.	91755	5259005047	BN	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	531 Sefton Ave.	91755	5259005049	BN	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	527 Sefton Ave.	91755	5259005053	BN	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	521 Sefton Ave.	91755	5259005157	BN	HDR	R-3	16.1	30	1.33	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			29	29	High Resource		
MONTEREY PARK	513 Sefton Ave.	91755	5259005170	BN	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	503 Sefton Ave.	91755	5259005068	BN	HDR	R-3	16.1	30	0.42	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	439 Sefton Ave.	91755	5259005095	BN	HDR	R-3	16.1	30	0.48	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	435 Sefton Ave.	91755	5259005173	BN	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			8	8	High Resource		
MONTEREY PARK	431 Sefton Ave.	91755	5259005051	BN	HDR	R-3	16.1	30	0.54	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	425 Sefton Ave.	91755	5259005061	BN	HDR	R-3	16.1	30	0.35	Residential (4)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	417 Sefton Ave.	91755	5259004040	BN	HDR	R-3	16.1	30	0.29	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	411 Sefton Ave.	91755	5259004088	BN	HDR	R-3	16.1	30	0.59	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	12			12	High Resource		
MONTEREY PARK	345 Sefton Ave.	91755	5259004044	BN	HDR	R-3	16.1	30	0.39	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	329 Sefton Ave.	91755	5259004118	BN	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	323 Sefton Ave.	91755	5259004023	BN	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	446 Newmark Ave.	91755	5259004113	BN	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	440 Newmark Ave.	91755	5259004220	BN	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	438 Newmark Ave.	91755	5259004103	BN	HDR	R-3	16.1	30	0.66	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	432 Newmark Ave.	91755	5259004027	BN	HDR	R-3	16.1	30	0.19	Residential (2)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	420 Newmark Ave.	91755	5259004081	BN	HDR	R-3	16.1	30	1.72	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			27	27	High Resource		
MONTEREY PARK	504 Newmark Ave.	91755	5259007056	BO	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	508 Newmark Ave.	91755	5259007055	BO	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	522 Newmark Ave.	91755	5259007136	BO	HDR	R-3	16.1	30	0.86	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	552 Newmark Ave.	91755	5259007083	BO	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	310 Sefton Ave.	91755	5259007057	BO	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	314 Sefton Ave.	91755	5259007058	BO	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	320 Sefton Ave.	91755	5259007059	BO	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	324 Sefton Ave.	91755	5259007060	BO	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	336 Sefton Ave.	91755	5259007126	BO	HDR	R-3	16.1	30	0.62	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	13			13	High Resource		
MONTEREY PARK	400 Sefton Ave.	91755	5259007146	BO	HDR	R-3	16.1	30	0.34	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	420 Sefton Ave.	91755	5259007092	BO	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	436 Sefton Ave.	91755	5259006181	BO	HDR	R-3	16.1	30	0.73	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			15	15	High Resource		
MONTEREY PARK	448 Sefton Ave.	91755	5259006197	BO	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	500 Sefton Ave.	91755	5259006190	BO	HDR	R-3	16.1	30	0.44	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	507 Graves Ave.	91755	5259006049	BO	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	509 Graves Ave.	91755	5259006050	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	517 Graves Ave.	91755	5259006051	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	523 Graves Ave.	91755	5259006052	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	603 Graves Ave.	91755	5259006053	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	607 Graves Ave.	91755	5259006054	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	611 Graves Ave.	91755	5259006055	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	537 Orange Ave.	91755	5259006057	BO	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	533 Orange Ave.	91755	5259006058	BO	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	513 Orange Ave.	91755	5259006201	BO	HDR	R-3	16.1	30	0.36	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	507 Orange Ave.	91755	5259006104	BO	HDR	R-3	16.1	30	0.50	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			10	10	High Resource		
MONTEREY PARK	439 Orange Ave.	91755	5259006177	BO	HDR	R-3	16.1	30	0.71	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			15	15	High Resource		
MONTEREY PARK	345 Orange Ave.	91755	5259007072	BO	HDR	R-3	16.1	30	0.44	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	339 Orange Ave.	91755	5259007111	BO	HDR	R-3	16.1	30	0.87	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	325 Orange Ave.	91755	5259007047	BO	HDR	R-3	16.1	30	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	319 Orange Ave.	91755	5259007144	BO	HDR	R-3	16.1	30	0.31	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		6		6	High Resource		
MONTEREY PARK	317 Orange Ave.	91755	5259007045	BO	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	311 Orange Ave.	91755	5259007044	BO	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	620 Newmark Ave.	91755	5259007042	BO	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	610 Newmark Ave.	91755	5259007049	BO	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	556 Newmark Ave.	91755	5259007138	BO	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	222 Alhambra Ave.	91755	5259012001	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	226 Alhambra Ave.	91755	5259012002	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	234 Alhambra Ave.	91755	5259012003	BP	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	236 Alhambra Ave.	91755	5259012004	BP	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	411 Newmark Ave.	91755	5259012006	BP	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	412 Newmark Ave.	91755	5259012007	BP	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	418 Edgley Dr.	91755	5259012008	BP	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	423 Newmark Ave.	91755	5259012010	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	425 Newmark Ave.	91755	5259012013	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	431 Newmark Ave.	91755	5259012014	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	433 Newmark Ave.	91755	5259012017	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	435 Newmark Ave.	91755	5259012018	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	439 Newmark Ave.	91755	5259012020	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	441 Newmark Ave.	91755	5259012021	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	449 Newmark Ave.	91755	5259012025	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	501 Newmark Ave.	91755	5259012027	BP	HDR	R-3	16.1	30	0.32	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	507 Newmark Ave.	91755	5259012030	BP	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	517 Newmark Ave.	91755	5259012050	BP	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	523 Newmark Ave.	91755	5259012036	BP	HDR	R-3	16.1	30	0.28	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	601 Newmark Ave.	91755	5259012037	BP	HDR	R-3	16.1	30	0.26	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	611 Newmark Ave.	91755	5259012062	BP	HDR	R-3	16.1	30	0.87	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			18	18	High Resource		
MONTEREY PARK	233 Orange Ave.	91755	5259012046	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	221 Orange Ave.	91755	5259012071	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	518 Edgley Dr.	91755	5259012035	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	512 Edgley Dr.	91755	5259012034	BP	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	510 Edgley Dr.	91755	5259012033	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	508 Edgley Dr.	91755	5259012032	BP	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	506 Edgley Dr.	91755	5259012029	BP	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	448 Edgley Dr.	91755	5259012026	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	444 Edgley Dr.	91755	5259012023	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	442 Edgley Dr.	91755	5259012022	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	440 Edgley Dr.	91755	5259012019	BP	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	436 Edgley Dr.	91755	5259012016	BP	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	430 Edgley Dr.	91755	5259012015	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	428 Edgley Dr.	91755	5259012012	BP	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	301 New Ave.	91755	5259017030	BP	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	327 New Ave.	91755	5259017060	BP	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	422 Edgley Dr.	91755	5259012011	BQ	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	216 Orange Ave.	91755	5259013030	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	222 Orange Ave.	91755	5259013031	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	226 Orange Ave.	91755	5259013032	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	232 Orange Ave.	91755	5259013033	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	234 Orange Ave.	91755	5259013034	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	238 Orange Ave.	91755	5259013035	BQ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	717 Newmark Ave.	91755	5259013064	BQ	HDR	R-3	16.1	30	0.48	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	803 Newmark Ave.	91755	5259013039	BQ	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			7	7	High Resource		
MONTEREY PARK	823 Newmark Ave.	91755	5259013082	BQ	HDR	R-3	16.1	30	0.83	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			17	17	High Resource		
MONTEREY PARK	909 Newmark Ave.	91755	5259014031	BQ	HDR	R-3	16.1	30	0.29	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	1011 Newmark Ave.	91755	5259014036	BQ	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	241 New Ave.	91755	5259014037	BQ	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	239 New Ave.	91755	5259014038	BQ	HDR	R-3	16.1	30	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	233 New Ave.	91755	5259014039	BQ	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	229 New Ave.	91755	5259014048	BQ	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	211 New Ave.	91755	5259014041	BQ	HDR	R-3	16.1	30	0.45	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		10		10	High Resource		
MONTEREY PARK	346 Orange Ave.	91755	5259008120	BQ	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	301 Pomelo Ave.	91755	5259008044	BQ	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	315 Pomelo Ave.	91755	5259008047	BQ	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	132 Emerson Ave.	91755	5255009002	BR	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		2		2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	140 Emerson Ave.	91755	5255009031	BR	HDR	R-3	16.1	30	0.28	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	319 Lincoln Ave.	91755	5255009046	BR	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	315 Lincoln Ave.	91755	5255009006	BR	HDR	R-3	16.1	30	0.35	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	305 Lincoln Ave.	91755	5255009105	BR	HDR	R-3	16.1	30	0.79	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	330 Lincoln Ave.	91755	5255016015	BS	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	328 Lincoln Ave.	91755	5255016016	BS	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	308 Lincoln Ave.	91755	5255016018	BS	HDR	R-3	16.1	30	0.36	Residential (4)/Nonvacant	Yes - Current	Private	Available	No			4	4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	234 Lincoln Ave.	91755	5255016020	BS	HDR	R-3	16.1	30	0.40	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	208 Lincoln Ave.	91755	5255017103	BS	HDR	R-3	16.1	30	0.79	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	210 Emerson Ave.	91755	5255016044	BS	HDR	R-3	16.1	30	0.51	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			10	10	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	224 Emerson Ave.	91755	5255016005	BS	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	228 Emerson Ave.	91755	5255016004	BS	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	236 Emerson Ave.	91755	5255016002	BS	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	319 Nicholson Ave.	91755	5255016040	BS	HDR	R-3	16.1	30	0.78	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	303 Nicholson Ave.	91755	5255016072	BS	HDR	R-3	16.1	30	0.76	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			16	16	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	227 Nicholson Ave.	91755	5255016051	BS	HDR	R-3	16.1	30	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	223 Nicholson Ave.	91755	5255016088	BS	HDR	R-3	16.1	30	0.46	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	217 Nicholson Ave.	91755	5255016011	BS	HDR	R-3	16.1	30	0.31	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Atlantic Blvd.	91754	5261021082	BT	HDR	R-3	16.1	30	2.35	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			51	51	High Resource		
MONTEREY PARK	317 Chandler Ave.	91754	5257002072	BT	HDR	R-3	16.1	30	0.70	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			14	14	High Resource		
MONTEREY PARK	327 Chandler Ave.	91754	5257002084	BT	HDR	R-3	16.1	30	0.35	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	310 Chandler Ave.	91754	5257003047	BU	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	324 Chandler Ave.	91754	5257003054	BU	HDR	R-3	16.1	30	0.37	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	612 Newmark Ave.	91754	5257003041	BU	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	303 Moore Ave.	91754	5257003040	BU	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	307 Moore Ave.	91754	5257003039	BU	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	321 Moore Ave.	91754	5257003036	BU	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	325 Moore Ave.	91754	5257003035	BU	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	314 Moore Ave.	91754	5257006012	BV	HDR	R-3	16.1	30	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	512 Newmark Ave.	91754	5257006004	BV	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	303 Ynez Ave.	91754	5257006001	BV	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	307 Ynez Ave.	91754	5257006002	BV	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	309 Ynez Ave.	91754	5257006003	BV	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	315 Ynez Ave.	91754	5257006005	BV	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	325 Ynez Ave.	91754	5257006047	BV	HDR	R-3	16.1	30	0.53	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	11			11	High Resource		
MONTEREY PARK	2115 Garfield Ave.	91754	5273010001	BV	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2105 Garfield Ave.	91754	5273010003	BV	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2101 Garfield Ave.	91754	5273010004	BV	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2053 Garfield Ave.	91754	5273010006	BV	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2049 Garfield Ave.	91754	5273010007	BV	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2045 Garfield Ave.	91754	5273010008	BV	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2041 Garfield Ave.	91754	5273010009	BV	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2037 Garfield Ave.	91754	5273010010	BV	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2033 Garfield Ave.	91754	5273010011	BV	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	2029 Garfield Ave.	91754	5273010012	BV	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	302 Ynez Ave.	91754	5257008002	BW	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	420 Ynez Ave.	91754	5257008001	BW	HDR	R-3	16.1	30	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	310 Ynez Ave.	91754	5257008004	BW	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	316 Ynez Ave.	91754	5257008044	BW	HDR	R-3	16.1	30	0.43	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	322 Ynez Ave.	91754	5257008051	BW	HDR	R-3	16.1	30	0.34	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	125 Chandler Ave.	91754	5257001070	BX	HDR	R-3	16.1	30	0.24	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	220 Atlantic Blvd.	91754	5257001083	BX	HDR	R-3	16.1	30	0.23	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	205 Chandler Ave.	91754	5257001020	BX	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	211 Chandler Ave.	91754	5257001051	BX	HDR	R-3	16.1	30	0.64	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	227 Chandler Ave.	91754	5257001027	BX	HDR	R-3	16.1	30	0.37	Residential (4)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	231 Chandler Ave.	91754	5257001082	BX	HDR	R-3	16.1	30	0.29	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			5	5	High Resource		
MONTEREY PARK	235 Chandler Ave.	91754	5257001061	BX	HDR	R-3	16.1	30	0.30	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	122 Chandler Ave.	91754	5257004016	BY	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	124 Chandler Ave.	91754	5257004017	BY	HDR	R-3	16.1	30	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	128 Chandler Ave.	91754	5257004018	BY	HDR	R-3	16.1	30	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	130 Chandler Ave.	91754	5257004019	BY	HDR	R-3	16.1	30	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	202 Chandler Ave.	91754	5257004020	BY	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	218 Chandler Ave.	91754	5257004036	BY	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	234 Chandler Ave.	91754	5257004029	BY	HDR	R-3	16.1	30	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	623 Newmark Ave.	91754	5257004028	BY	HDR	R-3	16.1	30	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	231 Moore Ave.	91754	5257004002	BY	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	227 Moore Ave.	91754	5257004003	BY	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	217 Moore Ave.	91754	5257004005	BY	HDR	R-3	16.1	30	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	215 Moore Ave.	91754	5257004006	BY	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	211 Moore Ave.	91754	5257004007	BY	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	207 Moore Ave.	91754	5257004008	BY	HDR	R-3	16.1	30	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	125 Moore Ave.	91754	5257004043	BY	HDR	R-3	16.1	30	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	1360 Avenida Cesar Chavez	91754	5251026006	BY	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1352 Avenida Cesar Chavez	91754	5251026007	BY	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1344 Avenida Cesar Chavez	91754	5251026008	BY	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1336 Avenida Cesar Chavez	91754	5251026009	BY	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1328 Avenida Cesar Chavez	91754	5251026010	BY	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1320 Avenida Cesar Chavez	91754	5251026011	BY	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	1312 Avenida Cesar Chavez	91754	5251026012	BY	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	124 Moore Ave.	91754	5257005020	BZ	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	128 Moore Ave.	91754	5257005021	BZ	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	130 Moore Ave.	91754	5257005022	BZ	HDR	R-3	16.1	30	0.31	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	200 Moore Ave.	91754	5257005023	BZ	HDR	R-3	16.1	30	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	208 Moore Ave.	91754	5257005066	BZ	HDR	R-3	16.1	30	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	218 Moore Ave.	91754	5257005026	BZ	HDR	R-3	16.1	30	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	226 Moore Ave.	91754	5257005028	BZ	HDR	R-3	16.1	30	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	234 Moore Ave.	91754	5257005029	BZ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	236 Moore Ave.	91754	5257005031	BZ	HDR	R-3	16.1	30	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	519 Newmark Ave.	91754	5257005030	BZ	HDR	R-3	16.1	30	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	123 Ynez Ave.	91754	5257005036	BZ	HDR	R-3	16.1	30	0.63	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	207 Ynez Ave.	91754	5257005008	BZ	HDR	R-3	16.1	30	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	215 Ynez Ave.	91754	5257005010	BZ	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	223 Ynez Ave.	91754	5257005011	BZ	HDR	R-3	16.1	30	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	229 Ynez Ave.	91754	5257005051	BZ	HDR	R-3	16.1	30	0.54	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	216 Ynez Ave.	91754	5257009027	CC	HDR	R-3	16.1	30	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	218 Ynez Ave.	91754	5257009002	CC	HDR	R-3	16.1	30	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	240 Ynez Ave.	91754	5257009006	CC	HDR	R-3	16.1	30	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	423 Newmark Ave.	91754	5257009007	CC	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	419 Newmark Ave.	91754	5257009008	CC	HDR	R-3	16.1	30	0.19	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	107 Graves Ave.	91755	5257017015	CC	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	123 Ramona Ave.	91754	5257010053	CD	HDR	R-3	16.1	30	0.47	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	131 Ramona Ave.	91754	5257010091	CD	HDR	R-3	16.1	30	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	205 Ramona Ave.	91754	5257010064	CD	HDR	R-3	16.1	30	0.32	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	211 Ramona Ave.	91754	5257010075	CD	HDR	R-3	16.1	30	0.52	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			10	10	High Resource		
MONTEREY PARK	694 Cecil St.	91755	5264003001	CE	HDR	R-1	16.1	30	0.31	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	322 Alhambra Ave.	91755	5259004032	CF	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	417 Graves Ave.	91755	5259005045	CF	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	325 Sefton Ave.	91755	5259004024	CF	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	528 Sefton Ave.	91755	5259006046	CG	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	536 Sefton Ave.	91755	5259006048	CG	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	401 Newmark Ave.	91755	5259012005	CH	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	443 Newmark Ave.	91755	5259012024	CH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	283 Orange Ave.	91755	5259012049	CH	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	Hellman Ave.	91754	5354002017	CH	MU1	R-S	16.1	35	0.41	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			10	10	High Resource		
MONTEREY PARK	Hellman Ave.	91754	5354002016	CH	MU1	R-S	16.1	35	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	Hathway Ave.	91754	5354002015	CH	MU1	R-S	16.1	35	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	Hathway Ave.	91754	5354002014	CH	MU1	R-S	16.1	35	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	Hathaway Ave.	91754	5354002013	CH	MU1	R-S	16.1	35	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	Hathaway Ave.	91754	5354002012	CH	MU1	R-S	16.1	35	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	Hathaway Ave.	91754	5354002011	CH	MU1	R-S	16.1	35	0.21	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	Hathaway Ave.	91754	5354002010	CH	MU1	R-S	16.1	35	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	Hathaway Ave.	91754	5354002037	CH	MU1	R-S	16.1	35	0.48	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	12			12	High Resource		
MONTEREY PARK	722 Hellman Ave.	91754	5256002093	CI	MU1	R-S	16.1	35	0.51	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	12			12	High Resource		
MONTEREY PARK	716 Hellman Ave.	91754	5256002089	CI	MU1	R-S	16.1	35	0.50	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	12			12	High Resource		
MONTEREY PARK	708 Hellman Ave.	91754	5256002047	CI	MU1	R-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	700 Hellman Ave.	91754	5256002048	CI	MU1	R-S	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	623 Chandler Ave.	91754	5256002049	CI	MU1	R-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	619 Chandler Ave.	91754	5256002050	CI	MU1	R-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	615 Chandler Ave.	91754	5256002051	CI	MU1	R-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	513 Chandler Ave.	91754	5256002061	CI	MU1	R-S	16.1	35	1.02	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			26	26	High Resource		
MONTEREY PARK	731 Emerson Ave.	91754	5256002016	CJ	MU1	R-S	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	124 Emerson Ave.	91755	5255009004	CJ	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	403 Chandler Ave.	91754	5256002010	CJ	MU1	R-S	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	734 Emerson Ave.	91754	5256003018	CK	MU1	R-S	16.1	35	0.11	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	299 Chandler Ave.	91754	5256003055	CK	MU1	R-S	16.1	35	0.86	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			22	22	High Resource		
MONTEREY PARK	201 Chandler Ave.	91754	5256003027	CK	MU1	R-S	16.1	35	0.25	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	126 Huntington Ave.	91754	5255007047	CL	MU1	C-B	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	212 Avondale Ave.	91754	5255007028	CL	MU1	C-B	16.1	35	0.48	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			12	12	High Resource		
MONTEREY PARK	127 Baltimore Ave.	91754	5255007012	CL	MU1	C-B	16.1	35	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	123 Baltimore Ave.	91754	5255007013	CL	MU1	C-B	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	119 Baltimore Ave.	91754	5255007014	CL	MU1	C-B	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	309 Chandler Ave.	91754	5257002001	CM	HDR	R-3	16.1	30	0.17	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	228 Baltimore Ave.	91754	5255006017	CM	MU1	C-B	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	202 Baltimore Ave.	91754	5255006009	CM	MU1	C-B	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	206 Baltimore Ave.	91754	5255006010	CM	MU1	C-B	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	210 Baltimore Ave.	91754	5255006011	CM	MU1	C-B	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	216 Baltimore Ave.	91754	5255006013	CM	MU1	C-B	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	620 Newmark Ave.	91754	5257003043	CN	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	131 Roselyn Place	91754	5257014018	CN	MU1	C-B	16.1	35	0.11	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	141 Roselyn Place	91754	5257014015	CN	MU1	C-B	16.1	35	0.11	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	144 Roselyn Place	91754	5257013063	CO	MU1	C-B	16.1	35	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	140 Roselyn Place	91754	5257013004	CO	MU1	C-B	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	124 Roselyn Place	91754	5257013037	CO	MU1	C-B	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	215 Roselyn Place	91754	5257013028	CO	MU1	C-B	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	209 Roselyn Place	91754	5257013062	CO	MU1	C-B	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	205 Roselyn Place	91754	5257013035	CO	MU1	C-B	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	308 Moore Ave.	91754	5257006009	CO	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	310 Moore Ave.	91754	5257006010	CO	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	308 Ynez Ave.	91754	5257008003	CP	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	203 Lincoln Ave.	91755	5257015027	CP	MU1	C-B	16.1	35	0.26	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	207 Lincoln Ave.	91755	5257015026	CP	MU1	C-B	16.1	35	0.25	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	211 Lincoln Ave.	91755	5257015025	CP	MU1	C-B	16.1	35	0.25	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	215 Lincoln Ave.	91755	5257015024	CP	MU1	C-B	16.1	35	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	231 Lincoln Ave.	91755	5257015021	CP	MU1	C-B	16.1	35	0.23	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	235 Lincoln Ave.	91755	5257015020	CP	MU1	C-B	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	243 Lincoln Ave.	91755	5257015018	CP	MU1	C-B	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	123 Newmark Ave.	91755	5257015017	CP	MU1	C-B	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	119 Newmark Ave.	91755	5257015016	CP	MU1	C-B	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	115 Newmark Ave.	91755	5257015015	CP	MU1	C-B	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	110 Newmark Ave.	91755	5257016002	CQ	MU1	C-B	16.1	35	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	118 Newmark Ave.	91755	5257016026	CQ	MU1	C-B	16.1	35	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	126 Newmark Ave.	91755	5257016023	CQ	MU1	C-B	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	130 Newmark Ave.	91755	5257016021	CQ	MU1	C-B	16.1	35	0.11	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	315 Lincoln Ave.	91755	5257016025	CQ	MU1	C-B	16.1	35	0.19	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	125 Lincoln Ave.	91755	5255008005	CR	MU1	C-B	16.1	35	0.32	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	201 Lincoln Ave.	91755	5255008046	CR	MU1	C-B	16.1	35	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	205 Lincoln Ave.	91755	5255008022	CR	MU1	C-B	16.1	35	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	209 Lincoln Ave.	91755	5255008002	CR	MU1	C-B	16.1	35	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	500 Ramona Ave.	91754	5257012029	CS	MU2	N-S	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	458 Ramona Ave.	91754	5257012027	CS	MU2	N-S	16.1	35	0.19	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	515 NEWMARK AVE	91754	5257005015	CS	HDR	R-3	16.1	30	0.16	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	228 YNEZ AVE	91754	5257009004	CT	HDR	R-3	16.1	30	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	1			1	High Resource		
MONTEREY PARK	130 Lincoln Ave.	91755	5255017099	CT	MU2	C-B	16.1	35	0.40	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	110 Lincoln Ave.	91755	5255017020	CT	MU2	C-B	16.1	35	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	111 Nicholson Ave.	91755	5255017050	CT	MU2	C-B	16.1	35	0.79	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			20	20	High Resource		
MONTEREY PARK	195 Nicholson Ave.	91755	5255017093	CT	MU2	C-B	16.1	35	0.77	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			19	19	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	123 Alhambra Ave.	91755	5255018023	CU	MU2	R-3	16.1	35	0.39	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			9	9	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	117 Alhambra Ave.	91755	5255018048	CU	MU2	C-B	16.1	35	0.38	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	9			9	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	198 Alhambra Ave.	91755	5258001139	CV	MU2	R-3	16.1	35	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	125 Sierra Vista St	91755	5258001135	CV	MU2	R-2	16.1	35	0.42	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		10		10	High Resource		
MONTEREY PARK	121 Sierra Vista St	91755	5258001060	CV	MU2	C-S	16.1	35	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	124 Sierra Vista St	91755	5258002049	CW	MU2	R-2	16.1	35	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	120 Sierra Vista St	91755	5258002048	CW	MU2	C-S	16.1	35	0.22	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	116 Sierra Vista St	91755	5258002046	CW	MU2	C-S	16.1	35	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	110 Sierra Vista St	91755	5258002045	CW	MU2	C-S	16.1	35	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	115 Rural Dr.	91755	5258002090	CW	MU2	C-S	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	119 Rural Dr.	91755	5258002089	CW	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	122 Rural Dr.	91755	5258003061	CX	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	118 Rural Dr.	91755	5258003063	CX	MU2	C-S	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	114 Rural Dr.	91755	5258003067	CX	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	115 Orange Ave.	91755	5258003106	CX	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	117 Orange Ave.	91755	5258003048	CX	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	119 Orange Ave.	91755	5258003047	CX	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	121 Orange Ave.	91755	5258003046	CX	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	110 Orange Ave.	91755	5258004057	CY	MU2	C-S	16.1	35	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	120 Gladys Ave.	91755	5258005064	CZ	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	116 Gladys Ave.	91755	5258005063	CZ	MU2	C-S	16.1	35	0.21	Residential (3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	112 Gladys Ave.	91755	5258005062	CZ	MU2	C-S	16.1	35	0.18	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	110 Gladys Ave.	91755	5258005061	CZ	MU2	C-S	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	115 Florence Ave.	91755	5258005057	CZ	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	119 Florence Ave.	91755	5258005056	CZ	MU2	C-S	16.1	35	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	123 Florence Ave.	91755	5258005055	CZ	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	120 Florence Ave.	91755	5258006068	DD	MU2	C-S	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	115 Elizabeth Ave.	91755	5258006097	DD	MU2	C-S	16.1	35	0.26	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		6		6	High Resource		
MONTEREY PARK	125 Elizabeth Ave.	91755	5258006083	DD	MU2	C-S	16.1	35	0.20	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	124 Elizabeth Ave.	91755	5258007043	DE	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	122 Elizabeth Ave.	91755	5258007042	DE	MU2	C-S	16.1	35	0.16	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	115 New Ave.	91755	5258007034	DE	MU2	C-S	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	119 New Ave.	91755	5258007033	DE	MU2	C-S	16.1	35	0.19	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	101 New Ave.	91755	5259018036	DF	MU2	C-S	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	New Ave.	91755	5259018058	DF	MU2	C-S	16.1	35	0.31	Residential (4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	921 Mabel Ave.	91755	5259018059	DF	MU2	C-S	16.1	35	0.21	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	919 Mabel Ave.	91755	5259018039	DF	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	915 Mabel Ave.	91755	5259018026	DF	MU2	C-S	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	909 Mabel Ave.	91755	5259018025	DF	MU2	C-S	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	905 Mabel Ave.	91755	5259018024	DF	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	901 Mabel Ave.	91755	5259018023	DF	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	817 Mabel Ave.	91755	5259018049	DF	MU2	C-S	16.1	35	1.00	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			26	26	High Resource		
MONTEREY PARK	801 Mabel Ave.	91755	5259018015	DF	MU2	C-S	16.1	35	0.24	Residential (3)/Nonvacant	Yes - Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	715 Mabel Ave.	91755	5259018017	DF	MU2	C-S	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	128 Orange Ave.	91755	5259018020	DF	MU2	C-S	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			2	2	High Resource		
MONTEREY PARK	120 Orange Ave.	91755	5259018021	DF	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	116 Orange Ave.	91755	5259018022	DF	MU2	C-S	16.1	35	0.17	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	112 Orange Ave.	91755	5259018002	DF	MU2	C-S	16.1	35	0.13	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	918 Mabel Ave.	91755	5259014025	DG	MU2	C-S	16.1	35	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	914 Mabel Ave.	91755	5259014026	DG	MU2	C-S	16.1	35	0.21	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	912 Mabel Ave.	91755	5259014027	DG	MU2	C-S	16.1	35	0.22	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	906 Mabel Ave.	91755	5259014028	DG	MU2	C-S	16.1	35	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	900 Mabel Ave.	91755	5259014029	DG	MU2	C-S	16.1	35	0.22	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	824 Mabel Ave.	91755	5259013056	DG	MU2	C-S	16.1	35	0.23	Residential (2)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	820 Mabel Ave.	91755	5259013055	DG	MU2	C-S	16.1	35	0.23	Residential (1)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	816 Mabel Ave.	91755	5259013054	DG	MU2	C-S	16.1	35	0.21	Residential (3)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	810 Mabel Ave.	91755	5259013089	DG	MU2	C-S	16.1	35	0.68	Residential (1)/Nonvacant	Yes - Current	Private	Available	No			17	17	High Resource		
MONTEREY PARK	722 Mabel Ave.	91755	5259013051	DG	MU2	C-S	16.1	35	0.20	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	720 Mabel Ave.	91755	5259013050	DG	MU2	C-S	16.1	35	0.18	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	716 Mabel Ave.	91755	5259013049	DG	MU2	C-S	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	712 Mabel Ave.	91755	5259013048	DG	MU2	C-S	16.1	35	0.15	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	710 Mabel Ave.	91755	5259013047	DG	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	212 Orange Ave.	91755	5259013043	DG	MU2	C-S	16.1	35	0.19	Residential (2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	204 Orange Ave.	91755	5259013045	DG	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	200 Orange Ave.	91755	5259013046	DG	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	301 Pomona Blvd.	91754	5273017037	DH	MU2	C-S	16.1	35	0.14	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	305 Pomona Blvd.	91754	5273017036	DH	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	309 Pomona Blvd.	91754	5273017035	DH	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	313 Pomona Blvd.	91754	5273017034	DH	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	317 Pomona Blvd.	91754	5273017033	DH	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	321 Pomona Blvd.	91754	5273017032	DH	MU2	C-S	16.1	35	0.12	Residential (1)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	421 ATLANTIC BLVD	91754	5354002034	DI	MU1	R-S	16.1	35	1.91	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No			51	51	High Resource		
MONTEREY PARK	401 ATLANTIC BLVD	91754	5354002033	DI	MU1	R-S	16.1	35	0.96	Parking Lot/Nonvacant	Yes - Current	Private	Available	No			25	25	High Resource		
MONTEREY PARK	739 Emerson Ave.	91754	5256002018	DJ	MU1	R-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	735 Emerson Ave.	91754	5256002017	DJ	MU1	R-S	16.1	35	0.15	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	330 Atlantic Blvd	91754	5256003025	DK	MU1	R-S	16.1	35	2.47	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No			65	65	High Resource		
MONTEREY PARK	129 Chandler Ave.	91754	5256003028	DK	MU1	R-S	16.1	35	0.25	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	125 Chandler Ave.	91754	5256003029	DK	MU1	R-S	16.1	35	0.25	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	725 Garvey Ave.	91754	5256003030	DK	MU1	R-S	16.1	35	2.96	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No			78	78	High Resource		
MONTEREY PARK	701 Garvey Ave.	91754	5256003031	DK	MU1	R-S	16.1	35	0.17	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	715 Garvey Ave.	91754	5256003033	DK	MU1	R-S	16.1	35	0.36	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	795 Garvey Ave.	91754	5256003034	DK	MU1	R-S	16.1	35	0.40	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	11			11	High Resource		
MONTEREY PARK	771 Garvey Ave.	91754	5256003035	DK	MU1	R-S	16.1	35	1.68	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	44			44	High Resource		
MONTEREY PARK	220 Atlantic Blvd.	91754	5256003049	DK	MU1	R-S	16.1	35	1.10	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	29			29	High Resource		
MONTEREY PARK	Atlantic Blvd.	91754	5256003043	DK	MU1	R-S	16.1	35	0.15	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	300 Atlantic Blvd.	91754	5256003042	DK	MU1	R-S	16.1	35	0.64	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	17			17	High Resource		
MONTEREY PARK	Atlantic Blvd.	91754	5256003041	DK	MU1	R-S	16.1	35	0.63	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	17			17	High Resource		
MONTEREY PARK	362 Garvey Ave.	91754	5257010004	DL	MU1	C-B	16.1	35	0.11	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	326 Garvey Ave.	91754	5257010002	DM	MU1	C-B	16.1	35	0.20	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	245 Garvey Ave.	91754	5255007041	DN	MU1	C-B	16.1	35	0.46	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		12		12	High Resource		
MONTEREY PARK	Baltimore Ave.	91754	5255007042	DN	MU1	C-B	16.1	35	0.07	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		2		2	High Resource		
MONTEREY PARK	225 Garvey Ave.	91754	5255007038	DN	MU1	C-B	16.1	35	0.53	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		14		14	High Resource		
MONTEREY PARK	Baltimore Ave.	91754	5255007043	DN	MU1	C-B	16.1	35	0.15	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	225 Garvey Ave.	91754	5255007038	DN	MU1	C-B	16.1	35	0.53	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		14		14	High Resource		
MONTEREY PARK	201 Garvey Ave.	91754	5255007046	DN	MU1	C-B	16.1	35	0.51	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	13			13	High Resource		
MONTEREY PARK	223 Garfield Ave.	91754	5255006061	DO	MU1	C-B	16.1	35	0.65	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	17			17	High Resource		
MONTEREY PARK	213 Garfield Ave.	91754	5255006005	DO	MU1	C-B	16.1	35	0.41	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	11			11	High Resource		
MONTEREY PARK	201 Garfield Ave.	91754	5255006006	DO	MU1	C-B	16.1	35	0.30	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	113 Avondale Ave.	91754	5255006007	DO	MU1	C-B	16.1	35	0.18	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	228 Garvey Ave.	91754	5257014009	DP	MU1	C-B	16.1	35	0.66	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	17			17	High Resource		
MONTEREY PARK	216 Garvey Ave.	91754	5257014025	DP	MU1	C-B	16.1	35	0.79	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No		21		21	High Resource		
MONTEREY PARK	168 Garvey Ave.	91754	5257014007	DP	MU1	C-B	16.1	35	0.54	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		14		14	High Resource		
MONTEREY PARK	160 Garvey Ave.	91754	5257014006	DP	MU1	C-B	16.1	35	0.64	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		17		17	High Resource		
MONTEREY PARK	116 Garvey Ave.	91754	5257014003	DP	MU1	C-B	16.1	35	0.21	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No		6		6	High Resource		
MONTEREY PARK	100 Garvey Ave.	91754	5257014002	DP	MU1	C-B	16.1	35	0.47	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		12		12	High Resource		
MONTEREY PARK	125 Garfield Ave.	91754	5257014024	DP	MU1	C-B	16.1	35	0.12	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	127 Garfield Ave.	91754	5257014023	DP	MU1	C-B	16.1	35	0.20	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	115 Roselyn Place	91754	5257014022	DP	MU1	C-B	16.1	35	0.14	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	215 Garfield Ave.	91754	5257013064	DQ	MU1	C-B	16.1	35	1.03	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	27			27	High Resource		
MONTEREY PARK	217 Garfield Ave.	91754	5257013057	DQ	MU1	C-B	16.1	35	0.35	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	229 Garfield Ave.	91754	5257013044	DQ	MU1	C-B	16.1	35	0.13	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	237 Garfield Ave.	91754	5257013043	DQ	MU1	C-B	16.1	35	0.39	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		10		10	High Resource		
MONTEREY PARK	223 Roselyn Place	91754	5257013027	DQ	MU1	C-B	16.1	35	0.45	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No		12		12	High Resource		
MONTEREY PARK	100 Garfield Ave.	91755	5257015002	DR	MU1	C-B	16.1	35	0.28	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	114 Garvey Ave.	91755	5257015001	DR	MU1	C-B	16.1	35	0.35	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		9		9	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	138 Garvey Ave.	91755	5257015033	DR	MU1	C-B	16.1	35	0.29	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	188 Garvey Ave.	91755	5257015031	DR	MU1	C-B	16.1	35	0.28	Commercial (FAR: 0.11)/Nonvacant	Yes - Current	Private	Available	No		7		7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	123 Lincoln Ave.	91755	5257015034	DR	MU1	C-B	16.1	35	1.33	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No			35	35	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	240 Garfield Ave.	91754	5257015013	DR	MU1	C-B	16.1	35	0.21	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	230 Garfield Ave.	91754	5257015009	DR	MU1	C-B	16.1	35	0.38	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	216 Garfield Ave.	91754	5257015008	DR	MU1	C-B	16.1	35	0.39	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	214 Garfield Ave.	91754	5257015007	DR	MU1	C-B	16.1	35	0.40	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	11			11	High Resource		
MONTEREY PARK	204 Garfield Ave.	91754	5257015006	DR	MU1	C-B	16.1	35	0.39	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	200 Garfield Ave.	91754	5257015005	DR	MU1	C-B	16.1	35	0.39	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	150 Garfield Ave.	91754	5257015004	DR	MU1	C-B	16.1	35	0.39	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	120 Garfield Ave.	91754	5257015003	DR	MU1	C-B	16.1	35	0.25	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	300 Garfield Ave.	91754	5257016055	DS	MU1	C-B	16.1	35	0.32	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	310 Garfield Ave.	91754	5257016004	DS	MU1	C-B	16.1	35	0.13	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	314 Garfield Ave.	91754	5257016005	DS	MU1	C-B	16.1	35	0.14	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	306 Garfield Ave.	91754	5255009061	DT	MU1	C-B	16.1	35	0.77	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No			20	20	High Resource		
MONTEREY PARK	228 Garfield Ave.	91754	5255009026	DT	MU1	C-B	16.1	35	0.41	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	218 Garfield Ave.	91754	5255009027	DT	MU1	C-B	16.1	35	0.37	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No			10	10	High Resource		
MONTEREY PARK	210 Garfield Ave.	91754	5255008034	DT	MU1	C-B	16.1	35	0.77	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No			21	21	High Resource		
MONTEREY PARK	208 Garfiled Ave.	91754	5255008012	DT	MU1	C-B	16.1	35	0.39	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		10		10	High Resource		
MONTEREY PARK	202 Garfield Ave.	91754	5255008013	DT	MU1	C-B	16.1	35	0.46	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No			12	12	High Resource		
MONTEREY PARK	128 Garfield Ave.	91754	5255008014	DT	MU1	C-B	16.1	35	0.34	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	120 Garfield Ave.	91754	5255008015	DT	MU1	C-B	16.1	35	0.67	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No		18		18	High Resource		
MONTEREY PARK	Garfield Ave.	91754	5255008900	DT	MU1	C-B	16.1	35	1.25	Parking Lot/Nonvacant	Yes - Current	Public	Available	No			33	33	High Resource		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	101 Garvey Ave.	91754	5255008017	DT	MU1	C-B	16.1	35	0.49	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	13			13	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	127 Garvey Ave.	91754	5255008016	DT	MU1	C-B	16.1	35	0.29	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	8			8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	145 Garvey Ave.	91755	5255008010	DT	MU1	C-B	16.1	35	0.21	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	153 Garvey Ave.	91755	5255008009	DT	MU1	C-B	16.1	35	0.15	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	109 Lincoln Ave.	91755	5255008900	DT	MU1	C-B	16.1	35	0.29	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	8			8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	123 Lincoln Ave.	91755	5255008006	DT	MU1	C-B	16.1	35	0.45	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	12			12	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Lincoln Ave.	91755	5255009012	DT	MU1	C-B	16.1	35	0.11	Commercial (FAR: 0.1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	127 Garfield Ave.	91754	5255007024	DU	MU1	C-B	16.1	35	2.15	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No			57	57	High Resource		
MONTEREY PARK	199 Garfield Ave.	91754	5255007009	DU	MU1	C-B	16.1	35	0.11	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	153 Garvey Ave.	91754	5255007008	DU	MU1	C-B	16.1	35	0.09	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	151 Garvey Ave.	91754	5255007007	DU	MU1	C-B	16.1	35	0.09	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	143 Garvey Ave.	91754	5255007006	DU	MU1	C-B	16.1	35	0.09	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	133 Garvey Ave.	91754	5255007005	DU	MU1	C-B	16.1	35	0.15	Commercial (FAR 0.9)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	Garvey Ave.	91754	5255007004	DU	MU1	C-B	16.1	35	0.13	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	117 Garvey Ave.	91754	5255007002	DU	MU1	C-B	16.1	35	0.13	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	101 Garvey Ave.	91754	5255007044	DU	MU1	C-B	16.1	35	0.19	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	113 Garfield Ave.	91754	5255007045	DU	MU1	C-B	16.1	35	0.32	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	309 Garfield Ave.	91754	5257012071	DV	MU1	C-B	16.1	35	1.22	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No			32	32	High Resource		
MONTEREY PARK	303 Garfield Ave.	91754	5257012070	DV	MU1	C-B	16.1	35	0.34	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No			9	9	High Resource		
MONTEREY PARK	521 Garfield Ave.	91754	5257012031	DW	MU2	N-S	16.1	35	0.08	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	441 Garfield Ave.	91754	5257012049	DW	MU2	N-S	16.1	35	0.19	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	437 Garfield Ave.	91754	5257012048	DW	MU2	N-S	16.1	35	0.23	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	435 Garfield Ave.	91754	5257012033	DW	MU2	N-S	16.1	35	0.18	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	Garfield Ave.	91754	5257012941	DW	MU2	N-S	16.1	35	0.47	Government/Nonvacant	Yes - Current	Public	Available	No		13		13	High Resource		
MONTEREY PARK	200 Garvey Ave.	91754	5257021040	DX	MU2	C-B	16.1	35	0.33	Commercial (FAR: 0.9)/Nonvacant	Yes - Current	Private	Available	No		9		9	High Resource		
MONTEREY PARK	222 Garvey Ave.	91754	5257021007	DX	MU2	C-B	16.1	35	0.13	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	201 Garvey Ave.	91755	5255017026	DY	MU2	C-B	16.1	35	0.09	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	215 Garvey Ave.	91755	5255017023	DY	MU2	C-B	16.1	35	0.12	Commercial (FAR:0.5)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	223 Garvey Ave.	91755	5255017083	DY	MU2	C-B	16.1	35	0.25	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	245 Garvey Ave.	91755	5255017012	DY	MU2	C-B	16.1	35	0.11	Commercial (FAR:0.1)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	249 Garvey Ave.	91755	5255017011	DY	MU2	C-B	16.1	35	0.09	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	255 Garvey Ave.	91755	5255017010	DY	MU2	C-B	16.1	35	0.26	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No	7			7	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	283 Garvey Ave.	91755	5255017009	DY	MU2	C-B	16.1	35	0.32	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No		8		8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	272 Garvey Ave.	91755	5257022010	DZ	MU2	C-B	16.1	35	0.07	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	301 Garvey Ave.	91755	5255018021	DZ	MU2	C-B	16.1	35	0.79	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No	21			21	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	114 Nicholson Ave.	91755	5255018009	DZ	MU2	C-B	16.1	35	0.17	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	401 Garvey Ave.	91755	5258001120	EE	MU2	C-S	16.1	35	0.38	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	423 Garvey Ave.	91755	5258001035	EE	MU2	C-S	16.1	35	0.15	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	431 Garvey Ave.	91755	5258001033	EE	MU2	C-S	16.1	35	0.16	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	109 Sierra Vista St.	91755	5258001057	EE	MU2	C-S	16.1	35	0.13	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	455 Garvey Ave.	91755	5258001034	EE	MU2	C-S	16.1	35	0.34	Commercial (FAR:0.6)/Nonvacant	Yes - Current	Private	Available	No	9			9	High Resource		
MONTEREY PARK	501 Garvey Ave.	91755	5258002044	EF	MU2	C-S	16.1	35	0.12	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	511 Garvey Ave.	91755	5258002092	EF	MU2	C-S	16.1	35	0.26	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	529 Garvey Ave.	91755	5258002040	EF	MU2	C-S	16.1	35	0.07	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	539 Garvey Ave.	91755	5258002038	EF	MU2	C-S	16.1	35	0.13	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	541 Garvey Ave.	91755	5258002037	EF	MU2	C-S	16.1	35	0.07	Commercial (FAR0.7)/Nonvacant	Yes - Current	Private	Available	No	2			2	High Resource		
MONTEREY PARK	547 Garvey Ave.	91755	5258002036	EF	MU2	C-S	16.1	35	0.13	Commercial (FAR:0.9)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	111 Rural Dr.	91755	5258002091	EF	MU2	C-S	16.1	35	0.19	Commercial (FAR:0.7)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	601 Garvey Ave.	91755	5258003028	EG	MU2	C-S	16.1	35	0.56	Industrial/Nonvacant	Yes - Current	Private	Available	No		15		15	High Resource		
MONTEREY PARK	629 Garvey Ave.	91755	5258003053	EG	MU2	C-S	16.1	35	0.12	Parking Lot/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	641 Garvey Ave.	91755	5258003051	EG	MU2	C-S	16.1	35	0.10	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	629 Garvey Ave.	91755	5258003050	EG	MU2	C-S	16.1	35	0.13	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	Garvey Ave.	91755	5258004056	EH	MU2	C-S	16.1	35	0.15	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	721 Garvey Ave.	91755	5258004052	EH	MU2	C-S	16.1	35	0.16	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	803 Garvey Ave.	91755	5258005060	EI	MU2	C-S	16.1	35	0.21	Commercial (FAR: 0.7)/Nonvacant	Yes - Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	825 Garvey Ave.	91755	5258005059	EI	MU2	C-S	16.1	35	0.50	Commercial (FAR:0.3)/Nonvacant	Yes - Current	Private	Available	No			13	13	High Resource		
MONTEREY PARK	849 Garvey Ave.	91755	5258005058	EI	MU2	C-S	16.1	35	0.29	Commercial (FAR 0.7)/Nonvacant	Yes - Current	Private	Available	No		8		8	High Resource		
MONTEREY PARK	110 Florence Ave.	91755	5258006065	EJ	MU2	C-S	16.1	35	0.18	Industrial/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	901 Garvey Ave.	91755	5258006064	EJ	MU2	C-S	16.1	35	0.26	Commercial (FAR 0.7)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	921 Garvey Ave.	91755	5258006063	EJ	MU2	C-S	16.1	35	0.14	Industrial/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	927 Garvey Ave.	91755	5258006080	EJ	MU2	C-S	16.1	35	0.14	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	949 Garvey Ave.	91755	5258006081	EJ	MU2	C-S	16.1	35	0.30	Commercial/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	111 Elizabeth Ave.	91755	5258006060	EJ	MU2	C-S	16.1	35	0.15	Industrial/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	114 Elizabeth Ave.	91755	5258007040	EK	MU2	C-S	16.1	35	0.16	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	100 Elizabeth Ave.	91755	5258007039	EK	MU2	C-S	16.1	35	0.14	Industrial/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	1001 Garvey Ave.	91755	5258007085	EK	MU2	C-S	16.1	35	0.25	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	1019 Garvey Ave.	91755	5258007037	EK	MU2	C-S	16.1	35	0.19	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	1049 Garvey Ave.	91755	5258007036	EK	MU2	C-S	16.1	35	0.30	Commercial (FAR:0.7)/Nonvacant	Yes - Current	Private	Available	No	8			8	High Resource		
MONTEREY PARK	111 New Ave.	91755	5258007035	EK	MU2	C-S	16.1	35	0.27	Commercial (FAR:0.7)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	1101 Garvey Ave.	91755	5286019012	EL	MU2	C-S	16.1	35	0.64	Commercial (FAR:0.9)/Nonvacant	Yes - Current	Private	Available	No			17	17	High Resource		
MONTEREY PARK	7421 Garvey Ave.	91755	5286019003	EL	MU2	C-S	16.1	35	0.14	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	1040 Garvey Ave.	91755	5259018040	EM	MU2	C-S	16.1	35	0.45	Commercial (FAR:0.9)/Nonvacant	Yes - Current	Private	Available	No		12		12	High Resource		
MONTEREY PARK	Mabel Ave.	91755	5259018033	EM	MU2	C-S	16.1	35	0.41	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	New Ave.	91755	5259018042	EM	MU2	C-S	16.1	35	0.20	Commercial (FAR: 0.5)/Nonvacant	Yes - Current	Private	Available	No		5		5	High Resource		
MONTEREY PARK	726 Garvey Ave.	91755	5259018001	EM	MU2	C-S	16.1	35	0.16	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	742 Garvey Ave.	91755	5259018004	EM	MU2	C-S	16.1	35	0.22	Commercial (FAR:0.6)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	750 Garvey Ave.	91755	5259018005	EM	MU2	C-S	16.1	35	0.17	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	802 Garvey Ave.	91755	5259018006	EM	MU2	C-S	16.1	35	0.40	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No	11			11	High Resource		
MONTEREY PARK	840 Garvey Ave.	91755	5259018007	EM	MU2	C-S	16.1	35	0.58	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No			15	15	High Resource		
MONTEREY PARK	846 Garvey Ave.	91755	5259018008	EM	MU2	C-S	16.1	35	0.57	Commercial (FAR: 0.8)/Nonvacant	Yes - Current	Private	Available	No		15		15	High Resource		
MONTEREY PARK	930 Garvey Ave.	91755	5259018028	EM	MU2	C-S	16.1	35	1.29	Commercial (FAR:0.9)/Nonvacant	Yes - Current	Private	Available	No			34	34	High Resource		
MONTEREY PARK	1000 Garvey Ave.	91755	5259018029	EM	MU2	C-S	16.1	35	0.41	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	1006 Garvey Ave.	91755	5259018030	EM	MU2	C-S	16.1	35	0.19	Commercial/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	1008 Garvey Ave.	91755	5259018062	EM	MU2	C-S	16.1	35	0.22	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	1022 Garvey Ave.	91755	5259018032	EM	MU2	C-S	16.1	35	0.21	Recreation (Clubs, Lodge Halls, Frate	Yes - Current	Private	Available	No	6			6	High Resource		
MONTEREY PARK	301 Pomona Blvd.	91755	5265015004	EN	MU2	C-S	16.1	35	0.21	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	281 Pomona Blvd.	91755	5265014037	EO	MU2	GVC-S	16.1	35	0.24	Commercial (FAR: 0.6)/Nonvacant	Yes - Current	Private	Available	No	6			6	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Pomona Blvd.	91755	5265014036	EO	MU2	GVC-S	16.1	35	0.09	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	275 Pomona Blvd.	91755	5265014014	EO	MU2	GVC-S	16.1	35	0.07	Commercial (FAR: 0.1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	273 Pomona Blvd.	91755	5265014013	EO	MU2	GVC-S	16.1	35	0.08	Commercial (FAR: 0.1)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	269 Pomona Blvd.	91755	5265014034	EO	MU2	GVC-S	16.1	35	0.17	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	267 Pomona Blvd.	91755	5265014031	EO	MU2	GVC-S	16.1	35	0.15	Industrial/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	265 Pomona Blvd.	91755	5265014032	EO	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Pomona Blvd.	91755	5265014033	EO	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Pomona Blvd.	91755	5265014003	EO	MU2	GVC-S	16.1	35	0.08	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	2			2	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	255 Pomona Blvd.	91755	5265014002	EO	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	249 Pomona Blvd.	91755	5265014001	EO	MU2	GVC-S	16.1	35	0.18	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	247 Pomona Blvd.	91755	5265013009	EP	MU2	GVC-S	16.1	35	0.17	Recreation (Clubs, Lodge Halls, Frate	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	241 Pomona Blvd.	91755	5265013008	EP	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	239 Pomona Blvd.	91755	5265013007	EP	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	233 Pomona Blvd.	91755	5265013006	EP	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	227 Pomona Blvd.	91755	5265013005	EP	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	225 Pomona Blvd.	91755	5265013004	EP	MU2	GVC-S	16.1	35	0.15	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	225 Pomona Blvd.	91755	5265013003	EP	MU2	GVC-S	16.1	35	0.15	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	207 Pomona Blvd.	91755	5265013017	EP	MU2	GVC-S	16.1	35	0.30	Commercial (FAR:0.7)/Nonvacant	Yes - Current	Private	Available	No	8			8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	125 Pomona Blvd.	91755	5265012021	EP	MU2	GVC-S	16.1	35	0.17	Commercial (FAR:0.5)/Nonvacant	Yes - Current	Private	Available	No	4			4	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	115 Pomona Blvd.	91755	5265012019	EP	MU2	GVC-S	16.1	35	0.17	Commercial (FAR:0.5)/Nonvacant	Yes - Current	Private	Available	No	5			5	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	111 Pomona Blvd.	91754	5273021002	EQ	MU2	GVC-S	16.1	35	0.39	Commercial (FAR: 0.8)/Nonvacant	Yes - Current	Private	Available	No		10		10	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	215 Pomona Blvd.	91754	5273021043	ER	MU2	GVC-S	16.1	35	0.56	Commercial (FAR:0.9)/Nonvacant	Yes - Current	Private	Available	No		15		15	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	217 Pomona Blvd.	91754	5273021033	ER	MU2	GVC-S	16.1	35	0.11	Commercial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No		3		3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	221 Pomona Blvd.	91754	5273021032	ER	MU2	GVC-S	16.1	35	0.11	Industrial/Nonvacant	Yes - Current	Private	Available	No		3		3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Pomona Blvd.	91754	5273021031	ER	MU2	GVC-S	16.1	35	0.12	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	Pomona Blvd.	91754	5273021030	ER	MU2	GVC-S	16.1	35	0.12	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	241 Pomona Blvd.	91754	5273021029	ER	MU2	GVC-S	16.1	35	0.12	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	Moderate Resource(Rapidly Changing)		

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	TCAC Resource Area	Optional Information2	Optional Information3
MONTEREY PARK	245 Pomona Blvd.	91754	5273021041	ER	MU2	GVC-S	16.1	35	0.23	Commercial (FAR:0.6)/Nonvacant	Yes - Current	Private	Available	No			6	6	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	261 Pomona Blvd.	91754	5273021042	ER	MU2	GVC-S	16.1	35	0.29	Industrial/Nonvacant	Yes - Current	Private	Available	No			8	8	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	710 Garvey Ave.	91755	5259016033	ES	MU2	C-S	16.1	35	0.14	Commercial (FAR:0.3)/Nonvacant	Yes - Current	Private	Available	No			4	4	High Resource		
MONTEREY PARK	704 Garvey Ave.	91755	5259016031	ES	MU2	C-S	16.1	35	0.11	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No		3		3	High Resource		
MONTEREY PARK	630 Garvey Ave.	91755	5259016029	ES	MU2	C-S	16.1	35	0.25	Commercial (FAR:0.5)/Nonvacant	Yes - Current	Private	Available	No		7		7	High Resource		
MONTEREY PARK	610 Garvey Ave.	91755	5259016052	ET	MU2	C-S	16.1	35	0.14	Commercial (FAR: 0.4)/Nonvacant	Yes - Current	Private	Available	No		4		4	High Resource		
MONTEREY PARK	580 Garvey Ave.	91755	5259016007	ET	MU2	C-S	16.1	35	0.12	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	580 Garvey Ave.	91755	5259016005	ET	MU2	C-S	16.1	35	0.12	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	580 Garvey Ave.	91755	5259016003	ET	MU2	C-S	16.1	35	0.12	Parking Lot/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	540 Garvey Ave.	91755	5259016001	ET	MU2	C-S	16.1	35	0.14	Commercial (FAR:0.3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	524 Garvey Ave.	91755	5259015002	EU	MU2	C-S	16.1	35	0.14	Commercial (FAR:0.3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	500 Garvey Ave.	91755	5259015045	EU	MU2	C-S	16.1	35	0.36	Commercial (FAR:0.8)/Nonvacant	Yes - Current	Private	Available	No	10			10	High Resource		
MONTEREY PARK	454 Garvey Ave.	91755	5259015044	EU	MU2	C-S	16.1	35	0.14	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	448 Garvey Ave.	91755	5259015025	EV	MU2	C-S	16.1	35	0.11	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	428 Garvey Ave.	91755	5259015024	EV	MU2	C-S	16.1	35	0.14	Commercial (FAR: 0.3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	420 Garvey Ave.	91755	5259015023	EV	MU2	C-S	16.1	35	0.12	Industrial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	400 Garvey Ave.	91755	5259015046	EV	MU2	C-S	16.1	35	0.19	Industrial (FAR: 0.2)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	382 Garvey Ave.	91755	5259010001	EW	MU2	C-B	16.1	35	0.11	Commercial (FAR:0.1)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	370 Garvey Ave.	91755	5259010002	EW	MU2	C-B	16.1	35	0.17	Commercial (FAR:0.4)/Nonvacant	Yes - Current	Private	Available	No	5			5	High Resource		
MONTEREY PARK	348 Garvey Ave.	91755	5259010045	EW	MU2	C-B	16.1	35	0.27	Commercial (FAR:0.7)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	320 Garvey Ave.	91755	5259010023	EX	MU2	C-B	16.1	35	0.15	Commercial (FAR:0.3)/Nonvacant	Yes - Current	Private	Available	No	4			4	High Resource		
MONTEREY PARK	314 Garvey Ave.	91755	5259010025	EX	MU2	C-B	16.1	35	0.11	Commercial (FAR:0.2)/Nonvacant	Yes - Current	Private	Available	No	3			3	High Resource		
MONTEREY PARK	306 Garvey Ave.	91755	5259010026	EX	MU2	C-B	16.1	35	0.28	Commercial (FAR:0.5)/Nonvacant	Yes - Current	Private	Available	No	7			7	High Resource		
MONTEREY PARK	Hermosa Vista St.	91754	5253008023	A	LDR	R-1	0	8	2.69	Vacant	Yes-Current	Private	Available	No			16	16	High Resource		
MONTEREY PARK	Hermosa Vista St.	91754	5253008024	A	LDR	R-1	0	8	0.99	Vacant	Yes-Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	1585 Sombrero St.	91754	5254003014		LDR	R-1	0	8	1.88	Vacant	Yes-Current	Private	Available	No			11	11	High Resource		
MONTEREY PARK	W Garvey Ave.	91754	5254003019		LDR	R-1	0	8	0.53	Vacant	Yes-Current	Private	Available	No			3	3	High Resource		
MONTEREY PARK	Abajo Dr.	91754	5254017040		LDR	R-1	0	8	3.35	Vacant	Yes-Current	Private	Available	No			20	20	High Resource		
MONTEREY PARK	S Orange Ave.	91755	5276008044		LDR	R-1	0	8	0.24	Vacant	Yes-Current	Private	Available	No			1	1	High Resource		
MONTEREY PARK	S Orange Ave.	91755	5276008045		LDR	R-1	0	8	1.05	Vacant	Yes-Current	Private	Available	No			6	6	High Resource		
MONTEREY PARK	Abajo Dr.	91754	5254002029	B	HDR	R-3	16.1	30	0.81	Vacant	Yes-Current	Private	Available	No	18			18	High Resource		
MONTEREY PARK	N Lincoln Ave.	91755	5255016021		HDR	R-3	16.1	30	0.40	Vacant	Yes-Current	Private	Available	No	9			9	Moderate Resource(Rapidly Changing)		
MONTEREY PARK	N Lincoln Ave.	91755	5255016022		HDR	R-3	16.1	30	0.40	Vacant	Yes-Current	Private	Available	No	9			9	Moderate Resource(Rapidly Changing)		

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

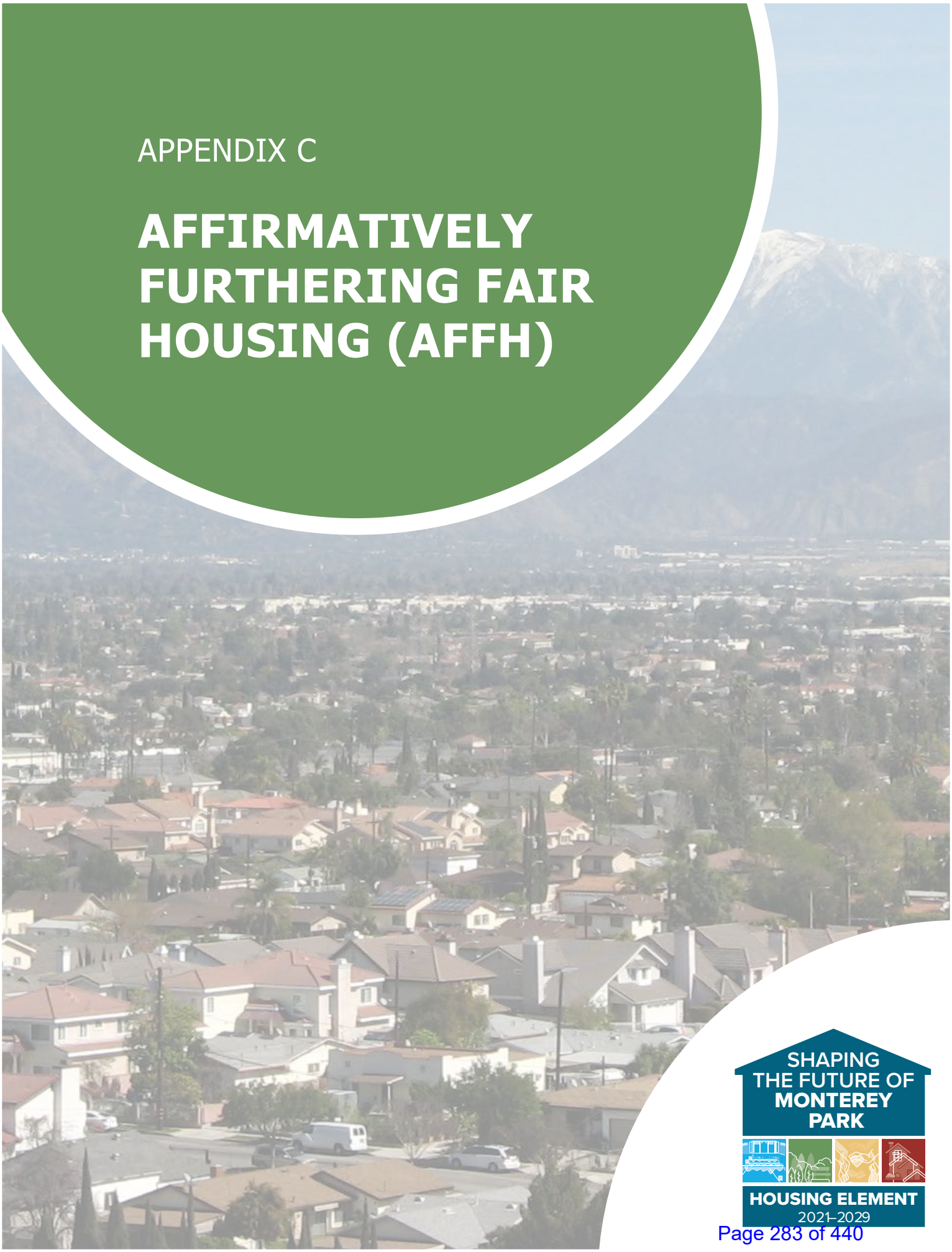
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
MONTEREY PARK																					

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
R-1	Low-Density Residential
R-2	Medium-Density Residential
R-3	High-Density Residential
R-S	Mixed-Use
C-B	Mixed-Use
C-S	Mixed-Use
GVS-S	Mixed-Use
N-S	Mixed-Use

APPENDIX C

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

Appendix C: Affirmatively Furthering Fair Housing (AFFH)

Introduction

Government Code § 8899.50 requires local agencies to affirmatively further fair housing (AFFH). Under California law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." California law requires Housing Elements to include an assessment of fair housing that addresses the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions

Analysis of Fair Housing Methodology

Government Code Section 65583(c)(10)(A)(ii) requires the City of Monterey Park to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

Resources

To conduct this analysis, the City utilized data from a variety of sources, including Housing and Community Development's (HCD) AFFH Viewer, Urban Displacement Project (UDP), CalEnviroScreen, California Tax Credit Allocation Committee (TCAC), and the 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles (AI).

Housing and Community Development's AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation, and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

Urban Displacement Project (UDP)

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed to track neighborhood change and

identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts qualifying as disadvantaged neighborhoods per UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic white population, median household income and median gross rents overtime to determine levels of gentrification and displacement risk.

CalEnviroScreen

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution. This tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, the higher the score, the more impacted a community is by pollution burdens and population vulnerabilities. Designated disadvantaged communities are those communities that scored within the highest 25 percent of census tracts across California (CalEnviroScreen percentile scores of 75 or higher).

California Tax Credit Allocation Committee (TCAC)

To assist in the analysis of integration and segregation in the context of race and income status, HCD and TCAC convened the California Fair Housing Task force to "provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force created Opportunity Maps to identify resources levels across the state to accompany new policies aimed at increasing access to high opportunity areas. These opportunity maps are made from composite scores of three different domains (economic, environmental and education) with each including a set of indicators. Table C-1 shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the County

Table C-1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 pollution Indicators and Values
Education	Math proficiency, Reading proficiency, High school Graduation Rates, Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles

As part of the Community Development Block Grant (CDBG) program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis and the AI, provide an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. This analysis also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following contributing factors to fair housing pertaining specifically to the cities located within Los Angeles County:

- Barriers to mobility
- Lack of affordable housing in a range of sizes
- Lack of sufficient accessible housing in a range of unit sizes
- Lack of sufficient publicly supported housing for persons with HIV/AIDS
- Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
- Presence of lead poisoning exposure
- substandard housing when compared to the total population
- Noise pollution due to plane traffic from Los Angeles International Airport
- Poor land use and zoning
- Sources of pollution and environmental hazards near housing
- Access to quality healthcare
- Food insecurity – Access to healthy and nutritious food options
- Location and access to local businesses, especially in economically depressed areas

Approach to Analysis

Appendix C is an assessment that evaluates fair housing issues. An assessment of fair housing identifies and analyzes patterns, trends, conditions, and practices that result in less fair housing choice. This Appendix C was prepared consistent with HCD's *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* (AFFH Guidance Memo). [1] The AFFH Guidance Memo was prepared in response to Assembly Bill 686 that amended Government Code § 8899.50 to require housing elements to include an assessment of fair housing. Government Code § 8899.50 stipulates that an assessment of fair housing include the following components:

i. A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.

[1] HCD, AFFH Guidance, p 7. April 2021 Update. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23

ii. An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

iii. An assessment of the contributing factors for the fair housing issues identified under clause (ii).

iv. An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

v. Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

Appendix C provides a fair housing assessment organized along the following topics:

1. Fair Housing Enforcement and Outreach Capacity
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Local Data and Knowledge
7. Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

For each topic, trends are presented at the regional scale and locally at the city scale. Contributing factors that affect fair housing issues in Monterey Park are identified for each topic. Fair housing priorities goals and actions are also provided specific to Monterey Park to address as implementation actions for the Housing Element. The goals and actions address the contributing factors for each theme itemized above.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Regional Trends

Throughout the County of Los Angeles, there are a variety of organizations that are active in fair housing outreach assistance (see Table C-2). These organizations helped to coordinate the development of the Los Angeles County Consolidated Plan for 2018 – 2023 (organizations shown in Table C-2). The Consolidated Plan assess the County's affordable housing and community development needs by analyzing housing markets; articulating priorities, goals, and strategies to address identified needs; and describing the actions that need to be taken to implement strategies for affordable housing.

Table C-2 Organizations Active in Los Angeles County

Organization	Activities and Capacity
1736 Family Crisis Center	Outpatient Services and Emergency shelters
Housing Right Center	Fair Housing Services
Helpline Youth Counseling	Individual and Community wellness services
Shelter Partnership, Inc.	Affordable housing services
YWCA of Greater Los Angeles	Health related wellness services
Affordable Living for the Aging	Senior living housing services
Quality of Life center	Mental health services
Volunteers of East Los Angeles	Community wellness services
East Los Angeles Women's Center	Individual and community wellness services
WINTER	Education and career development services
St. Joseph Center	Educational and vocational services

Source: Los Angeles County Consolidated Plan 2018 – 2023.

The Housing Rights Center (HRC) is a large non-profit civil rights organization dedicated to securing and promoting fair housing. HRC services all of Los Angeles County, including Monterey Park. HRC organizes an annual fair housing conference and resource fair for housing providers. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and provide general information on fair housing. Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout Los Angeles County. Individual assistance is provided to landlords and tenants, many of whom are low- and moderate-income, seeking information on a variety of general housing topics. The City of Monterey Park works with HRC to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements.

Fair Housing Testing is a technique used to uncover evidence of discrimination in rental housing. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use

of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Los Angeles County, fair housing testing is used to identify unlawful housing discrimination practices based on the race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

HUD's Office of Fair Housing and Equal Opportunity maintains a record of all housing discrimination complaints filed. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. Between January 5, 2010 and June 26, 2020, a total of 2,881 housing discrimination cases were filed within Los Angeles County by the Office of Fair Housing and Equal Opportunity. Overall, disability-related discrimination was the most reported—comprising 53 percent of all cases. Complaints concerning race (21 percent), retaliation (15 percent), and familial status (16 percent) were also regularly reported.

Local Trends

The City of Monterey Park has a long history of communicating and collaborating with other government and non-governmental agencies to address housing, health and other related issues. A summary of nonprofit housing developers and service providers that cooperate with Monterey Park is detailed in Chapter 4 under section titled Nonprofit Organizations.

Fair Housing Outreach and Enforcement: Contributing Factors

Consistent with HCD guidelines, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Housing discrimination on the basis of protected classes
- Lack of fair housing information available online
- Limited fair housing testing of discriminatory practices in private rental and home sales markets

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. As defined in Title 24 Code of Federal Regulations (CFR) Section 5.151, segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader

geographic area. In order to adequately assess the patterns of both integration and segregation, trends at the regional scale are presented for the greater Los Angeles region and at the local scale for the city of Monterey Park.

Race, Ethnicity and Poverty

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Low income and communities of color disproportionately experience issues related to overcrowding, housing problems, and access to economic opportunity due to exclusionary governmental policies, biased mortgage lending practices and other tactics that promote segregation and spatial inequities.

Regional Trends

According to the California Fair Housing Task Force's 2021 opportunity maps, areas in the Los Angeles region with high segregation and poverty are most prominent in the neighborhoods surrounding Downtown Los Angeles, South Central Los Angeles and East Los Angeles. Areas of high segregation and poverty are also present within the San Fernando Valley region near the neighborhoods of Panorama City, Arleta and North Hills. In North Los Angeles County, high segregation and poverty areas are present within the cities of Palmdale and Lancaster.

Race and ethnicity characteristics mirror segregation and poverty trends. Hispanic populations are most concentrated in and around South Los Angeles, to the north of Los Angeles near San Fernando, and in central Orange County near the City of Santa Ana. Asian populations are most concentrated just east of Downtown Los Angeles and in East Los Angeles, near Alhambra and Monterey Park. The largest concentration of Black populations can be found in South Los Angeles and unincorporated areas nearby, such as Athens-Westmont and View Park/Windsor Hills. White populations tend to have highest concentrations near the coast and along the Interstate 210 Corridor south of the San Gabriel Mountains. According to the 2018 AI, Mexican-born residents are clustered in a few distinct areas around the region: near downtown Los Angeles, in and around San Fernando, in east Los Angeles County near Pomona, and northcentral Orange County near the cities of Santa Ana and Anaheim. According to the 2018 AI, demographic groups represented in the region include "Chinese-born" residents just east of Los Angeles near the cities of Alhambra and Monterey Park.[2]

Local Trends

According to HCD, race is a known contributor to unfair housing practices.[3] The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Monterey Park do not have as many housing choices as nonminority residents. As shown in Figure C-1, residents of Asian descent are the predominant ethnic group within census tracts located along the western and northeastern regions and throughout the central region of the city. The second largest ethnic group is Hispanic which is located in the southern region of the city. Figure C-2 shows census tracts where the Hispanic population is most prominent within the City. Figure C-3 shows the

[2] http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf
[3] HCD, AFFH Guidance, p 5. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23

percentage of total non-White populations within the city. A detailed overview of race and ethnicity demographics is provided in Table 2-5 in Chapter 2 Housing Needs Assessment. According to the data presented in Figure C-18 and Figure C-19 (in section titled Integration and Segregation Patterns and Trends below), residents living in census tracts located in the northeastern portion of the city are more likely to be living in a segregated neighborhood and earning an income that is below the poverty level.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care of oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities.

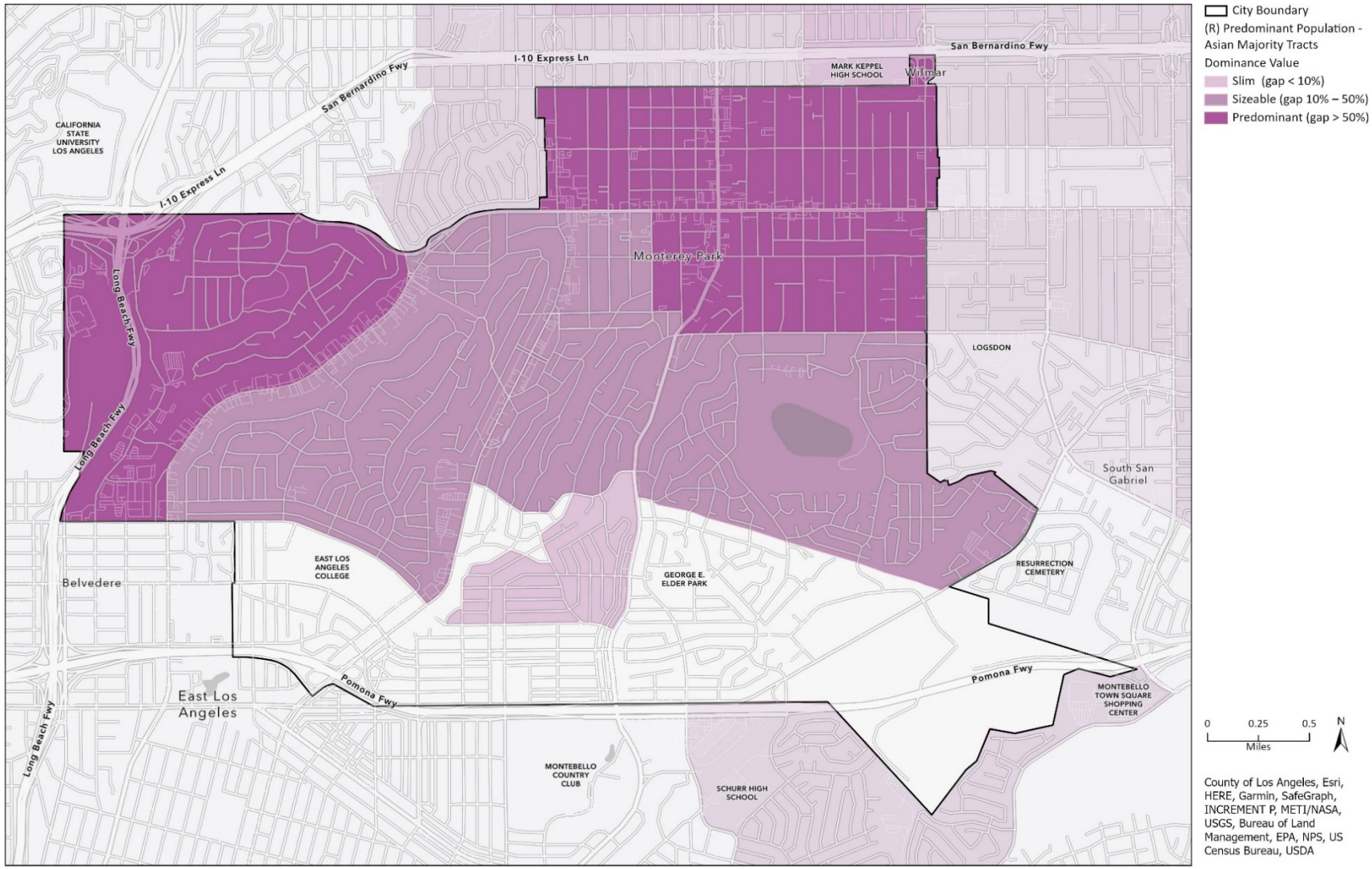
Regional Trends

According to 2015 – 2019 ACS estimates, approximately 9.9 percent of the Los Angeles County population lives with one or more disabilities. Of this total population living with one or more disabilities, 6.6 percent is age 18 or younger, 44.9 percent are between the ages of 18 and 64, and 46.4 percent are 65 and older. Figure C-4 shows the percent of population living with disabilities for each census tract in the Los Angeles County Region. There are areas throughout the Greater Los Angeles region shaded in orange representing census tracts with 10 to 20 percent of populations that have at least one or more disability. The remaining areas reflect census tracts with less than 10 percent of populations with at least one or more disability.

Local Trends

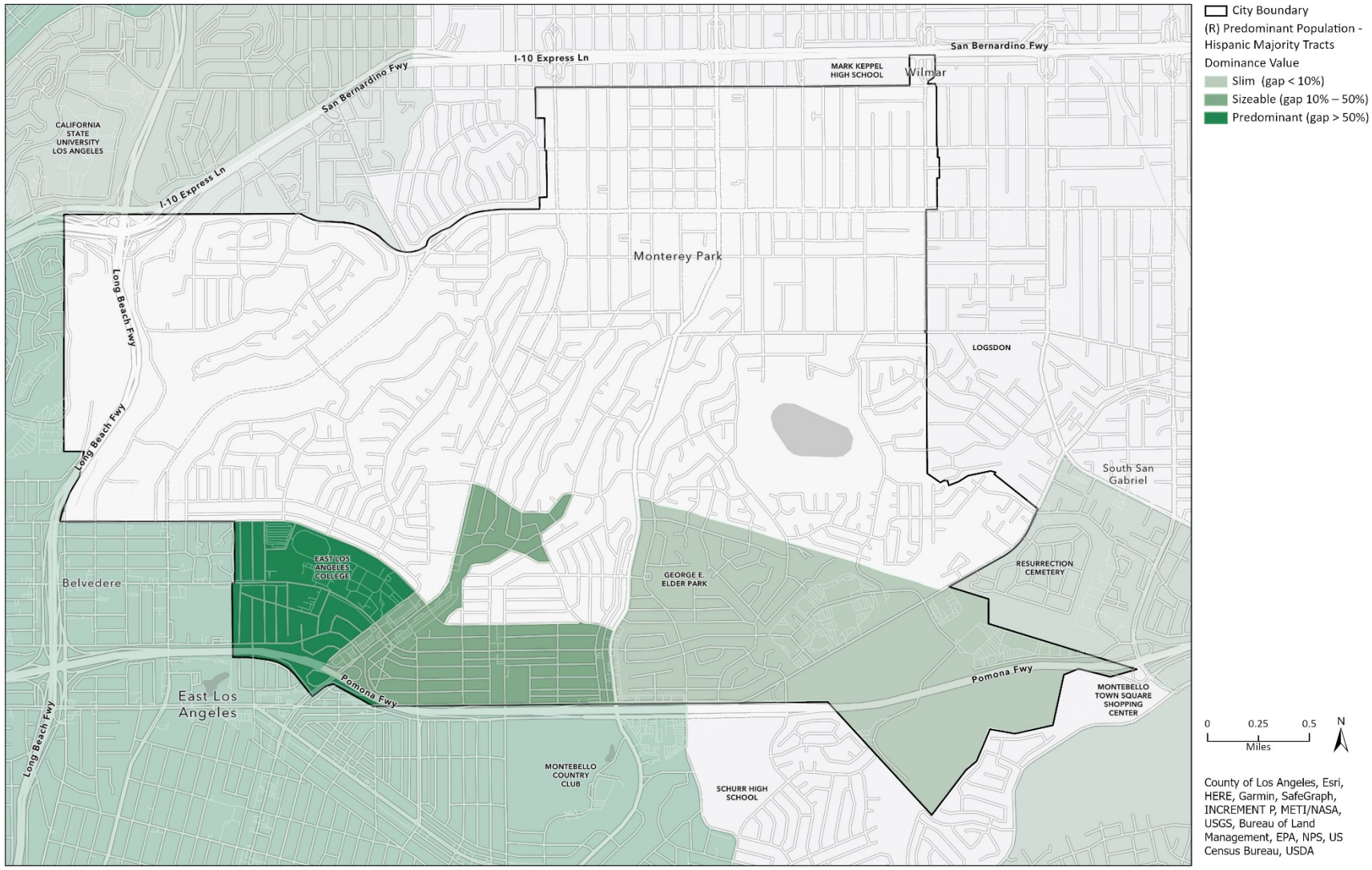
Figure C-5 depicts the percentage of population with disabilities throughout the city. The areas shaded in orange reflect regions of the city where the percentage of the population with a disability range between 10 and 20 percent. The areas shaded in yellow, generally located in the northeast and central region of the city represent areas where less than 10 percent of the population is living with one or more disabilities. As described in Chapter 2, ACS data estimates that 6,211 Monterey Park residents are living with at least one disability.

Figure C-1 Predominant Populations – Asian Majority (Monterey Park)



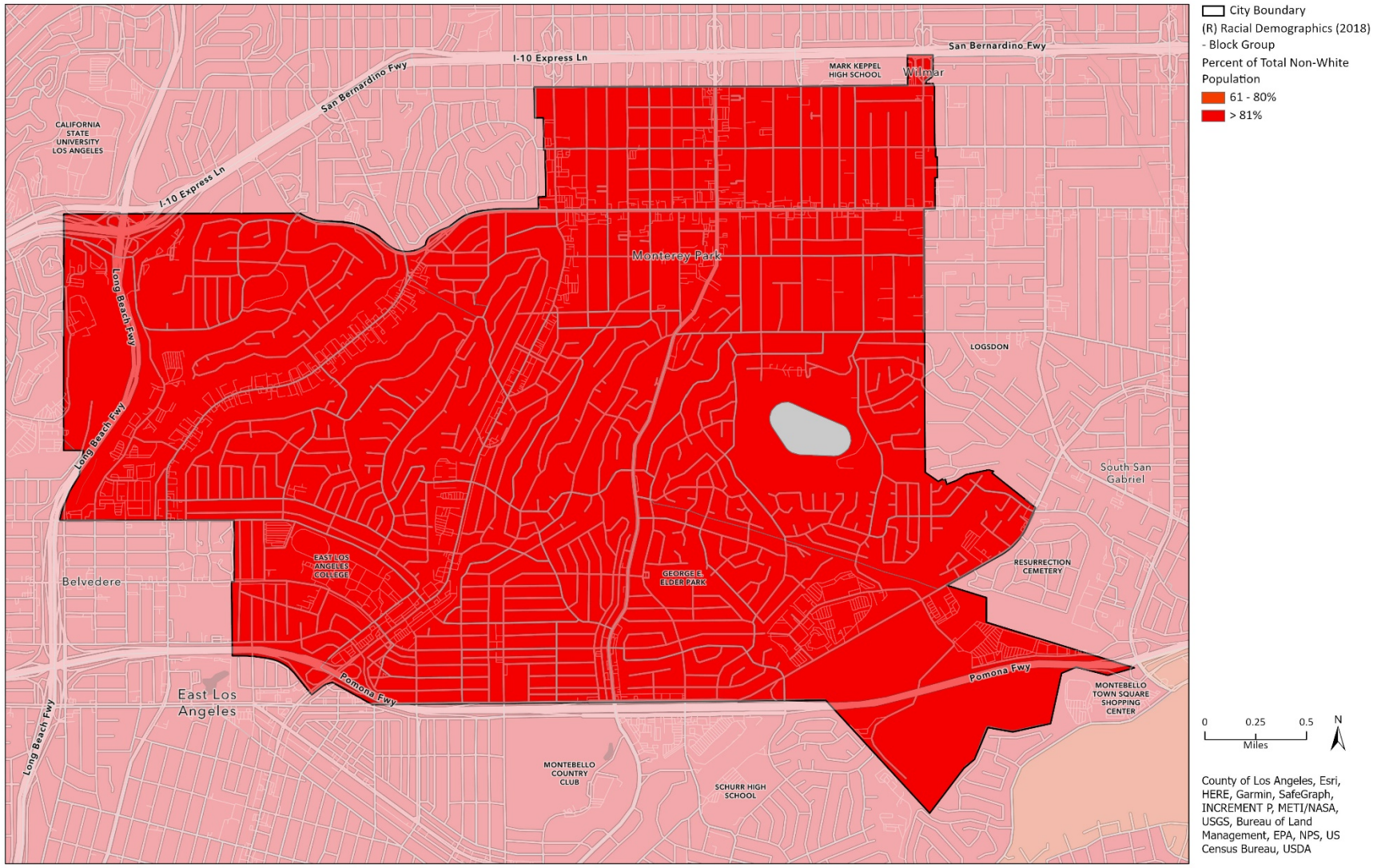
Source: AFFH Data Viewer, 2021

Figure C-2 Predominant Populations – Hispanic Majority (Monterey Park)



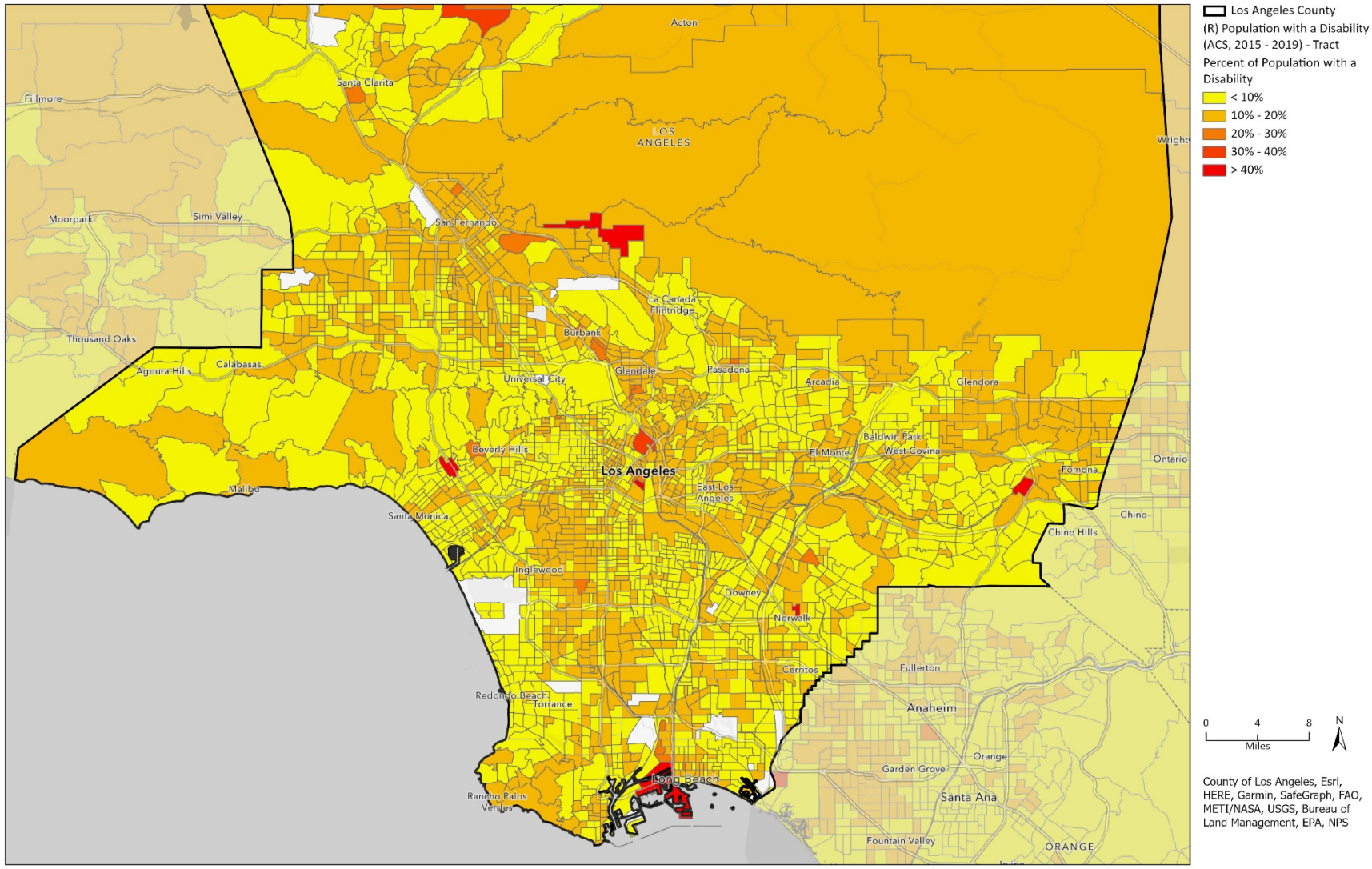
Source: AFFH Data Viewer, 2021

Figure C-3 Predominant Populations -Total Non-White (Monterey Park)



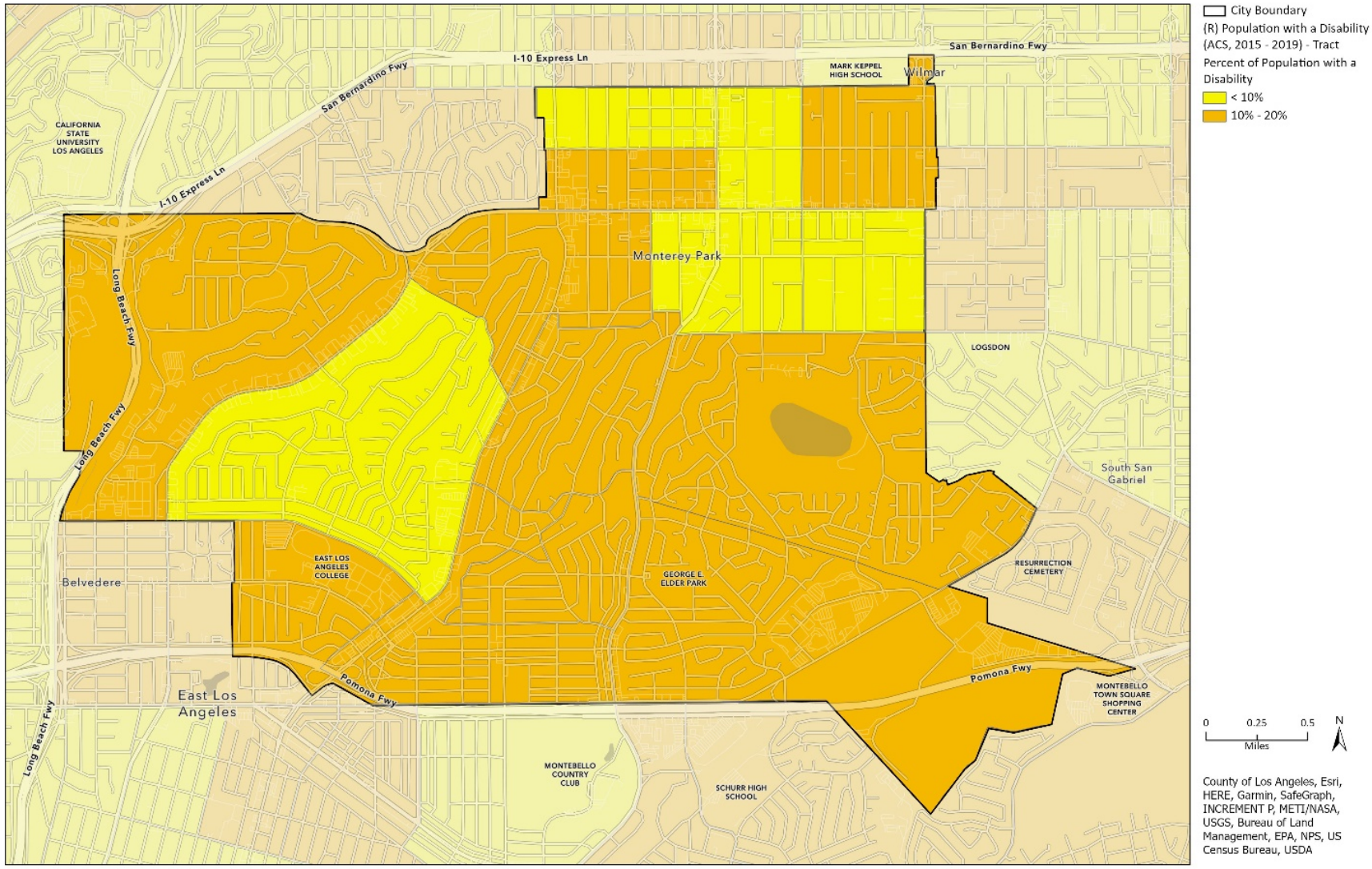
Source: AFFH Data Viewer, 2021

Figure C-4 Population with a Disability (Greater Los Angeles Region)



Source: AFFH Data Viewer, 2021

Figure C-5 Population with a Disability (Monterey Park)



Source: AFFH Data Viewer, 2021

Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18 in a household with a legal guardian or designee of such guardian.[4] HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces); and (e) advertising that prohibits children.[5] Single parent households are protected by Government Code § 65583(a)(7). Because of their relatively lower incomes and higher living expenses, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the groups most at-risk of experiencing poverty.

In addition to barriers to fair housing for single-parent households, large families can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.[6]

Regional Trends

About 45 percent of all households within Los Angeles County are family households. Certain jurisdictions in the county had a higher-than-average proportion of family households with children and, therefore, may be more vulnerable to housing discrimination. Table C-3 shows a breakdown of each household type in the County. Regionally, 59.2 percent of owner-occupied households are married couple families while 23.2 percent are categorized as non-family households. Additionally, 11.8 percent owner-occupied households are headed by a female householder while 5.8 are headed by a male householder. In contrast, non-family households constitute 41.9 percent of renter-occupied households and 33.2 percent are categorized as married-couple families. Approximately 17.2 percent of renter-occupied households are female-headed compared to 7.7 percent of male-headed household.
Figure C-6 highlights the percentage of children in married-couple households. There are greater percentages of children in married-couple households in relatively less urbanized communities of the County. For example, highly urbanized neighborhoods within and surrounding the City of Los Angeles exhibit lower percentages of children in married-couple households as compared to cities located near the coastal region and the county periphery. Furthermore, areas with higher percentages of children in married-couple households are generally located areas with relatively higher TCAC opportunity scores.
Figure C-7 displays the distribution of adults living with a spouse or partner within Los Angele County. Regionally, a large segment of the greater Los Angeles region ranges between 20 and 40 percent while the coastal and periphery regions feature between 40 and 60 percent of adults living with a spouse or partner. The percentage of adults living alone is featured in Figure C-8. While less than 20 percent of adults live alone in most of the county, areas surrounding the cities of Los Angeles, West Hollywood, Santa Monica and Pasadena are estimated to have higher percentages of adults living alone.

[4] 42 U.S. Code sections 3601, *et seq*., the Fair Housing Act.
[5] https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?
[6] U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."

Table C-3 Household Type by Tenure (Los Angeles County)

Household Type	Owners		Renters	
	Households	Percent	Households	Percent
Married couple family	899,359	59.2%	596,299	33.2%
Male householder, no wife present	88,030	5.8%	138,475	7.7%
Female householder, no husband present	179,366	11.8%	309,410	17.2%
Non-family households	352,761	23.2%	753,095	41.9%
Total Households	1,519,516	100.0%	1,797,279	100.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2019 5-yr Estimates.

Local Trends

Approximately 56.1 percent of owner-occupied households in Monterey Park are married-couple families, while 20.3 percent are categorized as non-family households. In contrast, married-couple families makeup 44.4 percent of renter-occupied households , while non-family households amount to 28.5 percent. Table C-3 shows a breakdown of each household type in the city. Table C-4 shows household type by tenure in the city.

Female-headed households comprise approximately 14.9 percent of all owner-occupied households, while 8.7 percent are headed by a male householder. 20.1 percent of renter-occupied households are female-headed while 7.0 percent are male-headed. Figure C-9 features the percentage of female-headed households with children present throughout the city. Most areas of the city contain less than 20 percent of female-headed households with children present, while select census tracts located in the northern section of the city along Emerson Avenue, and in the communities surrounding the Garvey Reservoir and East Los Angeles College exhibit between 20 and 40 percent of this household type.

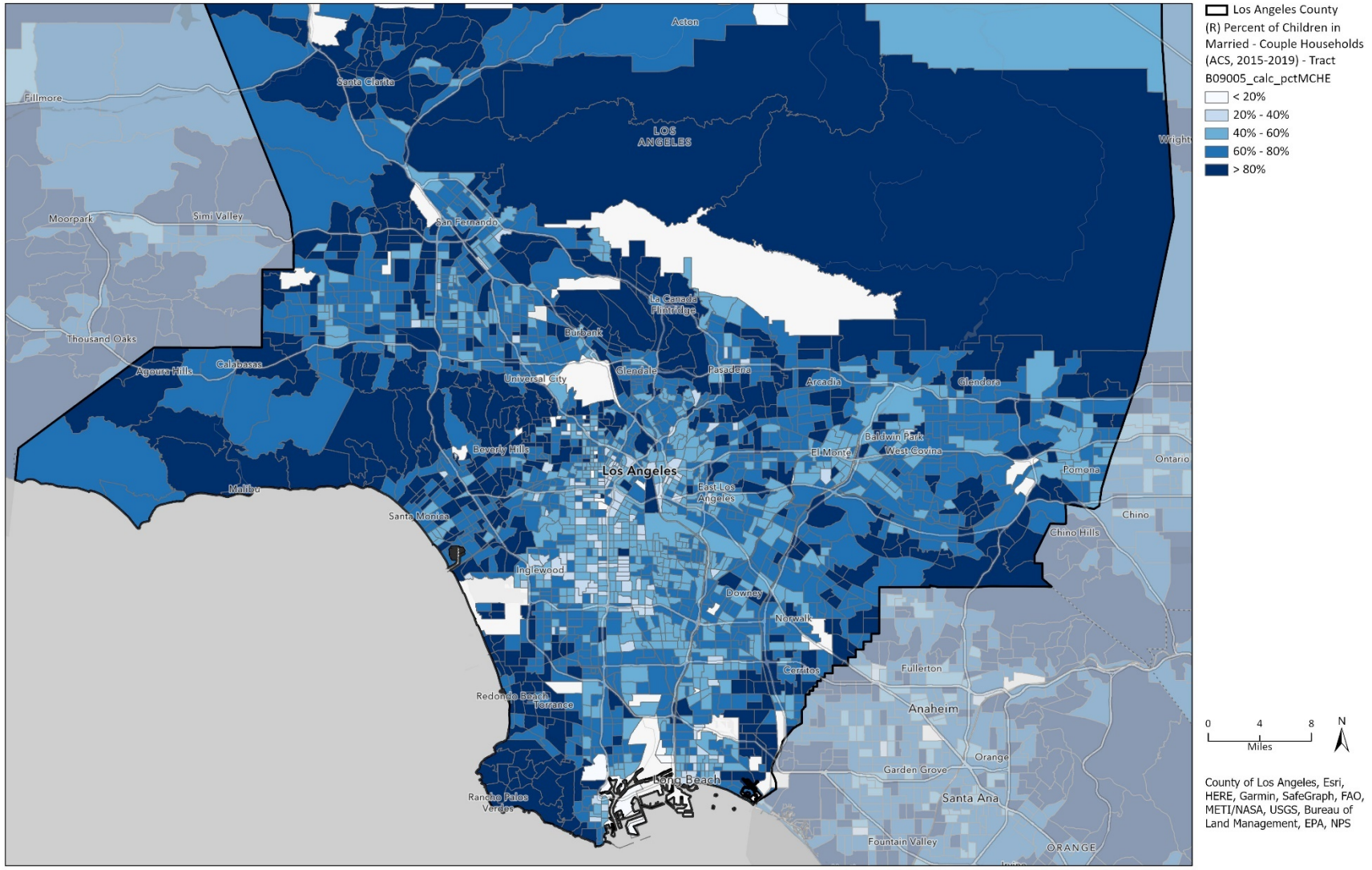
Figure C-10 displays the percentage of adults living with a spouse or partner. Households shaded in blue display census tracts where at least 40 percent of householders are living with a spouse or partner, while regions centered on East Garvey Avenue and in the southern segment of the city range between 20 and 40 percent of this household type. Additionally, as shown in Figure C-11, less than 20 percent of adults residing in Monterey Park live alone.

Table C-4 Household Type by Tenure (City of Monterey Park)

Household Type	Owner		Renter	
	Households	Percent	Households	Percent
Married couple family	5,838	56.1%	4,241	44.4%
Male householder, no wife present	902	8.7%	670	7.0%
Female householder, no husband present	1,554	14.9%	1,924	20.1%
Non-family households	2,107	20.3%	2,719	28.5%
Total Households	10,401	100.0%	9,554	100.0%

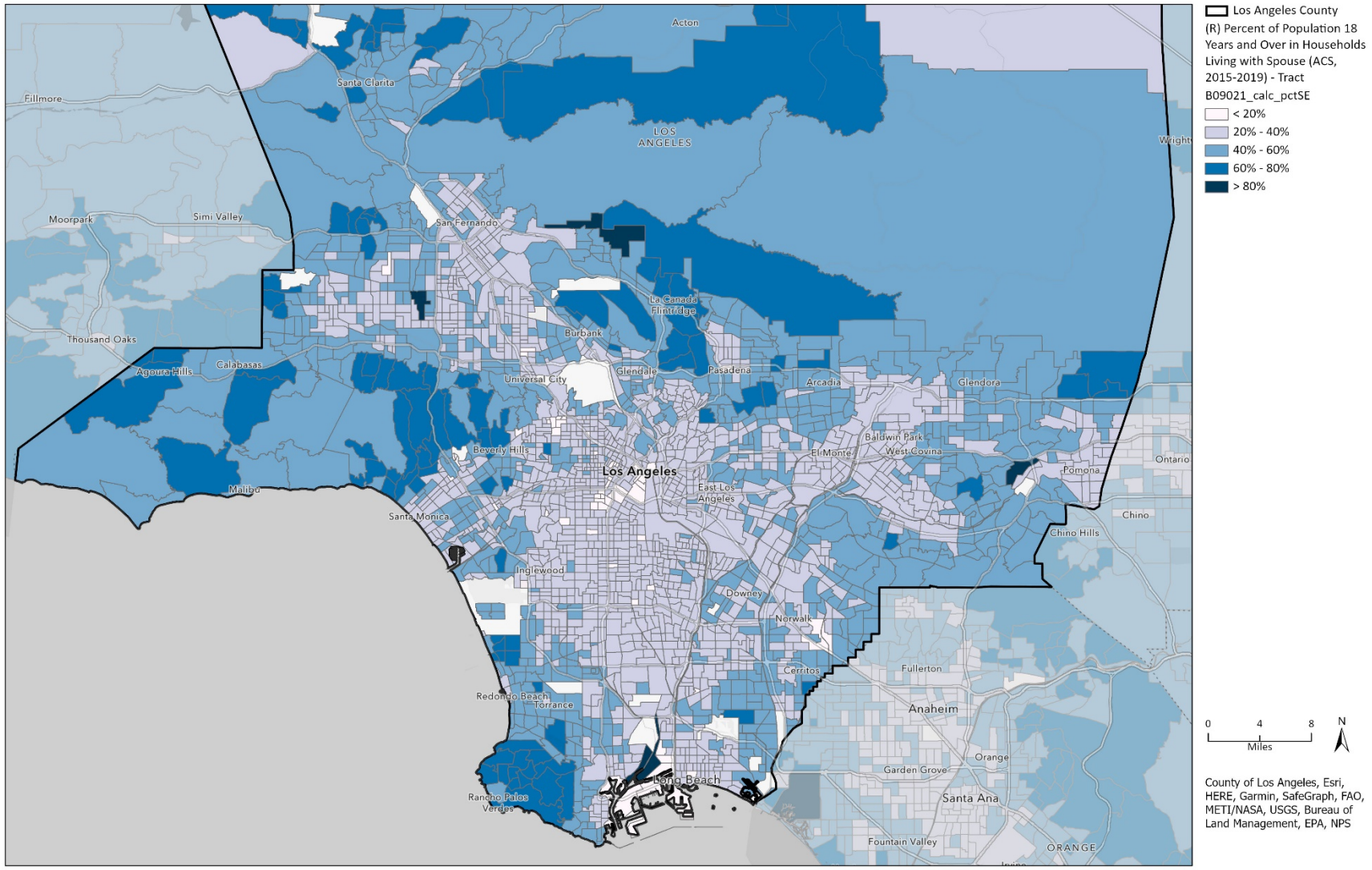
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2019 5-yr Estimates.

Figure C-6 Percent of Children in Married-couple Households (Greater Los Angeles County)



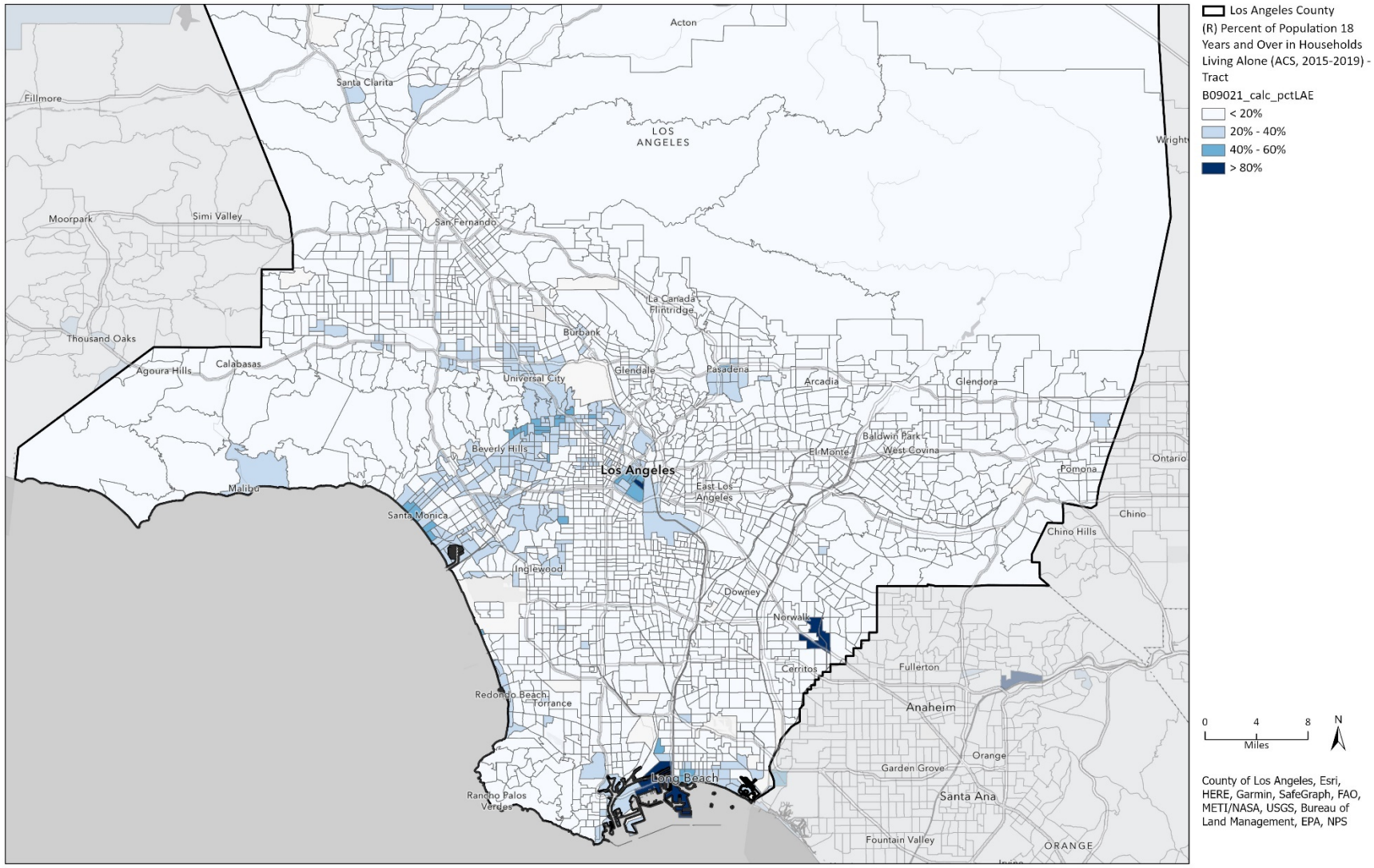
Source: AFFH Data Viewer, 2021

Figure C-7 Percent of Adults Living with Spouse/Partner (Greater Los Angeles County)



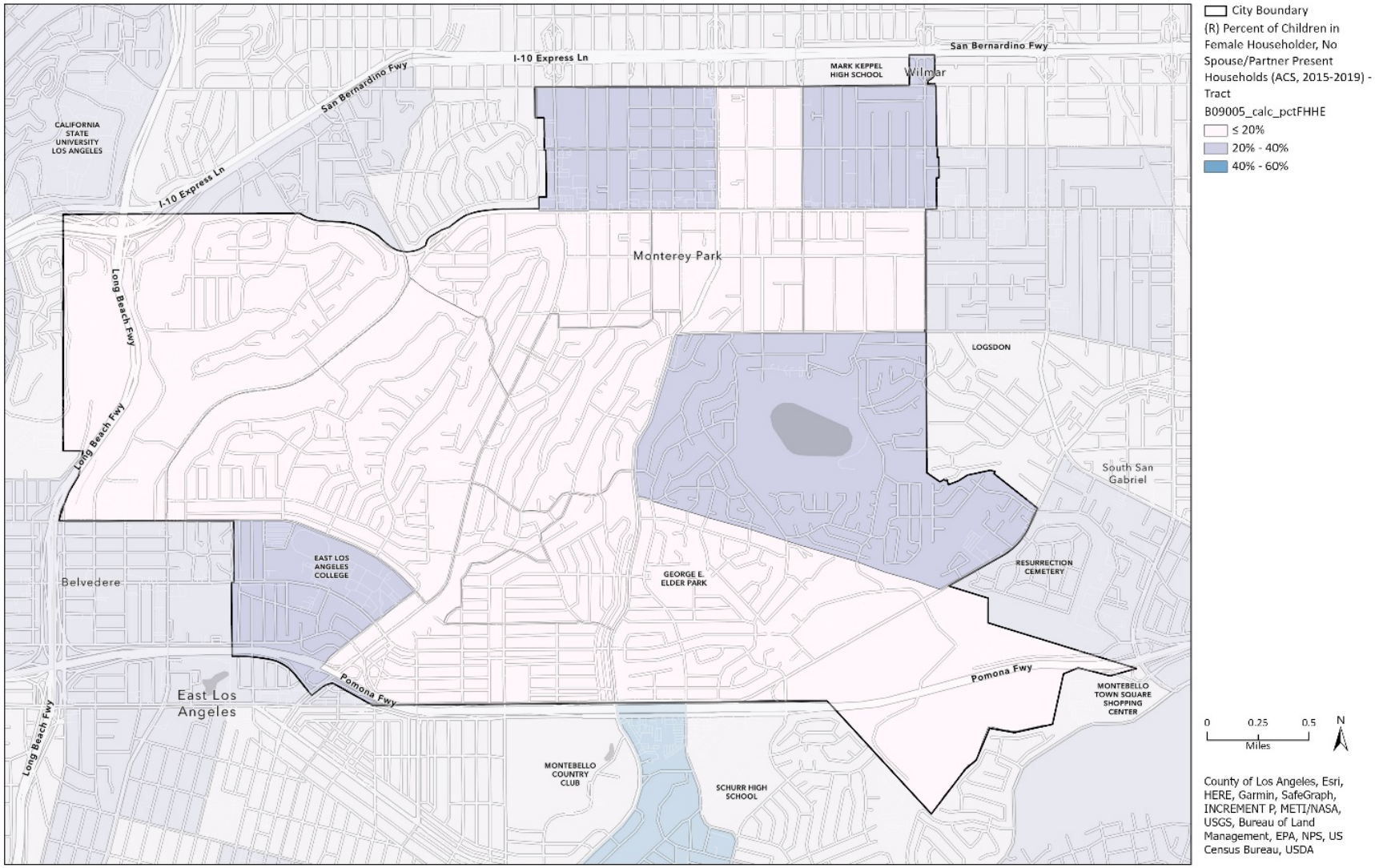
Source: AFFH Data Viewer, 2021

Figure C-8 Percent of Adult Population Living Alone (Greater Los Angeles County)



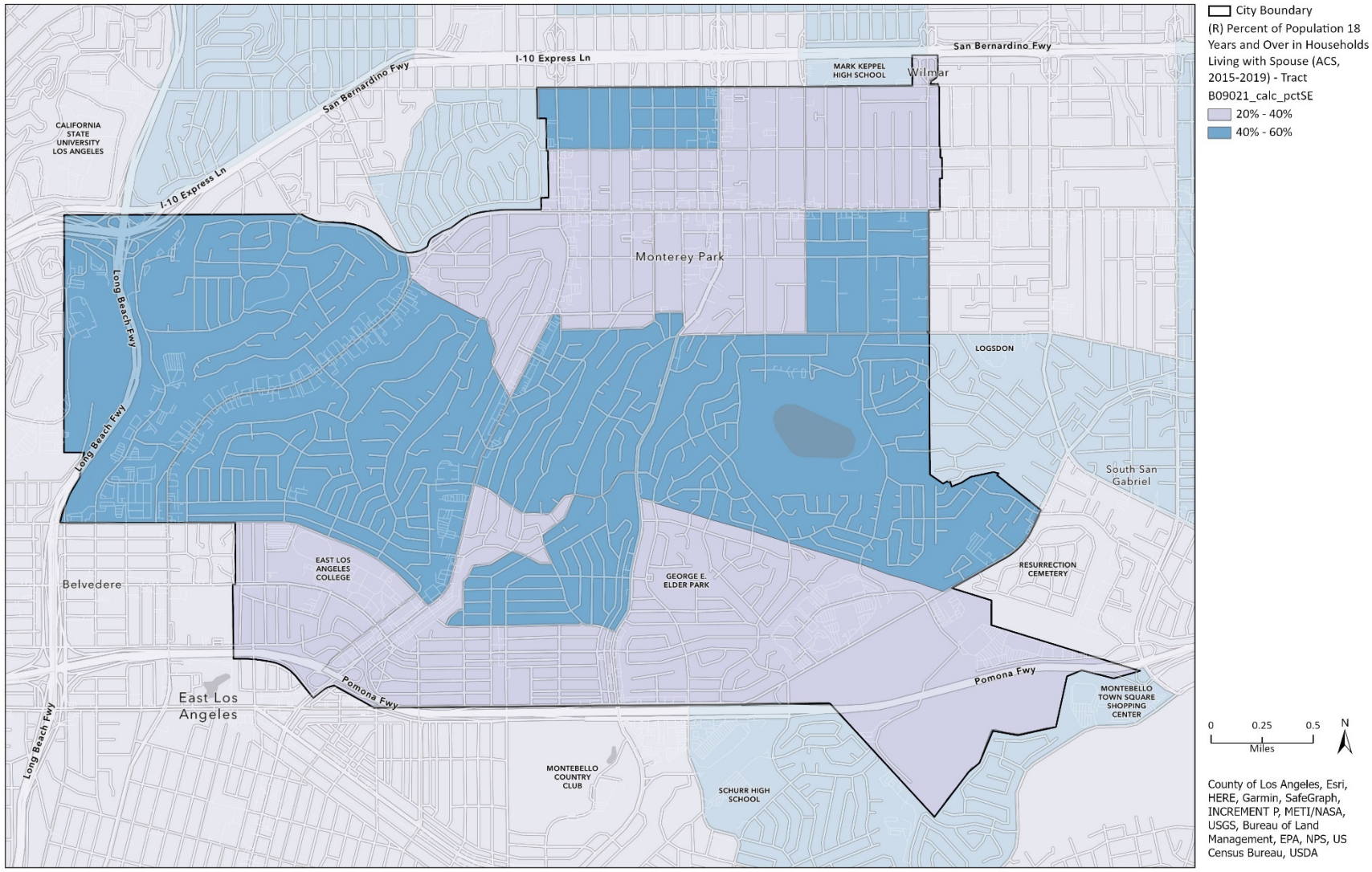
Source: AFFH Data Viewer, 2021

Figure C-9 Female Headed Households with Children, No Spouse/Partner Present (Monterey Park)



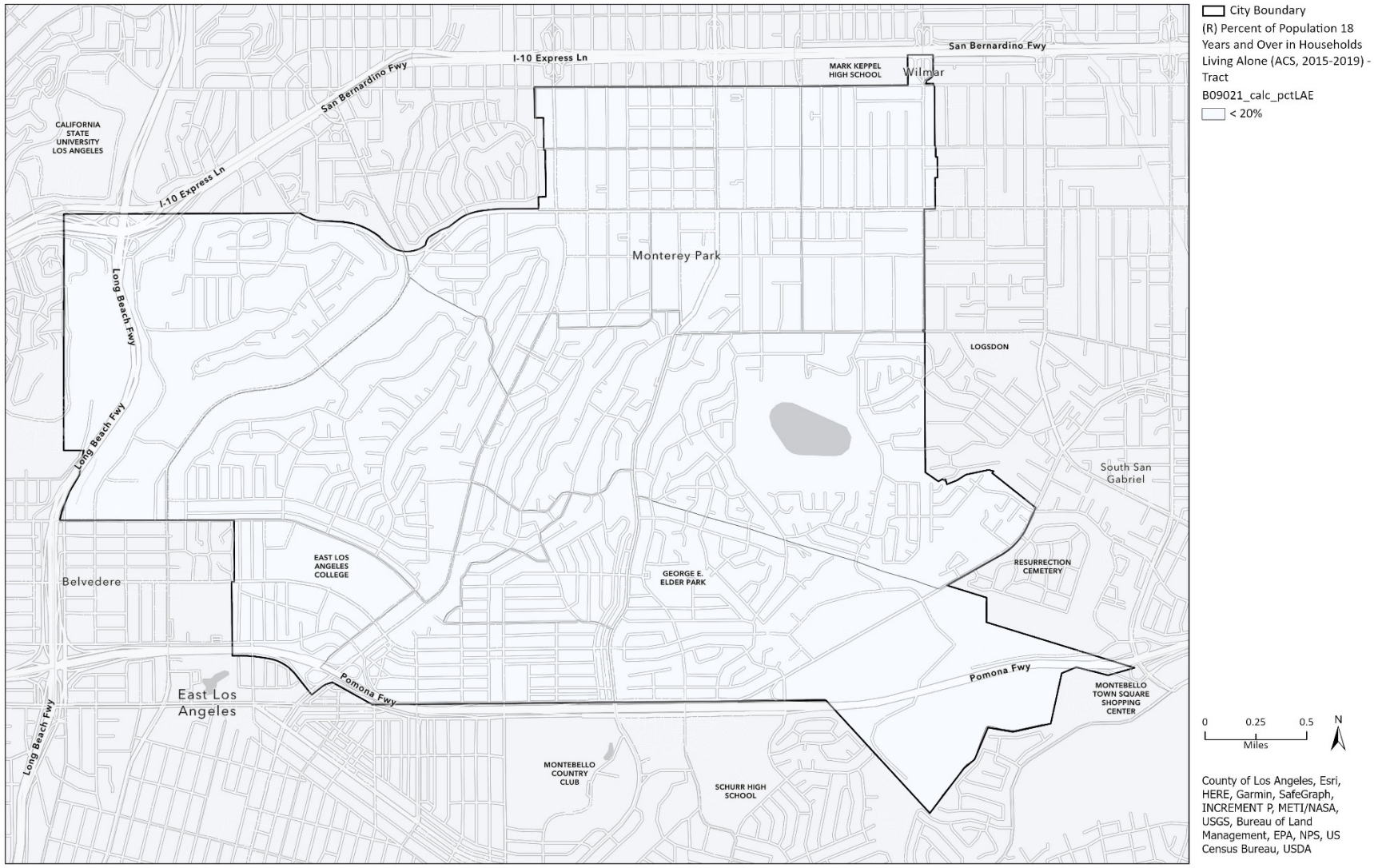
Source: AFFH Data Viewer, 2021

Figure C-10 Percent of Adults Living with Spouse/Partner (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-11 Percent of Adult Population Living Alone (Monterey Park)



Source: AFFH Data Viewer, 2021

Income

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

Regional Trends

The AMI in Los Angeles County varies widely across jurisdictions. Figure C-12 displays large concentrations of low and moderate income populations throughout the greater Los Angeles County. Low and moderate income populations are centered within and around the City of Los Angeles and scattered throughout cities located within the San Fernando and San Gabriel Valley regions. The largest concentration of low to moderate income groups is present within the downtown and south-central neighborhoods of Los Angeles. It is estimated that between 75 and 100 percent of residents in these areas are low to moderate income populations. Regionally, coastal cities such as Rancho Palos Verdes and Malibu display less low to moderate income populations (less than 25%), with the exception of the cities of Long Beach, Malibu, and Santa Monica, where a greater percentage of low to moderate income populations are present.

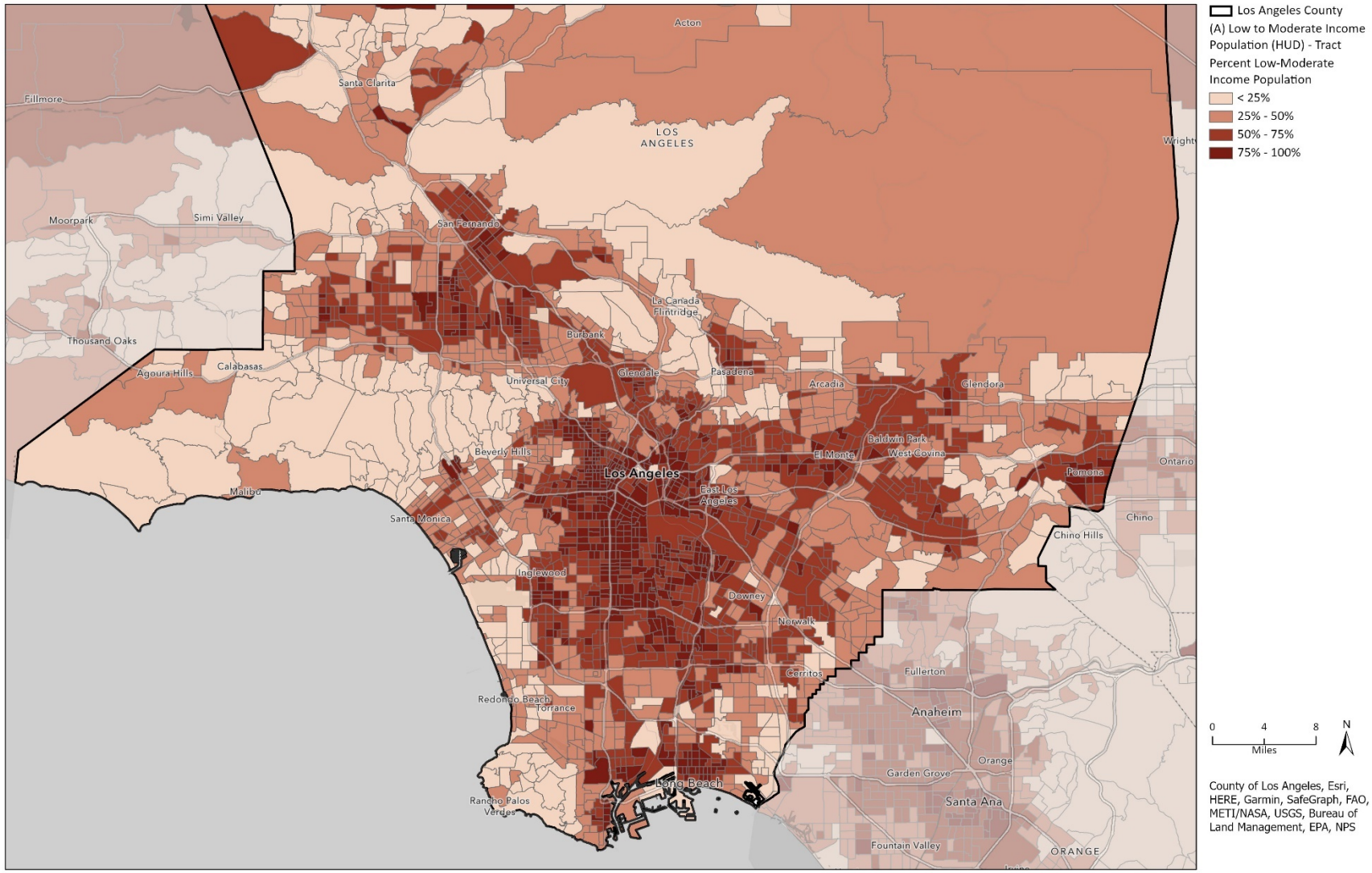
Local Trends

Increasing concentrations of low-income and poverty households are linked to racial and ethnic concentrations and can be an impediment to fair housing. Low to moderate income population are most prominent within the northeast region and in various block groups throughout the central and southern segments of the city as shown in Figure C-13. Low to moderate income populations in these block groups range between 76 to 80 percent. Figure C-14 shows median income by block group.

A detailed summary of household type and local income trends, as well as a discussion on the housing problems that can be related to these trends, is provided in Chapter 2 Housing Needs Assessment and shown in Table 2-16 within that chapter.

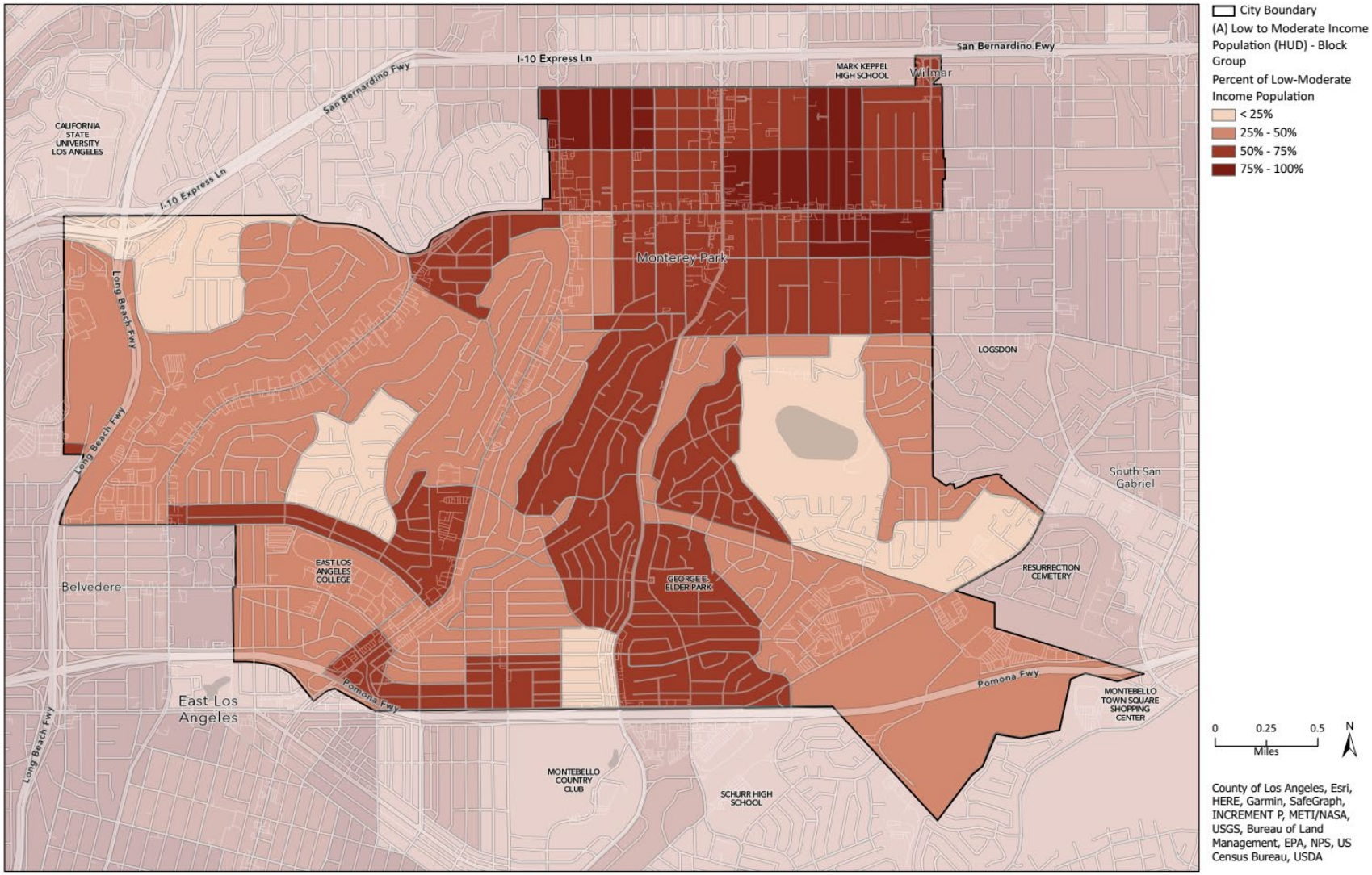
Figure C-15 compares the household income distribution for Monterey Park and Los Angeles County. Income distribution in Monterey Park are relatively similar when compared to the county. For instance, at least 41.8 and 45.7 percent of households earn an income minimum of $75,000 in Monterey Park and the County of Los Angeles, respectively. Around 58.2 percent of households in the city earn less than $75,000 compared to 54 percent of households in the county. Alhambra, El Monte, Montebello and Monterey Park all have area median income below the County average. According to Table C-5, the City of Monterey Park has a higher income than the surrounding cities with the exception of the City of San Gabriel.

Figure C-12 Low to Moderate Income Population (Los Angeles County)



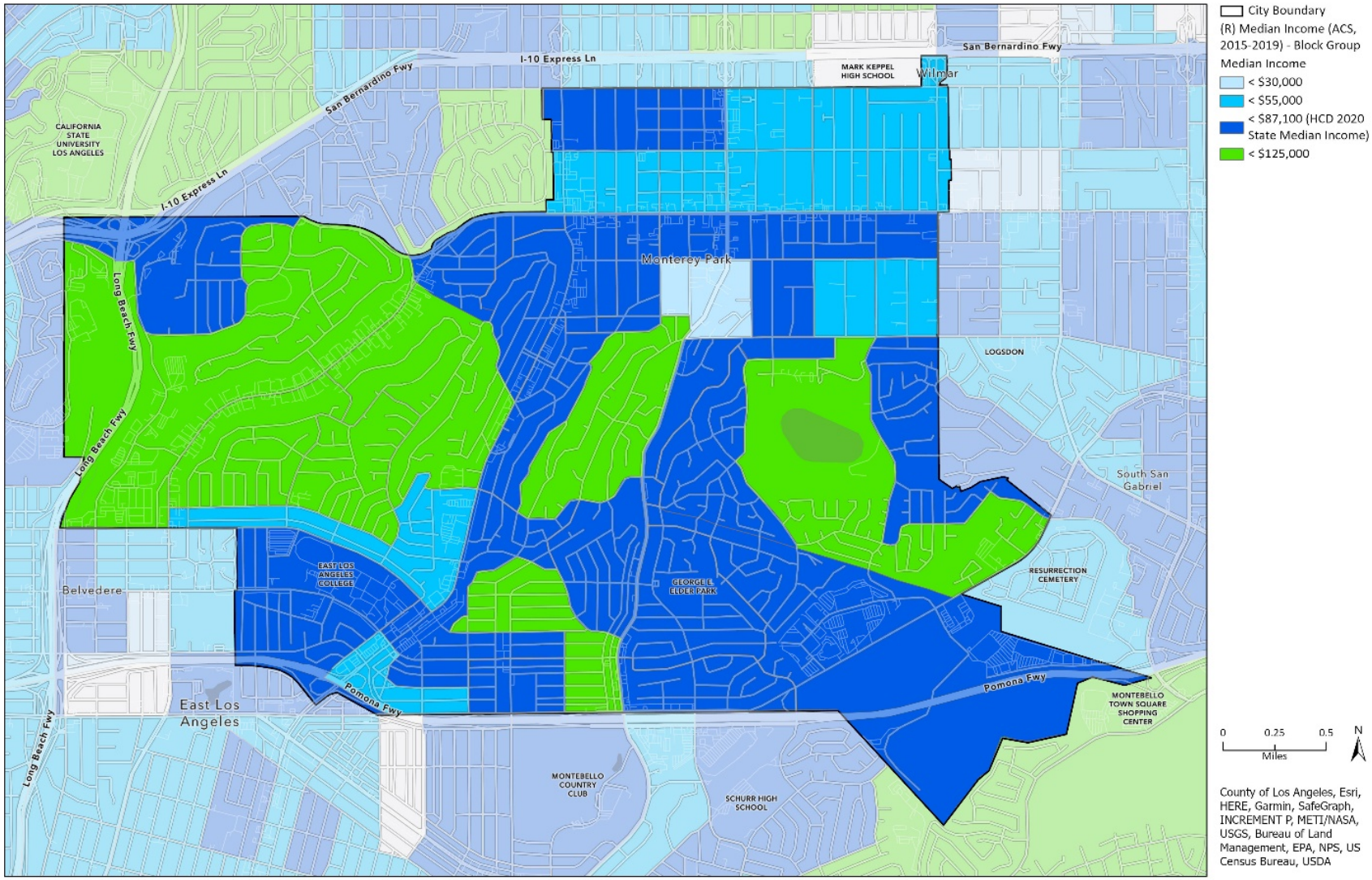
Source: AFFH Viewer.

Figure C-13 Low to Moderate Income Population (Monterey Park)



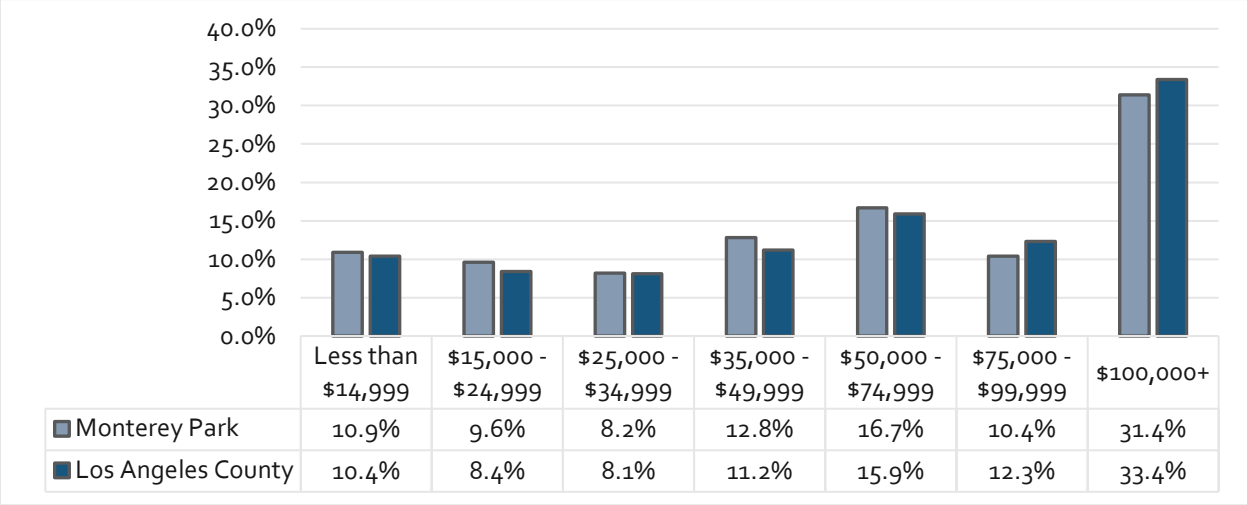
Source: AFFH Data Viewer, 2021

Figure C-14 Median Household Income Block Group (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-15 Household Income (2015-2019)



Source: Bureau of the Census, American Community Survey American Community Survey, 2015-2019.

Table C-5 Median Household Income (2015-2019)

City	Median Household Income	Percent Above/Below Regional Median
Alhambra	$61,384	10.8%
El Monte	$49,003	38.9%
Monterey Park	**$61,819**	**10.1%**
Montebello	$56,150	21.2%
Rosemead	$57,999	17.3%
San Gabriel	$62,541	-8.8%
South El Monte	$52,204	30.3%
Los Angeles County	$68,044	–

Sources: U.S. Bureau of the Census, American Community Survey Table B19013 Median Household Income, 2019 5-yr Estimates.

Integration and Segregation: Contributing Factors

Based on the assessment for integration and segregation, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Patterns of racial and ethnic concentration are present within some areas of the northeastern, northwestern, and southern part of the City.
- Displacement of residents due to economic issues
- Location and type of affordable housing
- Unaffordable rents and sales
- Shortage of subsidized housing units
- Dominance of single-family housing

Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a RECAP have a non-White population of 50 percent or more, within metropolitan or micropolitan areas. The poverty test defines areas of "extreme poverty" as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets a combination of racial or ethnic concentration and meets the poverty test would be considered a RECAP.

Poverty and Segregation

Regional Trends

Countywide, poverty and segregation may work to exasperate existing impediments such as concentrations of lower- and moderate-income populations, lending discrimination, and overcrowded conditions.

Figure C-17 shows areas of high segregation and concentrated poverty throughout Los Angeles County. The most prominent areas are downtown and adjacent neighborhoods and the south central region within the City of Los Angeles. Areas of high segregation and concentrated poverty are also present in the cities of Inglewood, Downey, Long Beach, Palmdale, Lancaster, and Pomona.

Local Trends

Areas of high segregation and poverty are not present within the City of Monterey Park. Therefore, Monterey Park does not have census tracts that meets the HUD definition of RECAPs. However, Monterey Park does have census tracts with populations that experience poverty. According to ACS data displayed in Figure C-18, the highest levels of poverty are present within census tracts centered on East Garvey Avenue and South Garfield Avenue. These areas reflect an estimate of 20 – 30 percent of the population as having an income below the poverty level.

Monterey Park does have neighborhood segregation along racial and ethnic lines, as shown in Figure C-19. Most census tracts throughout the city comprise a mix of Asian-Latinx neighborhoods. Segments of mostly Asian census tracts are present along the northern section of the city.

Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.[7] According to HUD's

[7] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities. Because RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence.

Regional Trends

Figure C-16 shows census tracts that have a white majority ethnic and racial distribution in Los Angeles County. Many coastal cities, including Malibu Santa Monica, Redondo Beach and Rancho Palos Verdes, reflect a white majority. When compared to Figure C-12, areas of White majority that correspond to areas that have low concentration of low- and moderate-income populations include the communities of Palos Verdes Peninsula, Hollywood Hills, Santa Monica Mountains, La Canada/Flintridge. Pasadena ($83,068), South Pasadena ($104,308) and San Marino ($166,607) have higher median household incomes than Monterey Park ($61,384) and Los Angeles County ($68,044). Census data reflect white majorities within these census tracts.

Local Trends

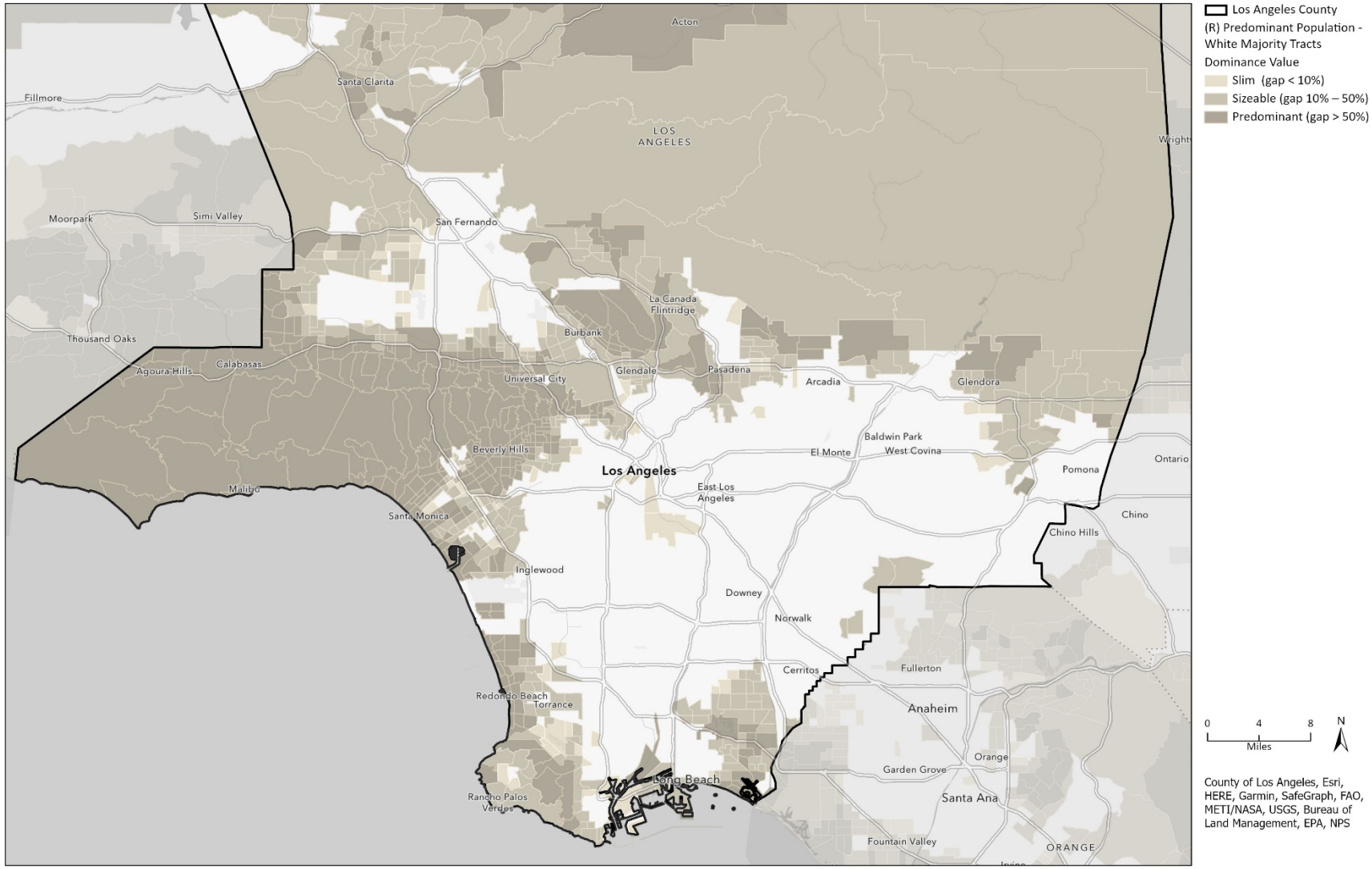
The City of Monterey Park does not have a white majority census tract located within the City boundary (Figure C-18). In 2019, the City of Monterey Park had a median household income of $61,384 which is lower than the Los Angeles County median household income of $68,044. However, areas of concentrated affluence are present within Monterey Park. According to Figure C-14, there are census tracts in the western, central, eastern, and southern segments of the city with household incomes greater than $125,000. The western and southern segments of the City also contain the lowest percentage of the population earning an income that is below the poverty level, as shown in Figure C-19. Furthermore, block groups with higher income groups also contain relatively less concentrations of LMI populations and overcrowding (Figure C-13), have greater TCAC opportunity scores (Figure C-20) and maintain greater access to job opportunities relative to block groups with lower household incomes (Figure C-21). Monterey Park does not have racially concentrated areas of affluence as most of the city is comprised of Asian-Latinx neighborhoods and mostly Asian neighborhoods.

Racially and Ethnically Concentrated Areas of Poverty: Contributing Factors

Based on the assessment for racially and ethnically concentrated areas of poverty, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

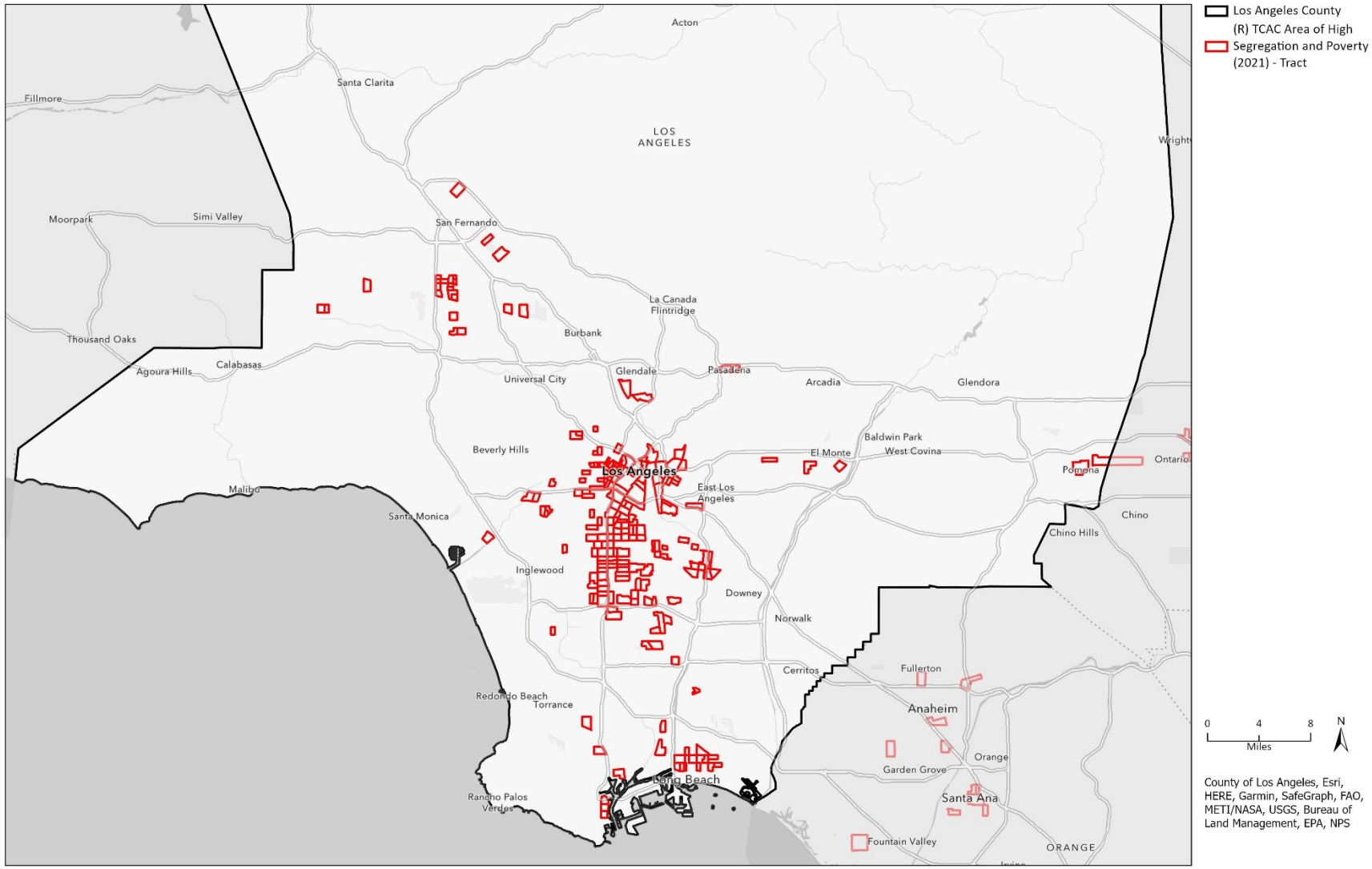
- Patterns of racial and ethnic concentration
- Location and type of affordable housing
- Median Household Income
- Segregation Patterns

Figure C-16 Los Angeles Region Predominant Population White Majority Tracts (Los Angeles County)



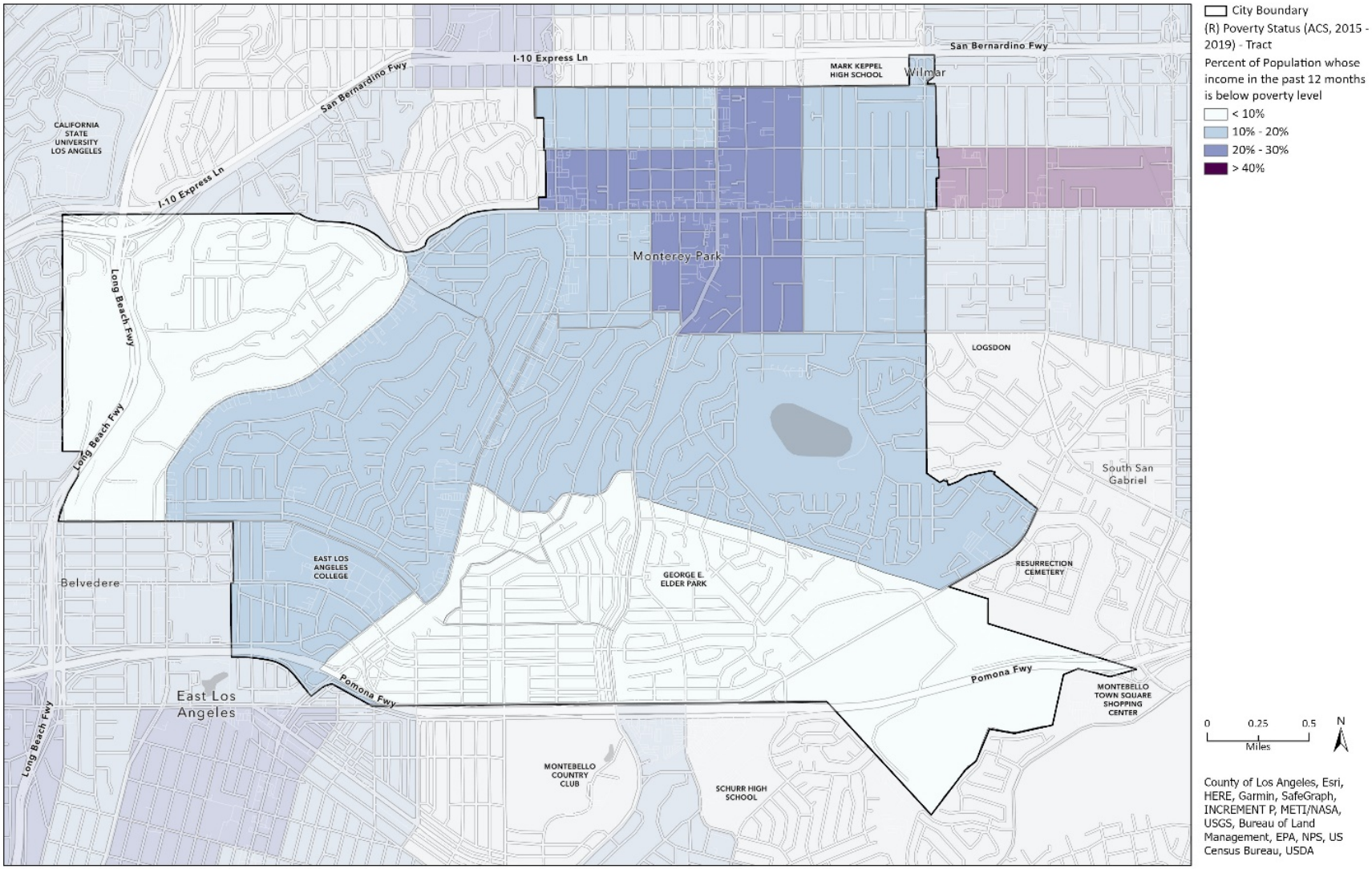
Source: AFFH Data Viewer, 2021

Figure C-17 Los Angeles Region Concentrated Areas of Poverty (Los Angeles County)



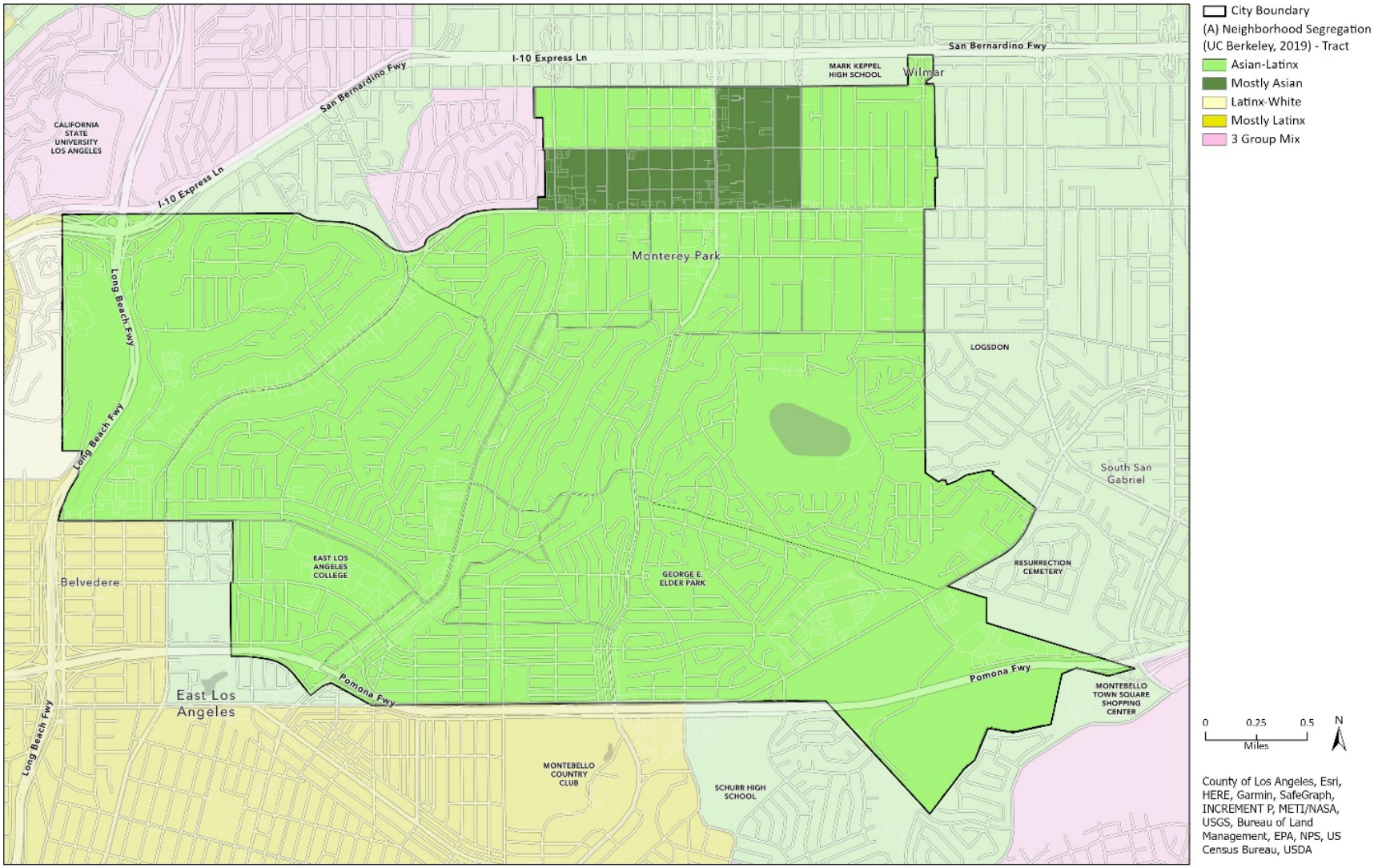
Source: AFFH Data Viewer, 2021

Figure C-18 Poverty Status (Monterey Park)



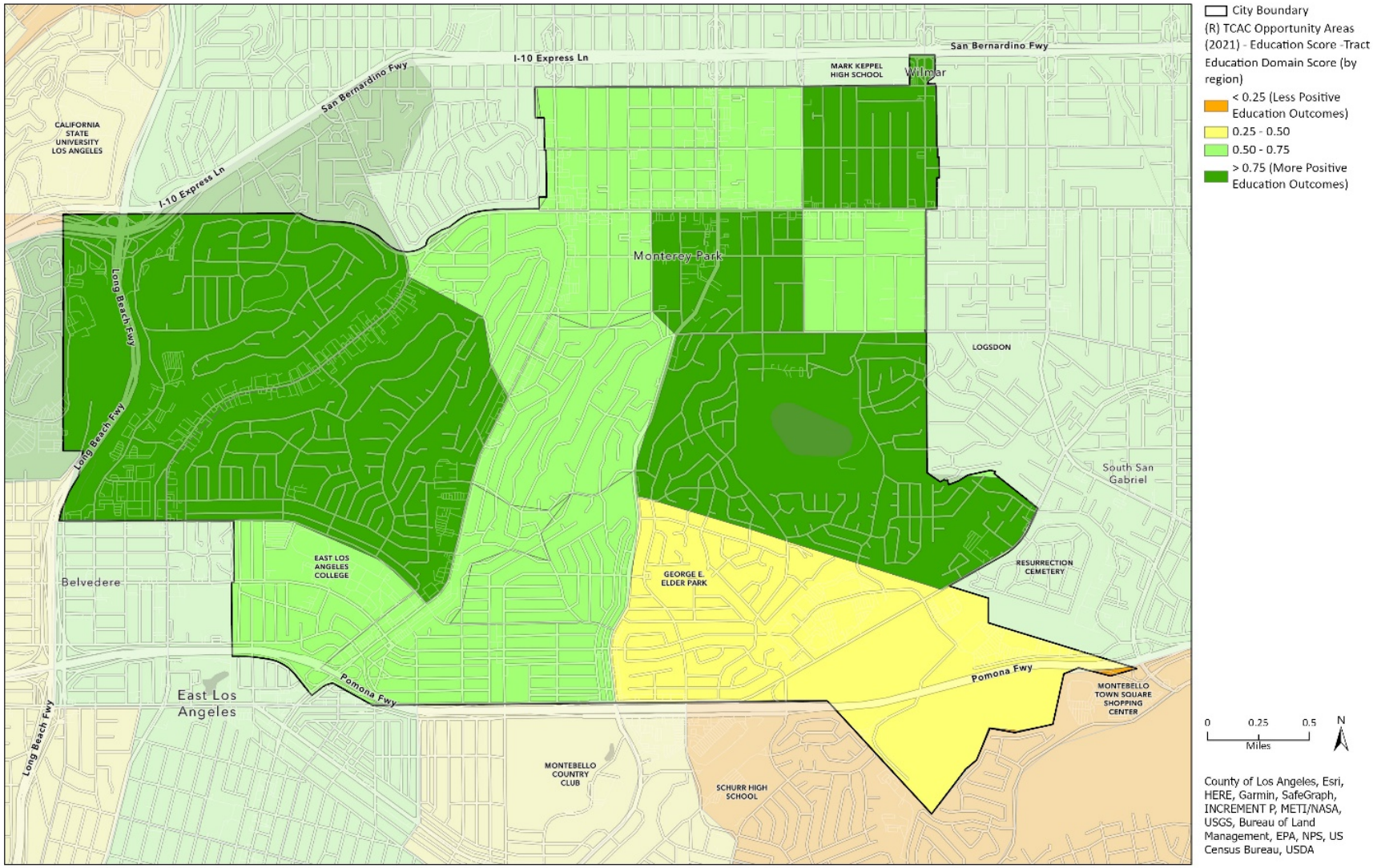
Source: AFFH Data Viewer, 2021

Figure C-19 Neighborhood Segregation (Monterey Park)



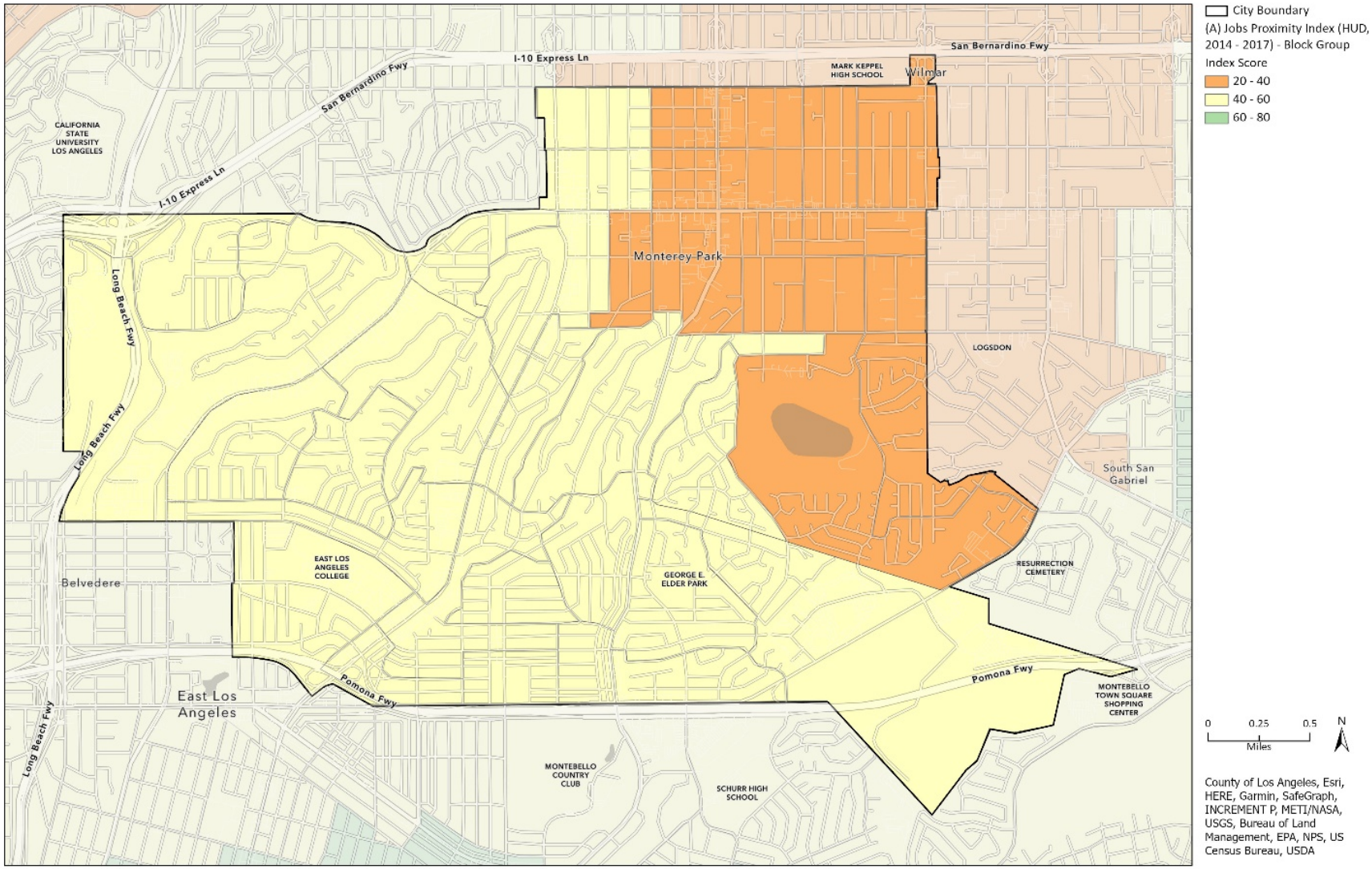
Source: AFFH Data Viewer, 2021

Figure C-20 TCAC Opportunity Areas – Education (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-21 Job Proximity Index (Monterey Park)



Source: AFFH Data Viewer, 2021

Disparities in Access to Opportunity

Access to opportunity, including access to education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, recreation, and food and healthy environment (including clean air and water, safe neighborhoods, safety from environmental hazards, and access to social services and cultural institutions) influences health and economic outcomes. According to the California Fair Housing Taskforce, a group convened by HCD, "opportunity," can be thought of as pathways leading to better lives, including through health, education, and employment. [8] Improving access to opportunity can include supporting low-income communities with mobility and access to neighborhoods considered by TCAC to be 'high resource.'[9]

Transit

Access to public transit is of paramount importance to households affected by low incomes.Public transit should strive to link lower income persons to major employers where job opportunities exist. Limited transportation options mean reduced access to jobs, public spaces (such as parks, plazas, and campuses), and key goods and services. Decentralized employment, higher gas prices, and the continued relocation of low-income households to suburban areas further isolate these communities. Moreover, land located closer to employment centers, bus or rail transit, and amenities is often expensive — a challenge for the 18 percent of households earning less than $35,000 that do not own a car.[10]

Regional Trends

Mass transportation in Los Angeles County consists of regional bus systems, city bus systems, ADA paratransit services, heavy rail, light rail and subways. These include:

- Los Angles Metro: Multiple commuter rail lines connecting to cities located throughout the greater Los Angeles Region
- San Fernando Valley Transit Services: Antelope Valley Transit, Burbank Bus, Glendale Beeline, LADOT Dash/Commuter Express, La Canada Flintridge Shuttle, Pasadena Transit, Santa Clarita Transit, Simi Valley Transit
- San Gabriel Valley Transit Services: Alhambra Community Transit, Baldwin Park Shuttle, Commerce Municipal Bus, Duarte Transit, El Monte Transit, Glendale Beeline, Glendora Mini Bus, La Puente LINK, LADOT DASH, Monterey Park Spirit, Omnitrans, OCTA, Pasadena Transit, Rosemead Explorer, Go West / West Covina, Foothill Transit
- South Bay, Gateway Cities and Central/West Side Los Angeles Transit Services: Long Beach Transit, Torrance Transit, Gardena G-Trans, Norwalk Transit, Montebello Bus Lines, Santa Monica Big Blue Bus, Culver CityBus, Foothill Transit

[8] California Fair Housing Task Force. 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. June 2020. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf
[9] Ibid
[10] HUD Center for Transit-Oriented Development, Creating Connected Communities: A Guidebook for Improving Transportation Connections for Low- and Moderate-Income Households in Small and Mid-Sized Cities. https://www.huduser.gov/portal/publications/commdevl/connecting_communities.html

- Metrolink Line: multiple Commuter rail lines connecting to cities located throughout the greater Los Angeles Region and cities within the Counties of Ventura, Orange, San Bernardino and Riverside
- Amtrak: Interstate train service serving coastal and inland areas of California

Transit use is higher in parts of the Los Angeles region where the greatest investment in transit service has been made which include the north coastal, central, and south bay regions of Los Angeles. Almost all major employment centers in Los Angeles County are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent them from obtaining work far from home, regardless of access to public transit. Women in general are disproportionately responsible for household-supporting activities such as trips to grocery stores or accompanying young children to and from schools and day care.

According to SCAG local profiles data, approximately 75 percent of Los Angeles County residents drove to work in 2010, while data for 2018 shows a slight decrease as 74 percent of county residents drove alone. Similarly, residents utilizing public transportation as a mode of travel to work decreased between 2010 (8 percent) and 2018 (6 percent). Furthermore, in 2018, 49.6 of County residents spent at least 30 minutes commuting to work and 81.1 percent of residents commute to employment centers located within the County of Los Angeles, while the remaining percentage of residents commuted to job centers located outside of Los Angeles County limits.[11]

Local Trends

AllTransit is an online database that provides details on transit opportunity throughout the United States. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to Alltransit.com, the northern and western segments of Monterey Park that border I-10 and the City of Los Angeles have an overall performance score of 7.0, suggesting that those portions of the city have access to jobs and access via frequent public transportation services. Moreover, the city is serviced by the El Sol Shuttle, Metro-Los Angeles, Montebello Bus Lines, Spirit Bus and para-transit services, enabling most residents to be within a half mile of transit.

In 2010, it was reported that 79 percent of Monterey Park residents drove alone when commuted to work. By 2018, this figure slightly increased to 80 percent of residents. When compared to Los Angeles County, Monterey Park has a greater percentage of residents that drive alone when commuting to work. Furthermore, 5 percent of city residents used public transportation as a mode of transportation to work while in 2018, this figure decreased to 3 percent. In both years, Monterey Park has a smaller percentage of residents utilizing public transit as a mode of transportation to work when compared to the County of Los Angeles.[12]

[11] Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.
[12] Southern California Association of Governments. (2019) Local Profiles Report 2019: Monterey Park.

Educational Opportunity

Regional Trends

Kidsdata.org an online data tool that provides more than 750 different measures of children health and wellbeing,[13] estimated that 47.4 percent of Los Angeles County households with school-aged children experienced high housing cost burden in 2018.[14] Furthermore, approximately 20.8 percent of all households with children present within the County of Los Angeles are living in poverty. Of this total, 26 percent of Households with children living in poverty were Hispanic/Latino, and 25 percent of children in Los Angeles County are African American or Black.[15]

Local Trends

While most areas within the City of Monterey Park exhibit positive educational outcomes, the lowest educational outcome score is in the south eastern segment of the city as shown in Figure C-20. According to Kidsdata.org estimates, 48 percent of households with school-aged children experienced high housing costs burden between 2014 – 2018. Moreover, according to 2012 – 2016 estimates, approximately 35.4 percent of households with children present were experiencing overcrowded living conditions. Living in overcrowded conditions can negatively impact children's educational outcomes due to disrupted sleep which leads to difficulty in concentrating during the day and negatively affects mood and behavior, difficulties in studying and reading which impacts school performance, and a higher probability in catching illnesses which interrupts schooling.[16]

Employment

Regional Trends

According to 2019 ACS 5-Year estimates, 37.4 percent of countywide residents commuted 30 minutes or more to work. The mean commute time for Monterey Park residents was 30.4 minutes. Comparatively, mean travel time to work for the county is slightly lower at 30.4. Educational, health and social services make up the largest industry in the region, as this industry made up 20.1 percent of regional employment in 2010, and 20.71 percent by 2019.

Local Trends

In 2010, the three largest industries within Monterey Park were educational, health and social services (20.85%), retail trade (11.54%) arts, entertainment and recreation (10.88%), and management, administration and waste management services (10.28%). Combined, these industries represent approximately 43 percent of all jobs within Monterey Park. A more detailed summary of employment by occupation for Monterey Park residents is provided in Chapter 2.

[13] Kidsdata.org is a program of Population Reference Bureau, a non-partisan research organization
[14] Kidsdata.org. (2017) Housing cost (Monterey Park)
[15] Kidsdata.org. (2017) Children in Poverty, by race/ethnicity (Monterey Park)
[16] Claudia D. Solari, Robert D. Mare, Housing crowding effects on children's wellbeing, Social Science Research, Volume 41, Issue 2, 2012, Pages 464-476.

By 2019, educational, health and social services and arts, entertainment and recreation saw increases in proportion of total industry by 1.5 and 2.3 percent, respectively. The retail trade industry saw a reduction of approximately 2 percent and management, administration and waste management services industry saw a slight decrease of 0.2 percent.

As shown on Figure C-21, the northeast segment of Monterey Park has relatively lower job proximity index score than the rest of the city. Throughout the southern and western portions of the city adjacent the 60 freeway and bordering the City of Los Angeles have a job proximity index ranging between 50 and 60, indicating that jobs in the region are more accessible in these block groups. According to the data, block groups featuring furthest proximity index scores are located along the northeast and eastern segments of the city bordering the cities of Alhambra and Rosemead. Job proximity index scores vary between 32 and 40 for block groups in this region.

Healthy Environment

Many communities in California bear a disproportionate burden of pollution not only from multiple nearby sources, but also from pollution in multiple media (e.g., air or water). Some of these communities experience the additional burden of socioeconomic stressors and health conditions that render them more vulnerable to the impacts of pollution.[17] This section addresses patterns in the disparities found within the different neighborhoods and protected classes. Government Code's § 65302 and Health and Safety Code §§ 39713, 39713, 39715, 39721, and 39723 emphasize the importance of environmental justice for housing efforts.

Regional Trends

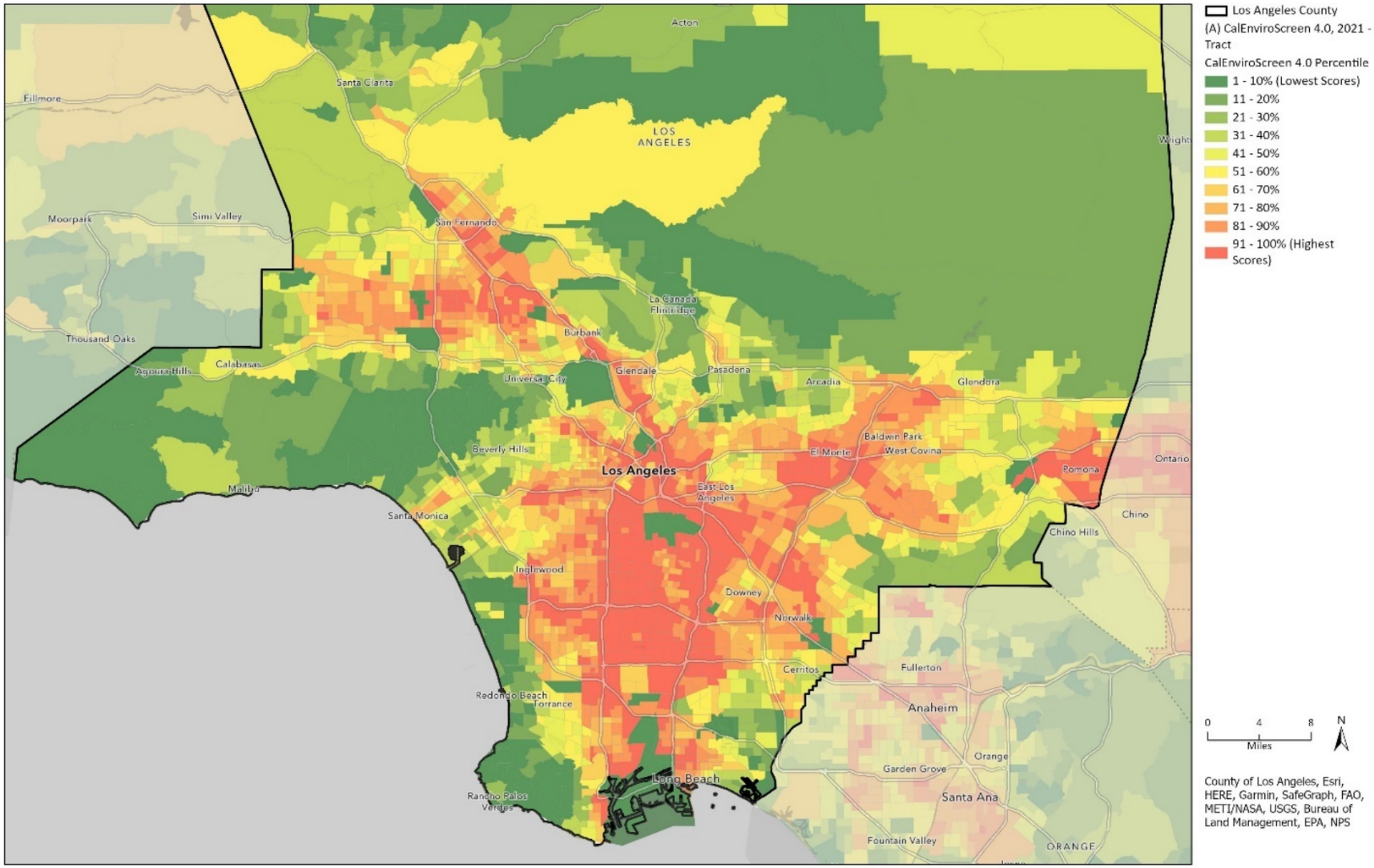
According to CalEnviroScreen data, areas with higher pollution percentiles are generally urban areas with higher proportions of low to moderate income population and overcrowded households. Areas experiencing the highest pollution percentile scores in the Los Angeles region are cities such as Baldwin Park, El Monte and South El Monte within the San Gabriel Valley, neighborhoods and cities located south of Downtown Los Angeles, and within the Sun Valley, Pacoima and Sylmar neighborhoods of the San Fernando Valley (Figure C-22). The areas of Los Angeles County with lower scores (i.e., low exposure to pollution and high household income) are near the county boundaries and along the coast.

Local Trends

There is one designated Disadvantaged Community (DAC) within Monterey Park (Figure C-23). This disadvantaged community has been identified as Census Tract 6037530400. This disadvantaged community is located along the southwestern edge of the City's boundaries adjacent to the community of East Los Angeles, and is generally defined as the location of East Los Angeles College and immediately adjacent land. Census Tract 6037530400 has an overall CalEnviroScreen score percentile of 85, scoring significantly higher than the disadvantaged community qualifying threshold percentile of 75. The remainder of the census tracts within Monterey Park have CalEnviroScreen percentile scores ranging from the 20th percentile to the 70th percentile. There is a notable trend in the layout of the percentile scores across the city, which indicates that the northern portion of Monterey Park is less impacted by pollution burden and population vulnerabilities than the communities located in the southern portion of the city. This is also reflected in the TCAC Opportunity Areas data for environmental outcomes (see Figure C-24).

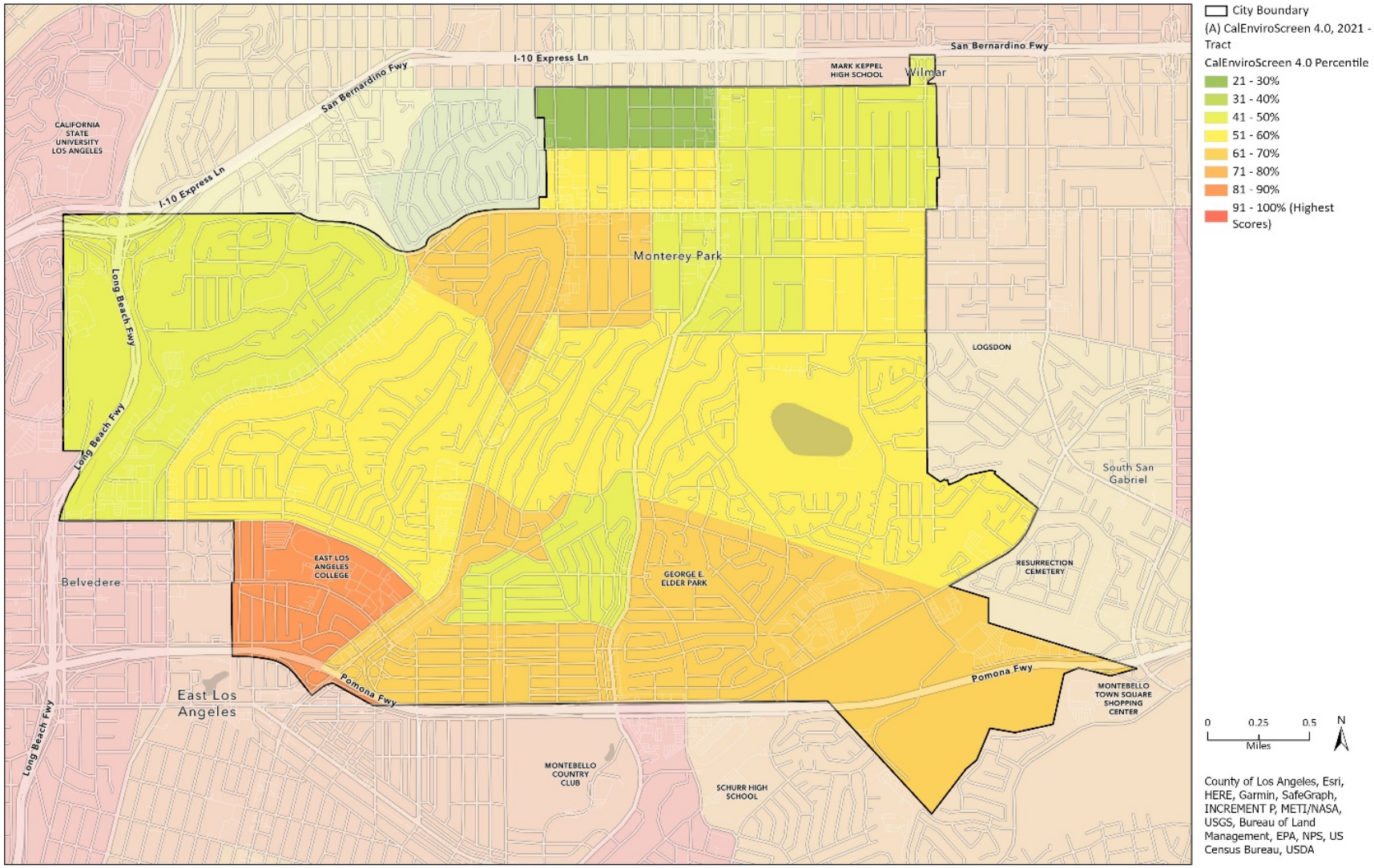
[17] California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0 Public Review Draft, https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40reportd12021.pdf

Figure C-22 CalEnviroScreen 4.0 Percentile Scores (Los Angeles Region)



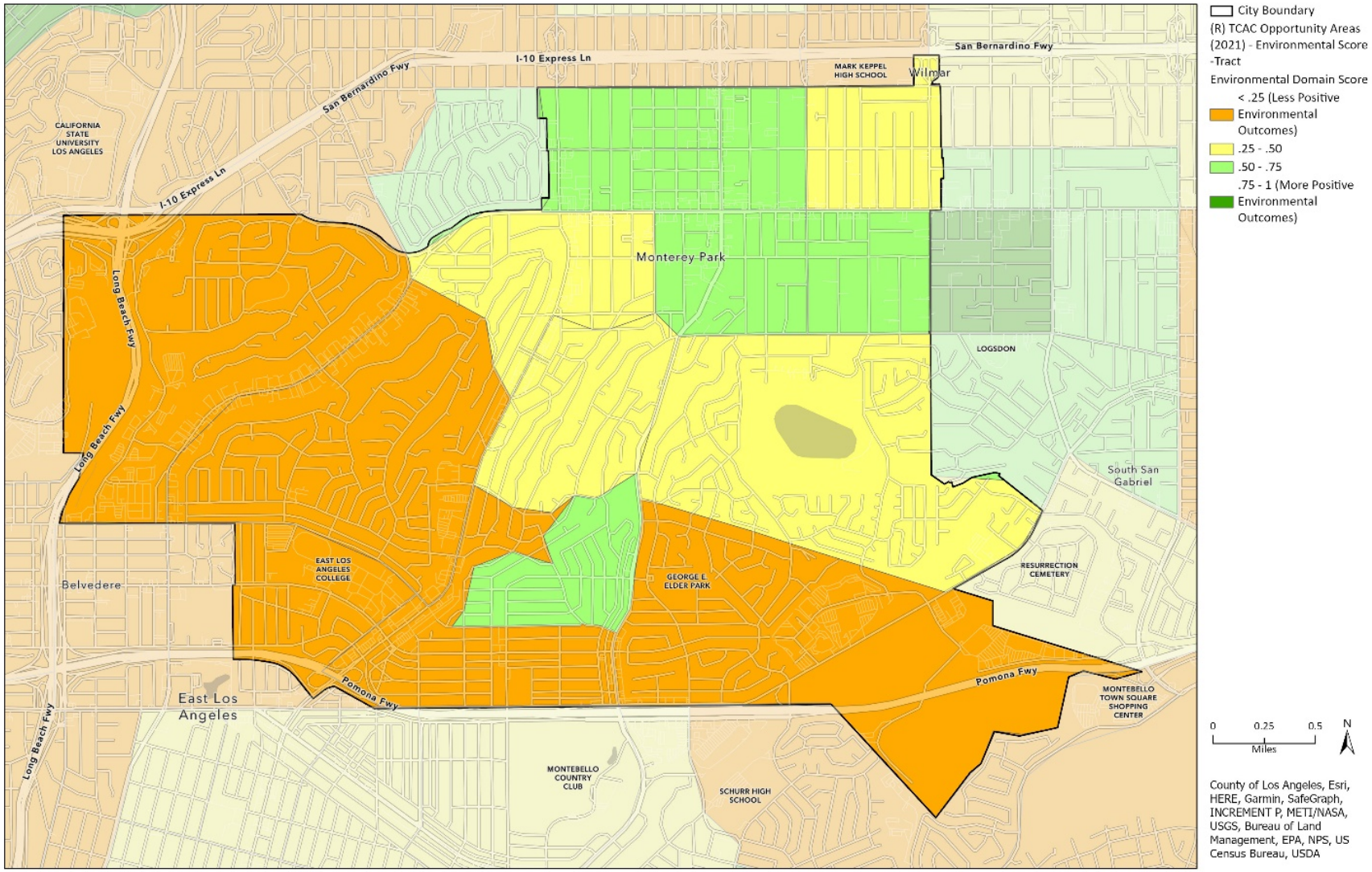
Source: AFFH Data Viewer, 2021

Figure C-23 CalEnviroScreen 4.0 Percentile Scores (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-24 TCAC Opportunity Areas – Environment (Monterey Park)



Source: AFFH Data Viewer, 2021

Disparities in Access to Opportunities: Contributing Factors

Based on the assessment on disparities in access to opportunities, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Patterns of racial and ethnic concentration
- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Limiting local land use policies
- Environmental Hazards: Ozone Levels, Water Pollution, Traffic Pollution, Prevalence of Hazardous Waste

Disproportionate Housing Needs

According to HUD's 2015 Final Rule, disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.[18]

Cost Burden

Low-income households and persons in protected classes disproportionately experience housing cost burden. Cost burden is defined by the Code of Federal Regulations as "[t]he extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau."[19] Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened.[20][

Regional Trends

According to HUD CHAS 2013 – 2017 estimates, there are a total of 3,295,200 households throughout the Los Angeles County region. Of this total, 34.9 percent of owner-occupied and 54.1 percent of renter-occupied households are burdened by housing costs Many regions of the County are burdened by monthly rent. Neighborhoods located within the south-central region of the City of Los Angeles reflect concentrations of census tracts where at least 60 percent of renter households are burdened by housing

[18] *See* 80 FR 42271, p. 42354 (2015).
[19] 24 C.F.R. § 91.5.
[20] HUD USER, Rental Burdens: Rethinking Affordability Measures. https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html

costs. In contrast, renter households located in coastal areas, where median incomes tend to be higher, generally experience less housing cost burden.

Local Trends

According to Southern California Association of Governments Pre-Certified Local Housing Data for 2020, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing.

As shown in Figure C-25, the highest levels of cost burden are located in the northeastern segment of the city, where at least 60 percent of renters are burdened by housing costs. Furthermore, most census tracts within the city are estimated to have between 40 and 60 percent of renters that are burdened by housing cost. Additional information on monthly rental rates is provided in Chapter 2 under section titled Rental Housing.

Substandard Housing

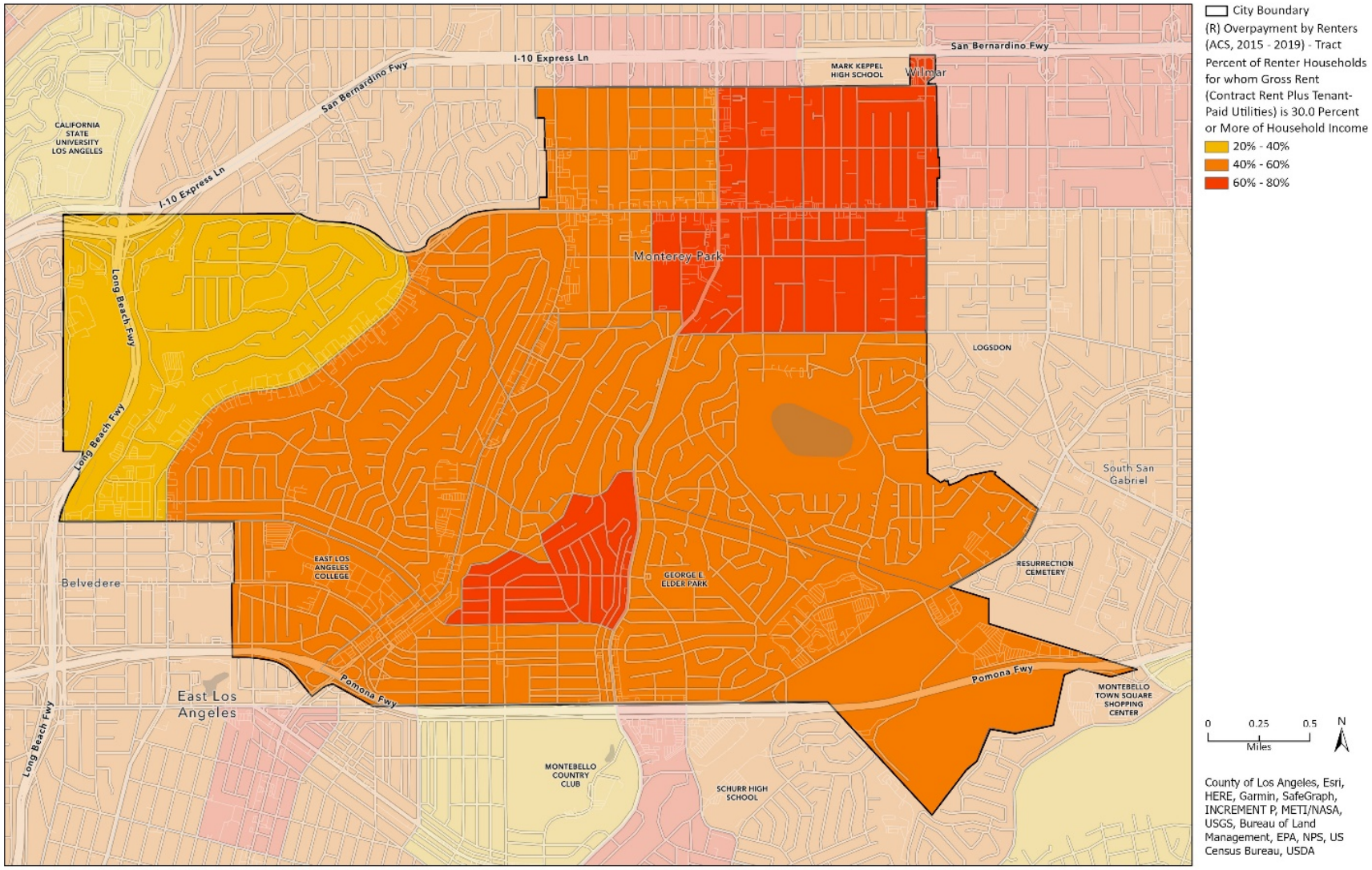
Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as a factor in determining housing rehabilitation needs. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

Regional Trends

Regionally, the 2019 ACS estimates that there were a total of 3,542,800 housing units throughout Los Angeles County.[21] Approximately 76 percent of the owner-occupied housing stock in the county was constructed over 40 years ago, compared to 72.8 of renter-occupied units. These older units potentially require repairs and modernization improvements. For housing units constructed since 2010, 1.6 percent are owner-occupied while 2.7 percent are renter-occupied housing units.

[21] ACS 5-year Estimates Data Profiles, Los Angeles County https://data.census.gov/cedsci/table?g=0400000US06_0500000US06037&tid=ACSDP5Y2019.DP04&hidePreview=true

Figure C-25 Overpayment by Renters



Source: AFFH Data Viewer, 2021

Local Trends

According to 2019 ACS estimates, there are 19,995 housing units within the City of Monterey Park. About 52 percent of all housing units are owner-occupied while 47 percent are renter-occupied. Of the total owner-occupied housing units, 80 percent (8,410 housing units) were built before 1980, as compared to 73 percent or 7,003 of renter-occupied Housing units. Additionally, approximately 17 percent of the city's owner-occupied housing stock and 25 percent of renter-occupied housing was built between 1980 and 2009. Furthermore, 1.3 of owner-occupied units and 1.4 percent of renter-occupied of the city's current housing stock were constructed in the last decade]. Furthermore, approximately 1.7 percent of all occupied units throughout the city are considered substandard as reflected in Table C-6.

Table C-6 Substandard Units (2019)

Condition	Number	Percentage
Lacking complete plumbing facilities	42	0.2%
Lacking complete kitchen facilities	307	1.5%
Total occupied substandard units	349	1.7%
Total occupied units:	19,995	

Source: Bureau of the Census, American Community Survey, 2015-2019.

Homelessness

Nationally and in the Los Angeles County region, homelessness has become an increasingly significant issue. Many factors are identified as contributing to the increase in homeless populations.

Regional Trends

Regionally, it is estimated that the County of Los Angeles has a homeless count of 32,880 individuals.[22] Around 80 percent (or 26,371) of this total are experiencing unsheltered homelessness whereas 19.8 percent are categorized as sheltered-homeless.

Local Trends

According to SCAG's 2019 City and County Homelessness point in time data, the city of Monterey Park is estimated to have a homelessness count of 99 individuals.[23] Of this total, 82 are experiencing unsheltered homelessness, while 17 are estimated to be experiencing sheltered-homelessness. More information regarding homelessness is provided in Chapter 2, Housing Needs Assessment, including a detailed homelessness graph.

Overcrowding

Some households may not be able to accommodate high-cost burdens for housing and instead may accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members and do not have adequate income or housing choice to locate in a home that has adequate accommodation. Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some property owners may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there is no set guidance for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Significant overcrowding exists throughout the City of Los Angeles. Conversely,

[22] Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.
[23] Southern California Association of Governments. (2019) Local Profiles Report 2019: Monterey Park.

neighborhoods located within the coastal cities have less overcrowding. A detailed summary of overcrowding status in Monterey Park and Los Angeles County is shown in Table 2-17 in Chapter 2.

Local Trends

Throughout the San Gabriel Valley, Monterey Park has relatively lower percentages of overcrowding when compared with nearby cities of Rosemead, San Gabriel, El Monte. Figure C-27 shows overcrowded households within Monterey Park. According to the California Health and Human Services data, neighborhoods located in the north region of the city centered on the intersection of Emerson Avenue and McPherin Avenue are areas where at least 15 percent of households are overcrowded. Just south of this area, within the census tracts south of Garvey Avenue, between 12 and 15 percent of households are overcrowded. Throughout most of the central region of the city, less than 10 percent of households of overcrowded, whereas census tracts adjacent to the southern city boundary have between 8.3 and 12 percent of households are overcrowded.[24]

Displacement

For the purpose of the AFFH analysis, HCD states displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production.[25] Displacement can be caused by disinvestment, investment-fueled gentrification, disaster-driven, or a combination of the three.

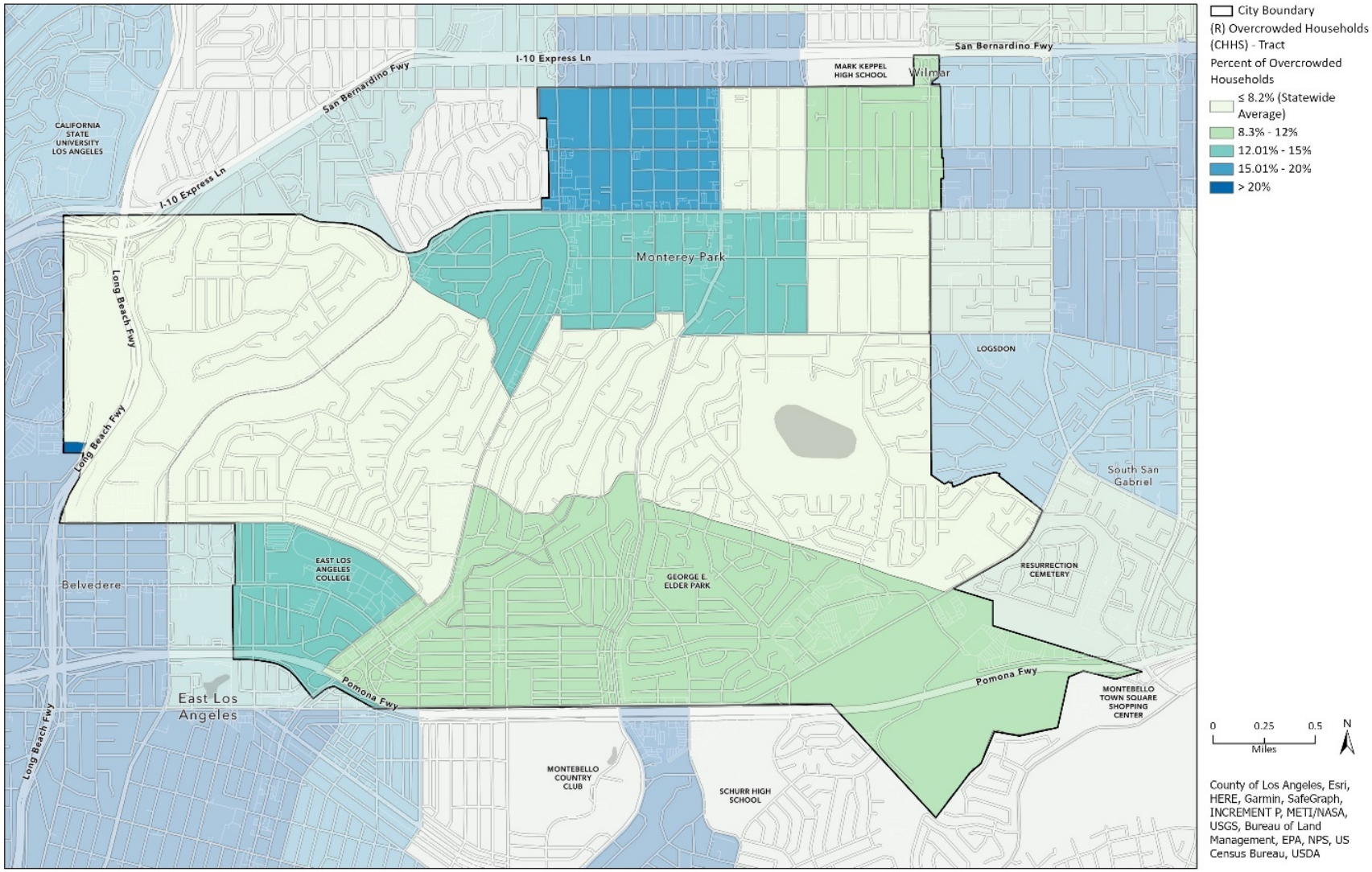
The two primary key primary fair housing implications related to displacement are the loss of low-income households and increases in rent. According to the 2015-2019 ACS, Monterey Park's median household income is 10.1 percent less than the regional median. Moreover, approximately 19 percent of households in the city are considered extremely low income and earn 30 percent less than the local AMI, while 14 percent are considered very low income and earn between 30 and 50 percent of the local AMI. In contrast, nearly 39 percent of Monterey Park households are within the moderate and above moderate-income groups and earn above the local AMI.

Regional Trends

Regionally, much of the greater Los Angeles region is considered vulnerable to displacement due to increases in housing costs combined with disparities in earned income and access to opportunity. West of Monterey Park, throughout the City of Los Angeles, most neighborhoods within the areas of South-central and East Los Angeles exhibit concentrations of sensitive communities. East of Monterey Park, within the San Gabriel Valley, nearby cities such as Alhambra, San Gabriel, El Monte, and Montebello have large segments of vulnerable communities. In contrast, regional cities such as Arcadia, South Pasadena, Pasadena, Monrovia and coastal cities contain relatively fewer vulnerable communities.

[24] California Health and Human Services Data Portal, Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room) https://data.chhs.ca.gov/dataset/housing-crowding
[25] Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40

Figure C-26 Overcrowded Households (Monterey Park)



Source: AFFH Data Viewer, 2021

Local Trends

According to UDP, residents living within vulnerable communities face a higher chance of being displaced due to on-going gentrification occurring throughout the city. Residents may also be experiencing additional challenges that exacerbate vulnerability and the possibility of displacement. For instance, at least 40 percent residents living in the census tracts highlighted in Figure C-28 are burdened by housing costs. Additionally, segments of the city categorized as vulnerable communities are also areas where between 10 and 30 percent of residents are earning an income that is below the poverty level, and more likely to be living in overcrowded conditions in comparison to areas outside of the sensitive communities. UDP data suggests that many census tracts within the city are experiencing either early or ongoing or advanced gentrification, while other areas are susceptible to displacement due to low incomes.

Disproportionate Housing Needs: Contributing Factors

Based on the assessment for disproportionate housing needs, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

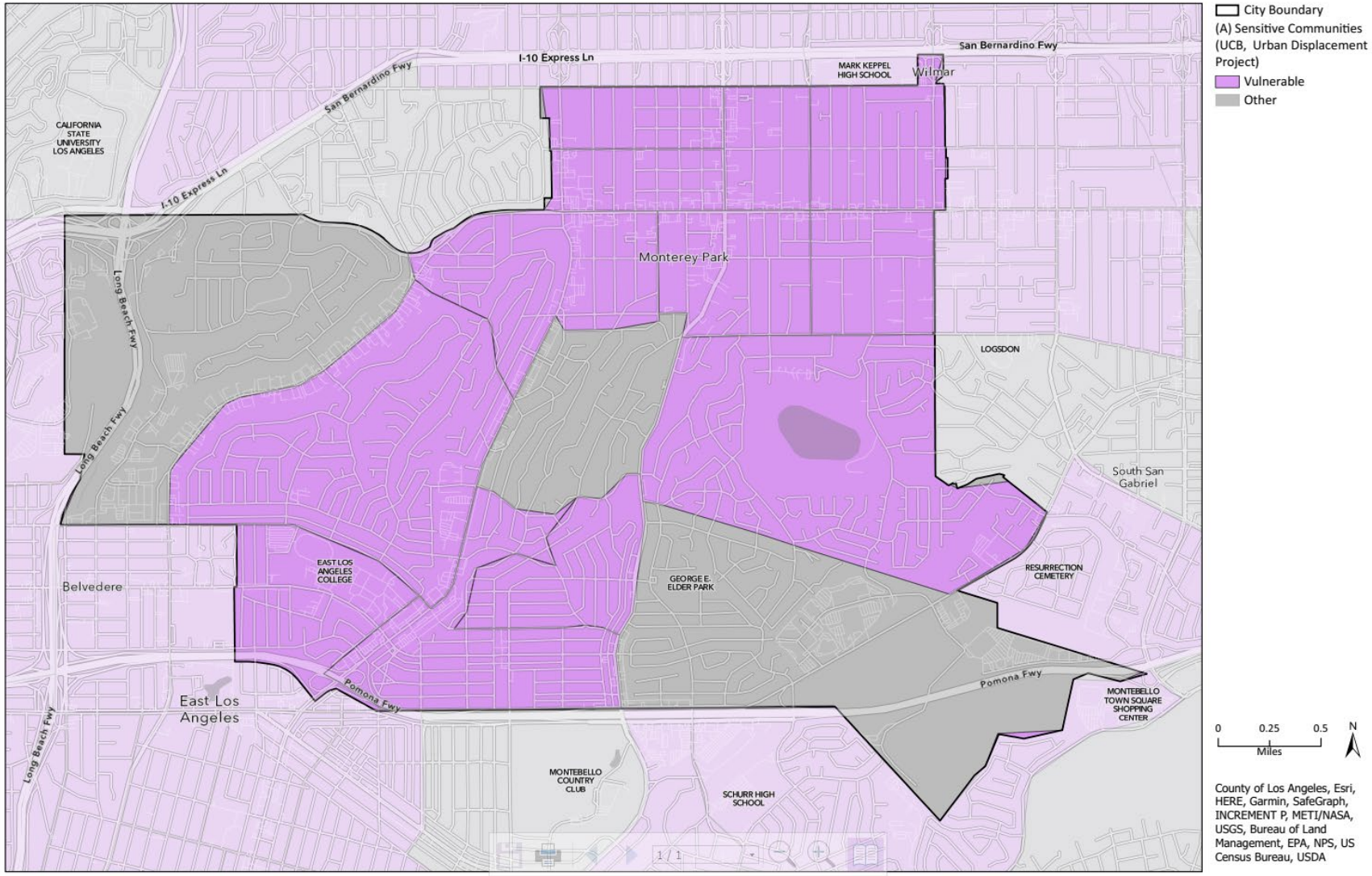
- Patterns of racial and ethnic concentration
- Displacement of residents due to economic pressures
- Location and type of affordable housing
- Unaffordable rents and sales
- Shortage of subsidized housing units
- Dominance of single-family housing
- Location and type of affordable housing
- High levels of overcrowding
- Cost of repairs or rehabilitation

Local Data and Knowledge

As described throughout the AFFH analysis, the northern and southern segments of Monterey Park experiences a disproportionate amount of fair housing issues compared to other areas of the city. Fair housing issues may include higher levels of poverty, overcrowding, vulnerability of displacement, low and moderate median income, and less access to employment opportunities.

To address the prevalent fair housing issues in the City of Monterey Park, the Sustainable Community Element of the City's General Plan was drafted with goals to enhance the quality of life for all community members and maintain a proactive role in the physical, social, and economic revitalization of the city. Housing development must be consistent with the following goals:

Figure C-27 Sensitive Communities (Monterey Park)



Source: AFFH Viewer, 2021

- Promote housing development and housing retrofit projects that limit exposure to pollutants and toxins.
- Promote housing development and housing retrofit projects that facilitate independent living for seniors and people with disabilities
- Support residents' efforts to maintain healthy homes that limit their exposure to pollutants, toxins and safety hazards including mold, toxic gases, air pollutants, and fall hazards
- Avoid siting new sensitive land uses within 500 feet from the centerline of a freeway
- Encourage new multi-unit housing developments near freeways, truck routes, and other high-traffic corridors to incorporate design features and approaches that minimize the intrusion of air pollutants into common areas, private residences and private outdoor areas.
- Encourage retrofits of housing and other sensitive uses near freeways and busy transportation corridors to minimize resident exposure to air pollutants.

These revitalization and restoration strategies are important in addressing the prominent fair housing issues and improve the quality of life throughout the City of Monterey Park.

Other Relevant Factors

Other factors to fair housing issues in Monterey Park that have not been previously discussed in this analysis include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

Historically, exclusionary housing policies such as redlining and discriminatory racial covenants reduced economic opportunities and quality of life for immigrants, communities of color, and low income communities by denying them mortgages and encouraging disinvestment.[26] Based on this historical trend, practices of exclusionary housing policies may have contributed toward patterns of segregation and lack of investment throughout the City of Monterey Park.

To address impediments to fair housing, Monterey Park proactively works with local and regional organizations to promote fair housing throughout the city. Through its efforts, the City actively works to assist residents and landlords by providing counseling with respect to mediation, investigation, and referral services. By cooperating the Los Angeles County Development Authority (LACDA), the City provides Housing Choice Vouchers to rent-burdened residents and will continue to seek opportunities increase rental assistance and reduce overpayment. vista The CDBG funds were allocated to meet the following goals:

- Improvements to the existing housing stock
- Affordable housing in existing and new buildings
- Public services Fair housing
- Accessibility improvements

[26] HCD, Background and History of Affirmatively Furthering Fair Housing, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

- Infrastructure improvements
- Planning and program administration

Sites Inventory

This section provides an analysis of how the sites inventory impacts fair housing in the city.

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Opportunity Areas

HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low-income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks census tracts in Highest Resource to Low Resource based on these outcomes. A census tract with a designation of High Resource would indicate that the census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the City of Monterey Park is considered “High Resource” while areas in the north, southwest and southeast are considered “Moderate Resource” (see Figure C-29).

For purposes of evaluating fair housing, resource levels designated by the TCAC/HCD map report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. This categorization of the 15 census tracts in the city of Monterey Park indicates that, across most of the city, residents have moderate access to positive economic, educational, and environmental outcomes, with exception to the northern portion of the city which has low access. The 2021 TCAC/HCD Opportunity Map maps influenced the locations of potential lower income sites in the city.

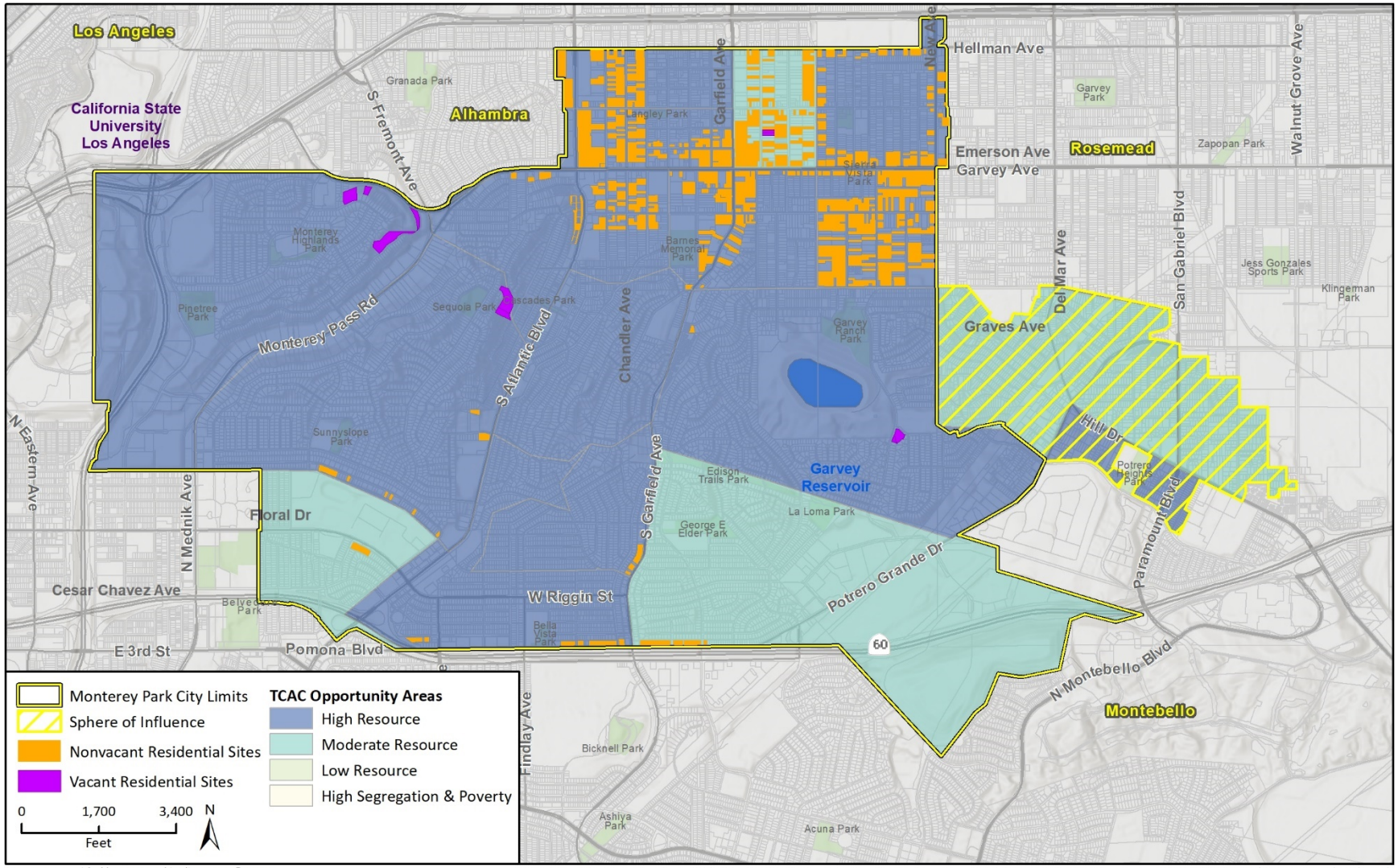
Improved Conditions

Spatial analysis shows that tracts with low- and moderate- income households, concentrated minorities, and housing problems are predominately located in the northern tracts of the city. Most of the sites identified in Appendix B are in high resource. Sites that do accommodate lower income units do not occur in low resource census tracts.

Exacerbated Conditions

There are no low resource areas within the city, as most of the city is considered high resource according to the TCAC composite score. Additionally, Lower income sites are not concentrated in a single geographic area in the city or areas of racial and income segregation.

Figure C-28 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas (Monterey Park)



Source: AFFH Data Viewer, 2021

Integration and Segregation: Race and Income

Census block groups with LMI populations are located throughout the City of Monterey Park. Concentrations of LMI populations are most prominent in the north-eastern portion of the city. Neighborhoods centered on Garvey Boulevard have the some of the highest concentrations of LMI populations within Monterey Park. Additionally, block groups centered on Emerson Avenue are areas where at least 76 percent of residents are considered LMI populations.

Racially/Ethnically Concentrated Areas of Poverty and Affluence

Despite Monterey Park not having any racially/ethnically concentrated areas of poverty (per HUD's definition), Asian residents are the predominant racial group throughout most of the central and northern portions of the city, whereas Hispanic/Latino residents are the predominant racial group in census tracts located along the southern city boundary. Furthermore, greater concentrations of poverty exist throughout the northeast segment of the city in neighborhoods, along neighborhoods centered Garvey Avenue between North Atlantic Boulevard and Alhambra Avenue. Comparatively, neighborhoods located throughout the southern portion of the city contain less concentrations of poverty, as less than 10 percent of the population is earning an income that is below the poverty level.

Census block groups located throughout the central east and along most of the western segment of the city are areas where the median income exceeds $90,000. ACS 2019 five-year estimates show that neighborhoods centered on Monterey Pass Road and north of Brightwood Street have the highest median income within the City of Monterey Park. Furthermore, nearly 39 percent of Monterey Park households are within the moderate and above moderate income groups and earn above the local AMI.

Access to Opportunity

Most census tracts within the City of Monterey Park are considered high resource areas, whereas as 2 census tracts located in the northern segment of the city along the intersection of Emerson and North Lincoln Avenue and in the southern portion of the city, just north of the I-60 along Potrero Grande Drive are considered moderate resource tracts.

Disproportionate Housing Needs

The fair housing assessment found a need for affordable housing for people with disabilities and adequate housing for large families. The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing land costs to the point where it becomes economically feasible for the private developer to build units affordable to low and moderate income households (Program 5). The City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

Subsidized Housing

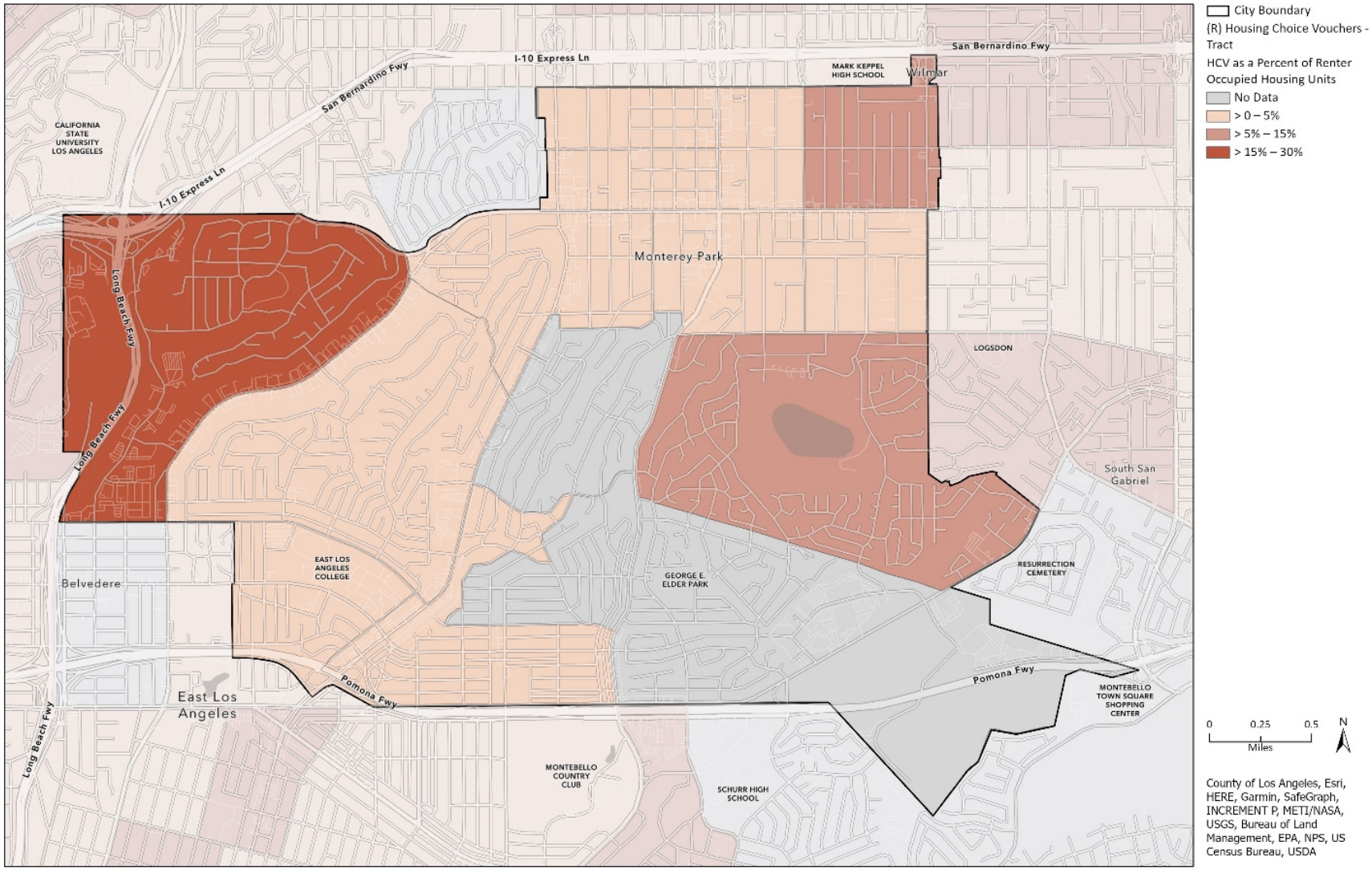
As discussed in Chapter 2, Monterey Park has seven publicly assisted rental housing projects in the city that rely on Section 202, Section 811, and/or Section 8 assistance. These projects consist of 251 lower

and moderate units and have low risk of converting to market rate within the next ten years. 258 households receive Housing Choice Vouchers in Monterey Park. As shown on Figure C-30, high concentrations of Housing Choice Voucher recipients are not present in the city. The highest percent of housing voucher recipients (5 – 15 percent) occurs in high resource areas. The Sites Inventory does not focus lower income sites in areas with historically high levels of housing choice voucher recipients.

Fair Housing Priorities, Goals, and Actions

Table C-7 identifies fair housing issues in Monterey Park and suggests meaningful actions to further fair housing in the city.

Figure C-29 Housing Choice Vouchers (Monterey Park)



Source: AFFH Data Viewer, 2021

Table C-7 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
▪ Enhancing housing mobility strategies	▪ Housing discrimination on the basis of protected class. ▪ Lack of fair housing information available online. ▪ Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets	▪ Expand education and outreach efforts to property owners on fair housing laws through media outlets available to City. Provide multilingual content when appropriate. ▪ Include information on City's website to identify Fair Housing; provide examples of discriminatory practices; summarize of local, state, and federal fair housing laws; and provide information on available services (e.g., Housing Rights Center, California Civil Rights Agency) for persons in need of housing. Provide multilingual content when appropriate. ▪ Establish and implement procedures for the annual review and maintenance of Fair Housing website, providing updates as needed and verifying links to outside agencies. ▪ Expand scope of services of contract for fair housing services with the Housing Rights Center to include expanded fair housing testing to determine whether a landlord is complying with local, state, and federal fair housing laws , and a review of fair housing issues impacting both renters and homebuyers, and require routine reporting of findings. ▪ Annually conduct workshops with residents most impacted by discriminatory housing practicesto determine targeted strategies to improve housing mobility. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by the Cityand information from the workshops will be used to target fair housing policies in the City as necessary. ▪ Continuously encourage regional cooperation and administration of vouchers through portability of vouchersand shared waiting lists. ▪ Continuously conduct marketing to promote government-assisted housing development and diversity of individuals in high opportunity neighborhoods. ▪ Continuously develop multi-family housing with the goal of working with five developers per year to provide higher density projects near major transit corridors.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Encouraging development of new affordable housing in Areas of High Opportunity	▪ Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general ▪ Lack of affordable housing in a range of housing types ▪	▪ Incentivize the development of more housing to accommodate the varied housing needs of different populations. ▪ Continuously provideequal access to information for all residents and make information readily accessible at the City and online. ▪ By 2023, utilize zoning to facilitate permit processing, and other incentives to help increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas ((low poverty, high employment, high median household income) in the northern portion of the city. ▪ Utilize incentives such as permit streamlining, fee reduction, and funding forto encourage development of new affordable housing in high opportunity areas in the northern portion of the city.
Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing	▪ Substandard housing when compared to the total population ▪ Shortage of subsidized housing units ▪ Cost of repairs or rehabilitation ▪ Dominance of single-family housing, which is may generally be more expensive than multi-family	▪ Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, specifically in the northern and southern portion of the city. ▪ Promote the use of density bonuses to increase provision of affordable housing in the northern portion of the city. ▪ Increase public outreach and encourage residents to learn about available programs, such as the Residential Rehabilitation program ▪ Connect lower-income residents in moderate resource areas with affordable homeownership and rental opportunities. ▪ Promote development of affordable housing across the city (mixed-use and infill) and near services (transit corridors). ▪ Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. ▪ By 2023, ensure compliance with California law to facilitate affordable housing and Housing for Homeless and Special Needs ▪ Prioritize capital improvements in lower resource areas of the city.

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3E

TO: The Honorable Mayor and Members of the City Council

FROM: Jon Turner, Acting City Planner

SUBJECT: Receive and file Zoning Interpretation issued by the Acting City Planner considering the permissibility of dental office use with the Market Place development at 4000 Marketplace Drive.

RECOMMENDATION:

It is recommended that the City Council consider:

(1) Receiving and filing a Zoning Interpretation dated September 27, 2021; and
(2) Taking such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The Applicant, Monterey Park Retail Partners Tract 3, LLC, (MPRP) seeks clarification on whether operation of a dental office is allowed at the Market Place project located at 4000 Marketplace Drive. The approved project was approved based on the Monterey Park Municipal Code (MPMC). The Market Place project is zoned as Regional Specialty (R-S) with a Planned Development (P-D) Overlay zone. Additionally, a precise plan (PP-08-02) was approved in 2012 as a development guide for the Market Place project.

MPMC § 21.15.040 regulates permitted uses within the P-D Overlay Zone. Relevant to this application, MPMC § 21.15.040(A)(1) allows uses permitted in residential and commercial zones; the R-S Zone is identified as a “commercial” zone.

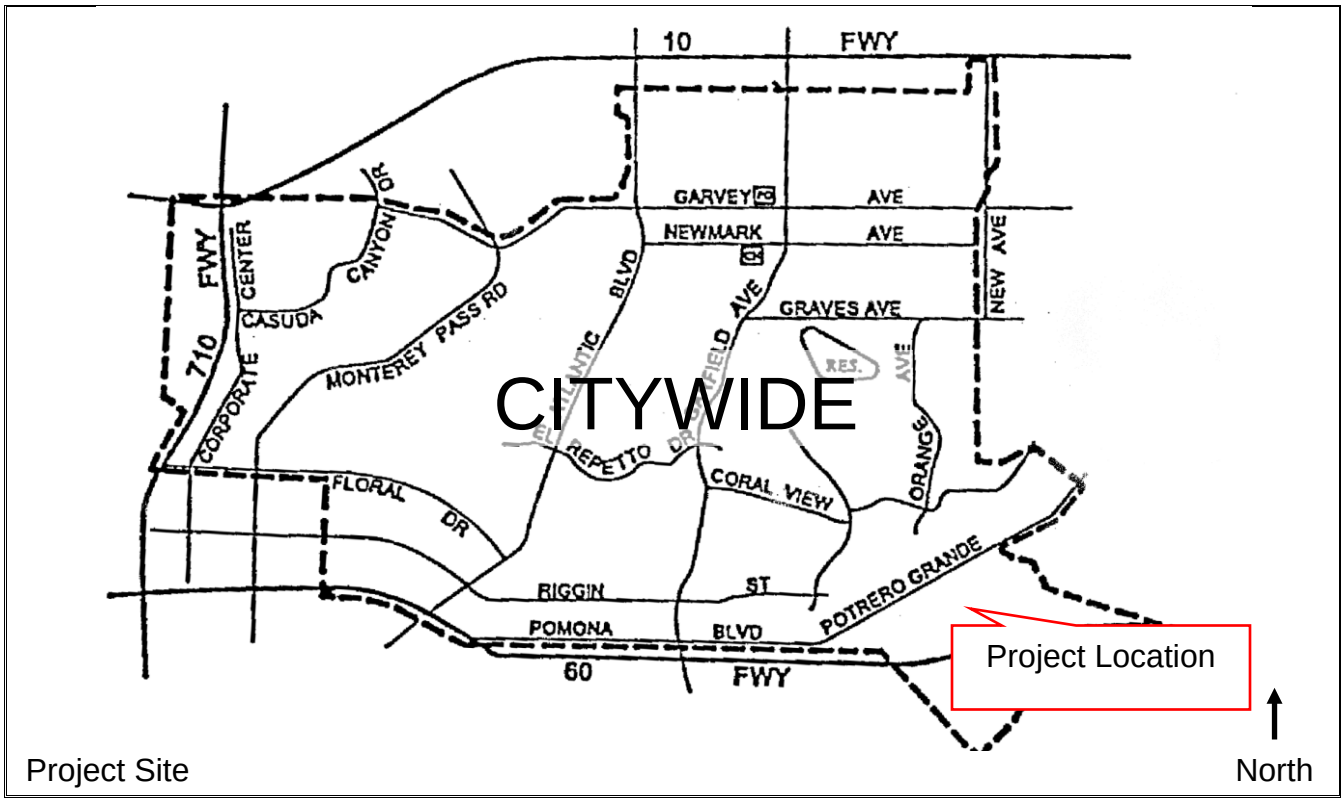
Among other things, the MPMC prohibits “clinics” and “dental laboratories.” The Market Place precise plan, however, allows for “optometrist/ophthalmologist” offices. In reviewing the ordinary responsibilities of optometrists and ophthalmologists, it appears that they are substantially similar to that of non-surgical dental offices. They consist of “examinations”; “prescriptions”; “diagnosis”; and “treatment” or “treatment referrals.” These activities also meet the definition of “medical office” in the MPMC.

Because optometrist/ophthalmologist are allowed in the P-D Overlay Zone, the R-S Zone, and PP-08-02, it is apparent that “medical offices” as defined by the MPMC are a permissible use. Consequently, an outpatient dental office – which also engages in examining, prescribing, diagnosing, and treating uninjured/healthy patients – is a permissible use. Refer to Attachment 1 for the zoning interpretation detailed analysis.

Site Plan:
A map showing the proposed location of the dental office is attached as Attachment 2.

OTHER ITEMS:

Vicinity Map



Aerial Map

FISCAL IMPACT:
No fiscal impact.

Respectfully submitted by:

Jon Turner, PE
Acting City Planner

Reviewed by:

Karl H. Berger
City Attorney

Approved by:

Ron Bow
City Manager

ATTACHMENTS:

Attachment 1: Zoning Regulation Interpretation
Attachment 2: Market Place Site Plan

ATTACHMENT 1
Zoning Regulation Interpretation

ZONING REGULATION INTERPRETATION

SUBJECT: **Dental Office**
Market Place Development (PP-08-02)

MPMC §§: **§ 21.10.030 (Table 21.10(A)) [R-S Zone]**
§ 21.15.040 [P-D Overlay Zone]
PP-08-02 (Table V-1)

This interpretation and clarification of ambiguity is made pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.02.090 and 21.02.120 (collectively, the "Interpretation"). The Interpretation is made in response to a request for utilization of a "dental office" within the Market Place project area as defined in PP-08-02.

- **A "dental office" is a permitted use within the Market Place development**

For the reasons stated below, this Interpretation finds that an outpatient "dental office" constitutes a "medical office" as defined by MPMC § 21.04.629. It is, therefore, a permitted use under the R-S and P-D Zones. Consequently, it is also a permitted use under PP-08-02.

- **Analysis**

The Market Place project is zoned as Regional Specialty (R-S) with a Planned Development (P-D) Overlay zone.[1] Additionally, a precise plan (PP-08-02) was approved in 2012 as a development guide for the Market Place project.[2]

MPMC § 21.15.040 regulates permitted uses within the P-D Overlay Zone. Relevant to this analysis, MPMC § 21.15.040(A)(1) allows "[a]ny use permitted in any R and C zones, subject to regulations set forth in this chapter…." The R-S Zone is identified as a "commercial" or "C" zone pursuant to MPMC § 21.10.020(D).

MPMC § 21.10.030 and Table 21.10(A) regulate permitted uses within the R-S Zone. Relevant to this analysis, Table 21.10(A) prohibits:

---

[1] The Zoning Map should be amended by ordinance pursuant to MPMC § 21.02.220 to reflect the P-D Overlay zone.
[2] The MPMC was amended in 2016 via Ordinance No. 2135 to require a conditional use permit ("CUP") for implementing the P-D Overlay zone. This was intended to create enforceable regulations in lieu of precise plans which constitute development plans rather than land use regulations.

- "Clinic (including medical, dental, psychologist, social work)"; and
- "Medical or Dental Laboratories"

Relevant to this analysis, Table 21.10(A) allows: "Optometrist/Ophthalmologist." A "[o]ptometrist/eyewear" use is also reflected as being permissible in Table V-1 of PP-08-02.

A review of the definitions for "clinic" and "laboratories" in the MPMC and other sources shows that such uses generally involve in-patient care; experimental studies; scientific analysis; specialized facilities; and care for sick or injured individuals (compared to routine examinations).[3]

Separately, MPMC § 21.04.629 defines "medical office" as

> "a building, site or tenant space designated specifically for use by health care professionals for human **outpatient services** including, but not limited to, medical doctors, **dentists**, and medical clinics. Diagnosis (such as X-ray and laboratory) or surgical facilities may be provided on site, but overnight care may not be provided." (Emphasis added).

Medical offices are not identified as a prohibited or permitted use within the P-D Overlay or R-S zones.

In reviewing the ordinary responsibilities of optometrists and ophthalmologists, it appears that they are substantially similar to that of non-surgical dental offices. They consist of "examinations"; "prescriptions"; "diagnosis"; and "treatment" or "treatment referrals."[4] These activities also meet the definition of "medical office" in the MPMC.

Since optometrist/ophthalmologist are allowed in the P-D Overlay Zone, the R-S Zone, and PP-08-02, it is apparent that "medical offices" as defined by the MPMC are a permissible use. Consequently, an outpatient dental office – which also engages in examining, prescribing, diagnosing, and treating uninjured/healthy patients – is a permissible use. To resolve any ambiguities

---

[3] MPMC §§ 21.04.510 ("Laboratory, Dry"); 21.04.511 ("Laboratory, Wet"); 21.04215 ("Clinic"); 21.04.569 ("Medical and/or Dental Clinic"); Merriam-Webster's Dictionary definition of "Laboratory": "A place equipped for experimental study in a science or for testing and analysis a research laboratory broadly: a place providing opportunity for experimentation, observation, or practice in a field of study"; Merriam-Webster's Dictionary definition of "Admitted": "[T]o accept into a hospital as an inpatient."

[4] *See* Merriam-Webster's Dictionary definition of "optometry": "the health-care profession concerned especially with examining the eye for defects and faults of refraction, with prescribing correctional lenses or eye exercises, with diagnosing diseases of the eye, and with treating such diseases or referring them for treatment"; and "opthamology": "a branch of medical science dealing with the structure, functions, and diseases of the eye." Both optometrists and opthamologists obtain an advanced degree; the latter earns a degree from medical school.

between definitions within the MPMC, it is important that any such dental office not engage in oral surgery; as a medical office, such use may only engage in routine dental hygiene and care.

DATE: September 27, 2021
By: Jon Turner, Acting City Planner.

ATTACHMENT 2
Site Plan

STRIPING CONSTRUCTION NOTES

1. INSTALL STOP SIGN AND MARK PLANS & PERMIT #PW16-00163.
2. INSTALL 12" WHITE LETTERS FOR "NO PARKING."
3. INSTALL DIRECTIONAL TRAFFIC ARROW MARKINGS PER S.P.P.W.C. STD. 171-0.
4. INSTALL A.D.A. ACCESSIBLE STRIPING AND SIGNAGE PER DETAIL ON SHEET 6.
5. INSTALL CROSSWALK STRIPING PER DETAIL ON SI 6. T 5.
6. PAINT CURB RED WITH "NO PARKING-FIRE LANE" STENCIL PER PLANS & PERMIT #PW16-00163.
7. INSTALL WHITE 4" LANE STRIPING WITH MARKERS AS SHOWN ON PLAN PER M.U.T.C.D. DETAIL 22.
8. INSTALL "UNAUTHORIZED VEHICLE" SIGN PLANS & PERMIT #PW16-00163. AND SHOWN ON SHEET 6.
9. INSTALL AREA STRIPED WITH 4" WHITE STRIPING AT 45° @ 2'-0" O.C.
10. INSTALL "YIELD" PAVEMENT MARKING PER S.P.P.W.C. STD. 171-0.
11. INSTALL STALL STRIPING PLANS & PERMIT #PW16-00163.
12. INSTALL 12" WHITE LETTERS FOR "NO PARKING" MARKING PER S.P.P.W.C. STD. 171-0.
13. INSTALL SIGN/MARKINGS BY OTHERS.
14. INSTALL "ELECTRIC VEHICLE" (EV) STALLS AND STRIPING.
15. INSTALL "MONTEREY PARK POLICE DEPARTMENT" (MPPD) STALLS AND STRIPING. THESE STALLS ARE RESERVED FOR "POLICE VEHICLE" WHILE CONDUCTING OFFICIAL MPPD BUSINESS.
16. INSTALL W11-2 PEDESTRIAN SIGN PER M.U.T.C.D. SECTION 2C.50.
17. INSTALL W3-1 "STOP AHEAD" SIGN AND MARKINGS PER S.P.P.W.C. STD. 171-0 AND PER M.U.T.C.D. SECTION 2C.36.
18. INSTALL TRAILER DISPLAY ST PER RETAIL D STANDARDS.
19. INSTALL PENSKE TRUCK PARKING STALLS AND STRIPING PER PLANS & PERMIT #PW16-00163.
20. INSTALL ADA ACCESSIBLE STRIPING AND SIGNAGE PER DETAIL ON SI 7 AND PLANS & PERMIT #PW16-00163.
21. INSTALL STALLS FOR TRAILER/TRUCK PAF PER RETAIL D STANDARDS.
22. INSTALL LOAD 'N' GO STALL STRIPING AND SIGNAGE PER PLANS & PERMIT #PW16-00163.
23. INSTALL "EMPLOYEE CARPOOL AND VANPOOL" STALLS AND STRIPING.
24. INSTALL PROPOSED TRUCK ENTRANCE SIGN PER PLANS & PERMIT #PW16-00163.
25. INSTALL PROPOSED TRUCK EXIT SIGN (RIGHT) PER PLANS & PERMIT #PW16-00163.
26. INSTALL PROPOSED TRUCK EXIT SIGN (STRAIGHT) PER PLANS & PERMIT #PW16-00163.
27. INSTALL PROPOSED TRUCK SIGN PER PLANS & PERMIT #PW16-00163.
28. INSTALL "CARPOOL/VANPOOL ELECTRIC VEHICLE" (CVEV) STALL AND STRIPING PER PLANS & PERMIT #PW16-00163.
29. INSTALL FUTURE ELECTRIC VEHICLE (FEV) OR ADA ACCESSIBLE FUTURE ELECTRIC VEHICLE (FAEV) STALLS AT A FUTURE DATE. ENSURE ACCESSIBLE LOADING ZONE STRIPING IS INSTALLED AT THAT TIME PER PLANS.
30. INSTALL PRO PARKING STALLS WITH SIGNS ON A 3' HIGH CONCRETE FLUSH BOLLARD AND PER PLANS & PERMIT #PW16-00163.
31. INSTALL "CA/EV" FOR CLEAN AIR AND ELECTRIC VEHICLE STALL AND STRIPING.
32. INSTALL "KEEP CLEAR" PAVEMENT MARKINGS AND BAR.
33. INSTALL "RIGHT TURN ONLY" PAVEMENT MARKINGS AND NO LEFT TURN SIGN PER M.U.T.C.D. DETAIL R3-2.

DEFERRED SUBMITTAL

TENANT LOCATION

MARKET PLACE DRIVE

60 POMONA FREEWAY

MATCHLINE - SEE SHEET 4

PREPARED UNDER THE SUPERVISION OF:
JACOB VANDERVIS
RCE NO. 46301 EXP. DATE: 12/31/06

DATE

REGISTERED CIVIL ENGINEER JACOB VANDERVIS No. C046301 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	BY	DATE	CHK
	REVISIONS			

TAIT
Since 1944
701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
f: 714.560.8211
www.tait.com
Los Angeles
Rancho Cucamonga
Sacramento
Seattle
Dallas
Denver
Portland

ADA PLAN

MONTEREY PARK MARKETPLACE
GREENWOOD AVE AND MARKET PLACE DR
MONTEREY PARK, CA

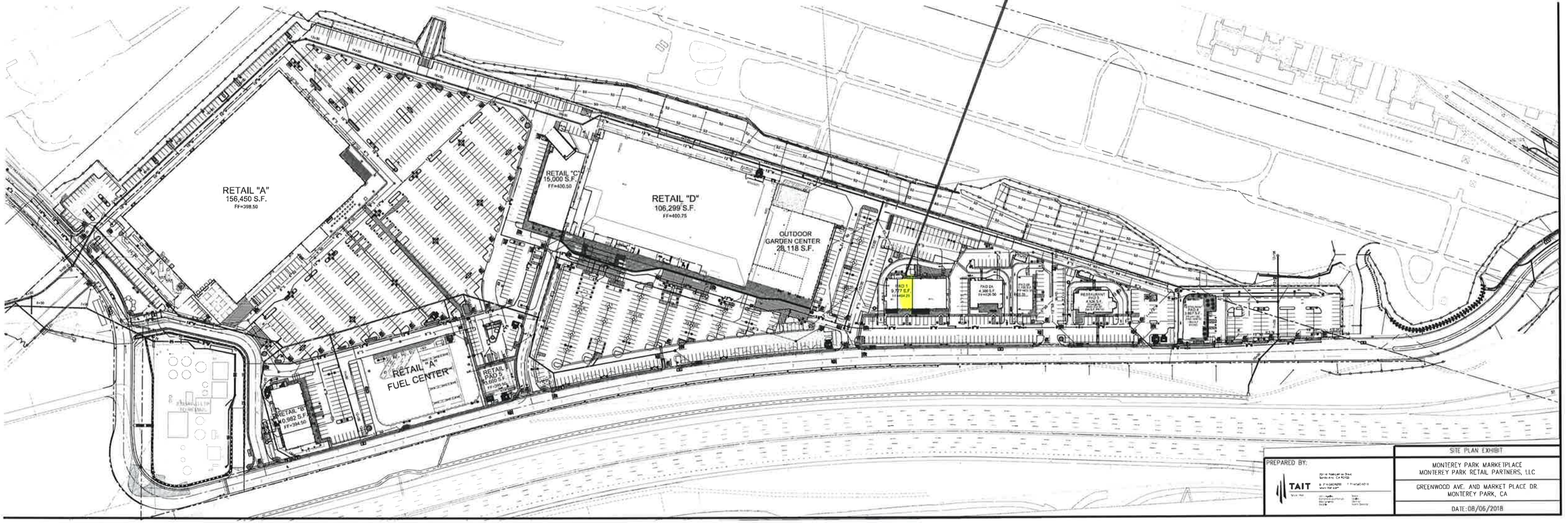
MONTEREY PARK RETAIL PARTNERS, LLC
1260 STELTON ROAD
PISCATAWAY, NEW JERSEY 08854

DRAWN: TAIT
DATE: 07/13/2017
CHECKED: JV
DATE: 07/13/2017
REVISION #:
DATE:
JOB NO.: SP7918

5 OF 7

Mar 27, 2018 - 4:31pm by swohlforth K:\Drawings\SP\SP7918 - Monterey Park\Eng\Construction Dwgs\ADA Plan\SP7918-ADA.dwg

TENANT LOCATION



OVERALL SITE PLAN

City Council Staff Report

DATE: **October 6, 2021**

AGENDA ITEM NO: Consent Calendar
Agenda Item No. 3F

TO: The Honorable Mayor and City Council

FROM: Ron Bow, City Manager & Director of Emergency Services

SUBJECT: Adopt a Resolution ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic; continue to extend the existence of a local emergency; and authorize public meetings via teleconferencing.

RECOMMENDATION:
It is recommended that the City Council consider:

1. Adopting a resolution ratifying certain actions completed by the City Manager regarding COVID-19 Pandemic, continue to extend the existence of a local emergency and authorize public meetings via teleconferencing; and
2. Taking such additional, related, action that may be desirable.

CEQA:

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to 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"). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.[1]

EXECUTIVE SUMMARY:

Assembly Bill (AB) No. 361 became effective on September 16, 2021. In sum, AB 361 amended the Brown Act to extend the circumstances under which teleconferencing open meetings are permitted. In many respects, the Bill effectively extends the teleconferencing procedures authorized by, which the City has been using regularly since the early stages of the COVID-19 pandemic.

The primary difference between Executive Order N-29-20 and AB 361 is that local agencies must reconsider the circumstances of the state of emergency every 30 days

[1] CEQA findings regarding an anticipated imminent emergency are valid (*see CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529).

and find, by a majority vote, that circumstances continue to necessitate the use of such teleconferencing procedures.

BACKGROUND:

AB 361 amends the Brown Act to allow a local agency to use teleconferencing without complying with the typical requirements in any of the following circumstances:

- The legislative body holds a meeting during a proclaimed state of emergency, and state or local officials have imposed or recommended measures to promote social distancing.

- The legislative body holds a meeting during a proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

- The legislative body holds a meeting during a proclaimed state of emergency and has determined, by majority vote that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

If the state emergency that forms the basis for the use of teleconference meetings pursuant to the AB 361 exception remains active for more than 30 days, the local agency must make the following findings by majority vote every 30 days to continue using the AB 361 exemption to the Brown Act teleconferencing rules:

- The legislative body has reconsidered the circumstances of the emergency; and

- Either of the following circumstances exist:
  i) The state of emergency continues to directly impact the ability of members to meet safely in person.
  ii) ii) State or local officials continue to impose or recommend social distancing measures.

Subsequent resolutions will be placed on the agenda every 30 days. AB 361 will remain in effect until January 1, 2024, and as of that date will automatically be repealed.

City Council meetings will be conducted pursuant to Government Code § 54953(e) as implemented by City Council Resolution. Based upon readily available information, it appears that the Pandemic may continue to until the end of 2023.

FISCAL IMPACT:

The final fiscal impacts are unknown at this time. The City Manager will provide a final report when the City Council takes action to end the emergency.

Respectfully Submitted by:

Ron Bow
City Manager

Reviewed by:

Kelly Gordon
Police Chief

Reviewed by:

Matt Hallock
Fire Chief

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:

1. Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION RATIFYING CERTAIN ACTIONS COMPLETED BY THE CITY MANAGER; EXTENDING THE EXISTENCE OF A LOCAL EMERGENCY; AND AUTHORIZING PUBLIC MEETINGS VIA TELECONFERENCING.

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. On March 18, 2020, the City Council adopted Resolution No. 12142 which confirmed the existence of a local emergency related to the COVID-19 Pandemic (the "COVID-19 Pandemic"). Section 4 of Resolution No. 12142 authorizes the City Manager to undertake all actions needed to preserve public health and safety in accordance with applicable law.

B. The Governor's March 4, 2020 Proclamation of Emergency (see paragraph 8) suspended the reporting and extension requirements of Government Code § 8630 for the duration of the COVID-19 Pandemic.

C. Notwithstanding the Governor's Proclamation of Emergency, however, the City Council regularly reviewed and ratified actions undertaken by the City Manager when exercising his emergency powers. Accordingly, the City Council adopted a series of resolutions ratifying the City Manager's actions and extending the existence of a local emergency prompted by the COVID-19 Pandemic.

D. Responses to the COVID-19 Pandemic continue to occur on nearly a daily basis since the City Council last considered this local emergency. As a result, the City Manager undertook a number of actions that are listed in attached Exhibit "A," which is incorporated by reference ("Approved Actions").

E. Effective September 16, 2021, Assembly Bill No. 361 took effect which (among other things) amends certain provisions of the Ralph M. Brown Act governing open meetings and imposes a requirement to consider teleconferencing of meetings every 30 days.

F. Government Code § 54953(e) allows the City to continue utilizing teleconferencing (which includes internet based video conferencing) to conduct public meetings under certain circumstances.

SECTION 2: *Ratification; Continuation of Local Emergency.* The City Council reviewed the state of the community and continues to extend the COVID-19 Pandemic emergency. The Approved Actions are ratified and approved. Based upon the verbal and written

reports of the City Manager regarding the COVID-19 Pandemic, the City Council is satisfied that the local emergency will continue for the foreseeable future.

SECTION 3: *Teleconferencing*.

A. Pursuant to Government Code § 54953(e), the City Council finds as follows:

   1. The state of California continues to be in a declared state of emergency pursuant to Government Code § 8625 (the California Emergency Services Act; *see* Government Code § 54953(e)(3); *see also* Governor's Proclamation dated March 4, 2020); and

   2. Based upon the recommendations of the Police Chief, Fire Chief, and City Manager, along with the most recent Order of the Health Officer for County of Los Angeles Department of Public Health (dated September 17, 2021 and effective October 7, 2021), masks and social distancing continue to be necessary to curb the spread of the COVID-19 virus (Government Code § 54953(e)(3)(B)(ii)).

B. Accordingly, to protect public health and safety the City Council finds that it is in the public interest to conduct public meetings of its legislative bodies via teleconference as defined by Government Code § 54953.

C. The City will adhere to all requirements of Government Code § 54953 governing teleconferencing during the emergency including, without limitation, posting agendas; allowing for real-time public comment via either call-in or internet-based; allowing for written communications that will be either read or summarized into the record during the meeting as determined by the City Council; and protecting the statutory and constitutional rights of all persons appearing before the legislative body. No physical location will be provided for persons wishing to provide real-time public comment.

SECTION 4: *Reporting.* Every 30 days following adoption of this Resolution, the City Council will reconsider the extension of the teleconferencing method of public meetings in accordance with Government Code § 54953(e)(3). Such determinations may take the form of a minute order and be placed on the consent calendar.

SECTION 5: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 7: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 19th day of May, 2021.

_____
Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

Attachments:

Exhibit A: Approved Actions

APPROVED ACTIONS
SINCE MAY 2021

- City Manager authorized all parking lots at parks reopen.
- City Manager authorized outdoor, in-person programs and events may resume with safety protocols in place.
- City Manager authorized reopening of City facilities for in-person service by appointment with safety protocols.
- City Manager authorized business workshops and individual business meetings by appointment at City facilities with safety protocols.
- City Manager authorized picnic shelter reservations for private gathering adhering to safety protocols.
- City Manager authorized partnerships to continue to allow for testing and vaccinations at various City sites.
- City Manager authorized the hiring of an Interim Director of Community and Economic Development.
- Per the LA County Health Order, all paramedics and EMT's must be vaccinated, if an employee objects for either medical or religious reasons, that employee is subject to weekly testing. City Manager authorized the purchase of approved tests to administer to said employees in compliance with the health order.
- City Manager continued to authorize seeking reimbursement for COVID-19 related expense through FEMA.
- City Manager authorized class specification revisions for Assistant Public Works Director/Assistant City Engineer, Information Technology Services Manager and Human Resources/Risk Management Manager.
- City Manager authorized to continue to hold public meetings virtually.

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Public Hearing
Agenda Item No. 4A

TO: The Honorable Mayor and Members of the City Council

FROM: Jon Turner, Acting City Planner

SUBJECT: Conduct a Public Hearing to consider DA-21-XX a Development Agreement enacting the Business Recovery Development Agreement Zone (BRDZ) permitting and development of a 509,295 square foot multi-story mixed use residential/commercial project over three subterranean parking levels located at 114 E. Garvey Avenue.

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) Introducing and waiving first reading of an ordinance adopting DA-21-XX. Second reading and adoption would occur on October 20, 2021. If the ordinance is adopted, the DA would become effective November 19, 2021; and
(5) Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a multi-story mixed use facility on six legal vacant parcels totaling 2.19 acres surrounded by existing development. Other than activating the BRDZ via the draft Ordinance and Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

Rykadan 005, LLC., (Rykadan) seeks to enter into a Development Agreement (DA-21-XX) with the City to activate the Business Recovery Development Agreement Zone ("BRDZ") to allow multi-story mixed use with a food hall as a permitted use in the P-D zone. This would allow construction of a 509,295 square foot residential/commercial facility on 2.19 acres located at 114 E. Garvey Avenue. The facility will consist of approximately 151 residential units totaling approximately 170,000 square feet; 7,800

square feet of amenity and lobby space; 43,902 square feet of commercial land uses (e.g., retail and restaurant space); and 16,000 square feet for back of house, trash and other ancillary uses. Parking spaces (509) will be provided on three subterranean parking levels and two above-grade levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the "Residential Units"). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers' market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces, and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6.

BACKGROUND AND ANALYSIS:

114 E. Garvey Avenue is currently comprised of six undeveloped parcels on the southeast corner of the intersection of Garvey Avenue and Garfield Street ("Project Site"). Rykadan 005, LLC. ("Applicant") seeks to construct a 509,295 square foot mixed use facility. The Mixed Use land designation with a P-D overlay zone currently does not have a designation/use for Food Hall which is not listed as a permitted use. The Monterey Park Business Recovery Program ("BRP"), however, established the BRDZ which allows the Applicant to construct the Project by activating the BRDZ using a Development Agreement (DA-21-XX). If approved, the Project will result in improving an underutilized parcel within an existing planned development (P-D) corridor and further serves to implement the BRP to stimulate economic growth, jobs and provided needed residential and commercial space for the City's residents and businesses.

Overall, the Project meets the development standards required by the P-D overlay zone and those allowed by DA-21-XX (Attachment 1) which is further discussed in the Site Plan section of this report. The architecture utilizes a variety of building materials which are attractive and compatible with surrounding buildings. The proposed use is compatible with the other uses in the P-D zone and consistent with the City's General Plan designation. Therefore, staff recommends approval of DA-21-XX, thereby entering into a Development Agreement with Rykadan 005, LLC to implement the BRDZ and the approval to construct a 509,295 square foot mixed use residential/commercial facility based on the findings and Conditions of Approval in Attachment 1.

Site Plan:

As shown in below, the project site is situated at the southeast corner of the intersection of Garvey Avenue and Garfield Avenue. As proposed, the Project results in a Floor Area Ratio (F.A.R.) of 2.4. The P-D zone limits the F.A.R. to 2.5 or as in this case the 95,428 square foot site would be limited to only 238,570 square feet of floor area. In accordance with the proposed Development Agreement the applicant is seeking to establish a F.A.R of 2.4 for the project site. This F.A.R. is below that established by the P-D zone. The

overall design maintains the required setbacks along Garvey Avenue and Garfield Avenue through two dedication requests. The request is a setback of 15 feet from the existing Garfield Avenue right-of-way, and approximately 3.5 feet from Garvey Avenue right-of-way.

Access is provided by a two 30-foot wide drive-ways (one on Garfield Avenue and one on Garvey Avenue) with the project's internal circulation through three levels of standard vehicle parking. The project prominence is focused on Garfield Avenue with anchor retail space at the intersection corner of the building.

Architecture:
The contemporary style architecture and mixed uses results in three below grade levels and six at grade and above levels. The building has an overall height of 73 feet 6 inches. This is less than the 75-feet maximum regulated in the P-D overlay Zone.

Attachment 3 includes the architectural writeup from the developer regarding the finishes on the exterior facades. There are a limited number of exterior materials for the upper floors – stucco, brick and a wood print metal siding. The original material was to be wood,

but durability and maintenance issues persuaded the design team to opt for the metal siding. The lower floors (storefronts) are a dark bronze color and are clad in a dark brick veneer. There will be a wood surround for the storefronts as well as metal framed canopies with integral lighting. Large green walls (landscaping) will cover certain portions of the structure as shown in Attachment 3.

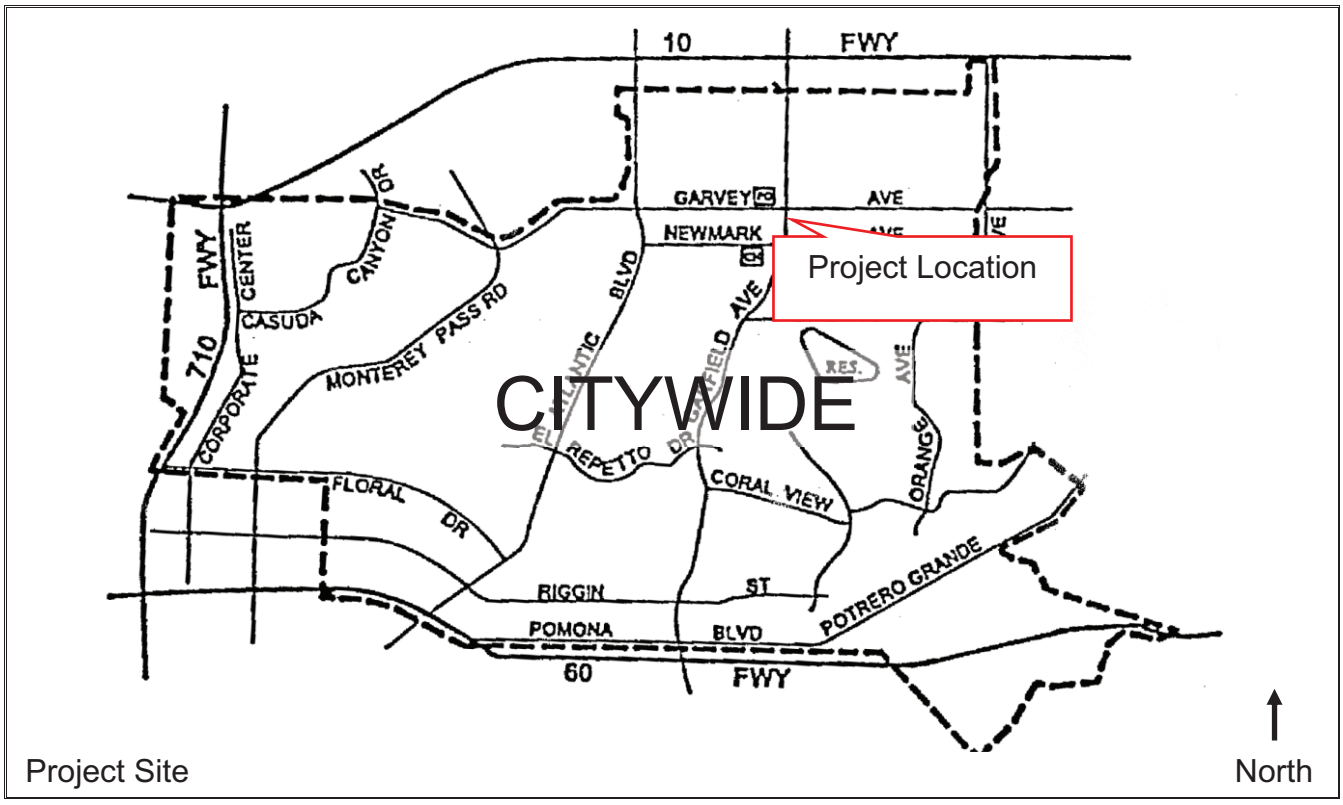
Landscaping:
The project's landscaping consists of public right of way trees with site internal landscaped planters. The plan materials and irrigation are required to be consistent with the City's landscape standards prescribed for commercial development and implement a planting pallet that meets the City's and State's water conservation goals.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in the Monterey Park Progress on **September 16, 2021**, with affidavits of posting and publication on file.

Vicinity Map



Aerial Map

FISCAL IMPACT:

There will be an anticipated increase in property, sales, and business license tax revenue upon development of the project site.

Respectfully submitted by:

Jon Turner, PE
Acting City Planner

Reviewed by:

Karl H. Berger
City Attorney

Approved by:

Ron Bow
City Manager

ATTACHMENTS:

Attachment 1: Draft Ordinance with Exhibits (including Development Agreement)
Attachment 2: Exterior Architectural Finish Narrative

ATTACHMENT 1

Draft Ordinance with Exhibits (including Development Agreement)

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND RYKADAN 005, LLC, TO FACILITATE DEVELOPMENT OF A MULTI-STORY MIXED USE DEVELOPMENT; AND TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE ("BRDZ") IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. *Recitals*. The City Council finds and declares as follows:

A. Rykadan 005, LLC, ("Developer") proposes to enter into a development agreement with the City of Monterey Park (the "Development Agreement"), which is attached to this Ordinance as Exhibit "A," and incorporated by reference.

B. The Development Agreement activates the Business Recovery Development Agreement Zone ("BRDZ") which allows the Developer to construct a proposed 509,295 square foot multi-story, mixed use facility (the "Project") on 2.19 acres located at 114 E. Garvey Avenue (the "Property"). The proposed Project was reviewed by the City for, in part, consistency with the General Plan and conformity with the MPMC;

C. In addition, 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 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines");

D. The City completed its review and scheduled a public hearing regarding the proposed Project, before the City Council for October 6, 2021. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;

E. On October 6, 2021, the City Council conducted a public hearing to consider the Project including, without limitation, this Ordinance and the Development Agreement;

F. The City Council reviewed the proposed project, conditions of approval, and related environmental aspects of the Project as required by the MPMC at the October 6, 2021 public hearing; and

G. The City Council has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing of October 6, 2021; and

H. This Ordinance, and its findings, are based upon the entire administrative record considered during the October 6, 2021 public hearing including, without limitation, the staff report and accompanying documents.

SECTION 2. *Findings*. Pursuant to Government Code § 65867.5, the City Council finds the following:

A. The Development Agreement is consistent with the General Plan of the City of Monterey Park. The Development Agreement furthers the goals of the General Plan and is in the interest of the general community welfare in that the Development Agreement will, among other things, facilitate the development of the subject site that is currently vacant and underutilized, which is consistent with the following General Plan policies:

1. LU Policy 1.1 – to ensure zoning regulations provide flexibility regarding allowed uses.

2. LU Policy 2.1 – to provide flexible and clear development standards to allow commercial, professional, industrial institutional, and hospitality businesses and uses to expand and thrive economically.

3. LU Policy 24.1 – to ensure zoning regulations applicable to Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals and prohibit uses that conflict with those goals, including prohibition of warehousing and truck-related uses.

B. The Development Agreement also provides certainty in planning and construction as well as orderly development, while providing assurance to the Applicant that it may construct the Project.

SECTION 3. *Environmental Review*. The City reviewed the Project's environmental impacts under the California Environmental Quality Act (Pub. Res. Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Reg. §§ 15000-15387; the “CEQA Guidelines”). The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a multi-story, mixed use facility on sis adjacent, vacant parcels totaling 2.19 acre. Other than activating the BRDZ via the Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to

traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

SECTION 4. *Notice of Determination*. The City Manager, or designee, is directed to file a notice of determination in accordance with CEQA §§ 21152, 21167(f); CEQA Guidelines § 15094; and any other applicable law.

SECTION 5. *General Plan and Zoning*. The proposed project conforms to the Monterey Park General Plan, as set forth in Section 2. In addition, the proposed Project results in the development of a 509,295 square foot multi-story, mixed use facility on an underutilized parcel which is topographically constrained within the city and includes provisions intended to ensure that such development will be of high-quality architecture.

SECTION 6. *Public Benefits.* The Development Agreement provides for public benefits including, without limitation:

A. Development of a topographically challenged, and high-visibility vacant site at the intersection of Garvey Avenue and Garfield Avenue. The site has been vacant for many years.

B. Generation of retail sales tax and property tax.

C. Improvement of the public right-of-way on Garvey Avenue and Garfield Avenue.

D. Construction and Improvement of pedestrian and disabled access at the intersection of Garvey Avenue and Garfield Avenue.

E. Traffic related improvements at four adjacent areas. Including parking for the development onsite.

F. Providing a public gathering space, mixed housing types and unit sizes that contribute to residential uses downtown.

G. An in-lieu fee of $302,091.95 that may be utilized by the City for off-site stormwater low impact development improvements in accordance with the MS4 permit.

SECTION 7. *Incorporation of Development Agreement; Changes; Execution*. In accordance with Government Code §§ 65864, *et seq*. this Ordinance approves the Development Agreement in substantially the form attached as Exhibit “A,” and incorporated into this Ordinance by reference.

A. The DA may be changed before execution as authorized by the City Council during the public hearings for the Project.

B. The DA may be changed before execution for minor clarifications and technical, clerical, corrections as approved by the City Attorney including, without limitation, completion of references, status of planning approvals, and completion and conformity of all exhibits to the DA.

C. The City Council authorizes the Mayor to execute the DA on the City's behalf in a form approved by the City Attorney. The City Manager, or designee, is authorized to execute amendments or operating memoranda as permitted by the DA, in a form approved by the City Attorney.

SECTION 8. *BRDZ Activation*. Pursuant to MPMC § 21.45, the BRDZ is activated for the Project Site identified in the DA. Combined with the regulations governing the Project Site by the MPMC and this Ordinance, the DA will regulate all land uses on the Project Site.

SECTION 9. *Zone Map Amendment*. Pursuant to MPMC § 21.45.020 (F), the Monterey Park Zoning Map is amended to reflect the BRDZ overlays as set forth in attached Exhibit "B," which is incorporated by reference.

SECTION 10. *Project Conditions.* The conditions of approval attached as Exhibit "C," and incorporated by reference, will regulate the Project (the "Celadon Conditions"). In the event of any conflict between the MPMC, the DA, and this Ordinance, the MPMC and the DA will take precedent over the Celadon Conditions. The Director, as defined in the Celadon Conditions, may administer the Celadon Conditions in accordance with the MPMC.

SECTION 11. *Construction*. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 12. *Enforceability*. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance'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 Ordinance.

SECTION 13. *Reliance on Record*. Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The 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 14. *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 have been 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 15. *Severability*. If any part of this Ordinance 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 Ordinance are severable.

SECTION 16. *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 17. *Publications*. The City Clerk is directed to certify the passage and adoption of this Ordinance; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 18. *Recording.* The City Clerk is directed to certify the passage and adoption of this Ordinance, cause it to be entered into the City of Monterey Park's book of original ordinances, make a note of the passage and adoption in the records of this meeting, and, within fifteen days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 19. *Effective Date.* This Ordinance becomes effective on the 30th day following its passage and adoption.

ORDINANCE NO. ___ HAD ITS FIRST READING ON OCTOBER 6, 2021, ITS SECOND READING ON OCTOBER 20, 2021, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF NOVEMBER 19, 2021.

Yvonne Yiu, Mayor

ATTEST:

_____
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

Exhibit A: Development Agreement 21-XX
Exhibit B: Zone Map Amendment
Exhibit C: Celadon Conditions

Exhibit "A" to Draft Ordinance

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF MONTEREY PARK
320 West Newmark Avenue
Monterey Park, CA 91754

Attention: City Clerk

EXEMPT FROM RECORDER'S FEES

Pursuant to Government Code § 6103

(Space Above For Recorder's Use)

DRAFT

DEVELOPMENT AGREEMENT

By And Among

City of Monterey Park

And

RYKADAN 005, LLC

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (this, "Agreement"), effective as of October 6, 2021 (the, "Effective Date"), is entered into by and between (1) the CITY OF MONTEREY PARK, a general law city and municipal corporation ("City"), and (2) RYKADAN 005, LLC, a California limited liability company ("Developer"), as follows:

RECITALS

A. This Agreement is executed with reference to Government Code §§ 65864, *et seq*. ("Development Agreement Statute"). The Development Agreement Statute authorizes the City to enter into binding development agreements with developers having a legal or equitable interest in real property, establishing certain development rights in such property.

B. Pursuant to the Development Agreement Statute, City adopted regulations implementing the Development Agreement Statute as codified in the Monterey Park Municipal Code ("MPMC").[1] This Agreement was processed and approved in accordance with the MPMC.

C. Developer owns six legal parcels on approximately 2.19-acres located at the southeast corner of the intersection of Garfield Avenue and Garvey Avenue in City as more specifically described in attached Exhibit "A," which is incorporated herein by this reference (the "Property"). The Property is unimproved. This Agreement is intended to allow for the development of the Property with the Project as defined in Section 1.16 below and Exhibit "D," which will consist of approximately 151 residential units totaling approximately 170,000 square feet, 7,800 square feet of amenity and lobby space, 43,902 square feet of commercial land uses (e.g., retail and restaurant space), and 16,000 square feet for back of house, trash and other ancillary uses. 509 parking spaces will be provided on three subterranean parking levels and two above-grade levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the "Residential Units"). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers' market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces, and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6 (the "Project").

D. City and Developer determined that a development agreement is appropriate for the Project in order to activate the Business Recovery Development Agreement Zone ("BDRZ").[2]

E. The City Council determined that the Project will provide certain public benefits to warrant entering into this Agreement. Those benefits are listed in Section 5.1 of this Agreement.

[1] *See* MPMC Chapter 21.44.
[2] As codified in MPMC Chapter 21.45.

In addition, this Agreement will facilitate orderly growth and quality development of the Project in conformance with the goals and policies of the Land Use Element of the General Plan.[3]

F. Developer would not proceed with the Project without City's assurances as set-forth in this Agreement. Developer has and will continue to invest substantial money and effort in reliance upon the City's assurances as set-forth in this Agreement. Developer acknowledges that the City would not enter into this Agreement without the Developer's assurances as set-forth in this Agreement and the anticipated benefits, as described in Section 5.1, to be provided in connection with development of the Project.

G. City has conducted an environmental review of the Project under the California Environmental Quality Act ("CEQA"), Public Resources Code Sections 21000, *et. seq.* and, based on an analysis of the technical studies, determined the Project is categorically exempt as a Class 32, under CEQA Guideline § 15332 ("CEQA Determination") (Exhibit "B").

H. The City Council has given the required notice of its intention to adopt this Agreement and conducted public hearings thereon pursuant to the Development Agreement Statute and MPMC. As required by applicable law, the City Council found the provisions of this Agreement and its purposes are consistent with the goals, policies, standards, and land use designations specified in City's General Plan and will provide for an orderly development of the Project in accordance with the objectives set forth in the General Plan and the MPMC.

I. On October 20, 2021, the City Council adopted the Approving Ordinance (defined below) approving this Agreement and authorizing its execution. That Ordinance became effective on November 19, 2021. Before approving this Agreement, the City Council made certain findings, as set forth in the Approving Ordinance.

J. The term or duration of this Agreement has a commensurate relationship to the benefit(s) provided to the City.

In consideration of the above Recitals and the mutual covenants set forth herein, the City and Developer agree as follows:

ARTICLE 1

DEFINITIONS

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Agreement. Words and phrases not defined in this Section have the meaning set-forth in this Agreement; the MPMC; the Development Agreement Statute; or in common usage.

[3] As adopted pursuant to Measure JJ on November 3, 2020.

1.1. "Approving Ordinance" means Ordinance No. 21-XX adopted on October 20, 2021, approving execution of this Agreement.

1.2. "Applicable Rules" means all of the ordinances, rules, regulations and officials policies governing the Project set-forth in Article 3. without limitation, the City's zoning regulations and building regulations, adopted as of the Effective Date. Among other matters, unless otherwise amended by this Agreement, the Applicable Rules set-forth in Article 3 govern the permitted uses of land, the density or intensity of use, subdivision requirements, setbacks, and development standards, the provision for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property.

1.3. "CEQA" means the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*.), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.).

1.4. "City" means the City of Monterey Park and its successors and assigns.

1.5. "City Council" means the City Council of the City of Monterey Park, its governing body.

1.6. "Developer" means, individually, and "Developers" means, collectively, the Parties who have signed this Agreement as Developer, and, subject to the restrictions on assignment set-forth herein, successor Owners.

1.7. "Development Impact Fees" means fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC. Development Impact Fees do not mean or include Processing Fees. The Development Impact Fees to be paid for the Project are set forth in attached Exhibit "E," which is incorporated by reference.

1.8. "Development Agreement Regulations" means MPMC Chapter 21.44.

1.9. "Development Agreement Statute" means Government Code §§ 65864, *et seq*.

1.10. "Discretionary Action(s)" or "Discretionary Approval(s)" means a City action requiring the exercise of judgment, deliberation, or discretion on the City's behalf, including that of any board, agency, commission, officer, or employee in the process of approving or disapproving a particular activity, as distinguished from any ministerial activity which merely requires City to determine whether there has been compliance with statues, ordinances, or regulations.

1.11. "Effective Date" means the effective date of this Agreement and commencement of the Term, which is the date the Approving Ordinance becomes effective under California law.

1.12. "General Plan" means the City of Monterey Park General Plan, as it exists as of the Effective Date.

1.13. "Minor Change" means changes, modifications, or adjustments which are consistent with the overall intent of the Project Approvals and which do not materially alter the overall nature, scope, or design of the Project, including without limitation, minor changes in locations of the Project Buildings or infrastructure, relocation of no more than 30% of the total approved leasable Project Building square footage, the construction, realignment of existing, or provision of additional parking spaces within the building envelope of any Parking Areas, and/or the configuration of internal circulation elements.

1.14. "Party" means, individually, and "Parties" means, collectively, the parties to this Agreement, consisting of City (and its successors and assigns) and the Developer (including, subject to the restrictions on assignment set forth herein, successor Owners).

1.15. "Processing Fees" means all processing fees and charges required by City that are applied uniformly to all construction or development related activity including, without limitation, fees for land use applications, building permit applications, building permits, grading permits, shoring and excavation permits, hauling permits, encroachment permits, demolition permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy, and plan check. Processing Fees does not mean or include Developer Fees.

1.16. "Project" means the development project identified as Celadon" as described in CEQA Determination (Exhibit "B"), and detailed in the Approved Development Plan as shown on attached Exhibit "D," which are incorporated herein by reference.

1.17. "Project Approvals" means City approvals governing the development of the Project, including this Agreement, as provided for in Ordinance 21-XX.

1.18. "Property" means the real property described in attached Exhibit "A," which is incorporated herein by reference.

1.19. "Subsequent Permits" is defined in Section 4.1.1.

1.20. "Uniform Codes" means those Uniform Codes adopted by reference in the MPMC in accordance with Government Code §§ 50022.2, et seq., as required by applicable law including, without limitation, Health and Safety Code § 18944.5 and Title 24 of the California Code of Regulations. The Uniform Codes govern building and construction standards including, without limitation, the building, plumbing, electrical, mechanical, grading, sign, and fire standards.

1.21. "Vested Rules" are defined in Section 3.1.

ARTICLE 2

GENERAL PROVISIONS

2.1. Property Subject to This Development Agreement. This Agreement benefits and encumbers the Property. The Property is to be developed with the Project, i.e., the "Celadon" as defined in Section 1.16.

2.2. Term of Agreement. The Term of this Agreement commences upon the Effective Date and continues in full force and effect for five years pursuant to MPMC § 21.44.020(E), unless terminated earlier by its terms ("Term").

ARTICLE 3

APPLICABLE RULES, REGULATIONS, AND POLICIES

3.1. Vested Rules. "Vested Rules" mean, collectively, the ordinances, resolutions, rules, regulations, requirements, and official policies of City in effect as of the Effective Date that will govern the following, to the extent applicable to the Property: development agreements; permitted uses; density and building intensity; growth control; zoning designations and regulations; subdivision, improvement, grading, landscaping and signage; design, development, improvement, and construction standards and specifications; standards and requirements for public reservations and dedications, public improvements and facilities; transit, parking, open space, employee housing and other residential housing; standards and requirements for processing of Subsequent Permits (as defined in Section 5.1.1); and, the Project Approvals described in Section 3.3. The Vested Rules do not include: (i) Uniform Codes, or changes thereto from time to time; (ii) Development Impact Fees or fee calculation methods; or (iii) fees imposed by other governmental agencies, whether or not collected by the City on behalf of such agencies. A list of the Vested Rules as of the Effective Date is attached hereto as Exhibit "C," and incorporated by reference. Unless provided for as part of the Project herein, various Subsequent Permits, such as tentative subdivision maps, grading permits and other use permits, are or may be required in order to implement the development of the Project under the terms of the Vested Rules. In addition, Subsequent Permits, such as a change in zoning standards, may be desirable due to changes in development products or standards or for other reasons during the Term of this Agreement. This Agreement and the vested right to develop are not intended to preclude changes or additions to the Vested Rules which are mutually acceptable. Developer takes notice pursuant to Government Code § 66020(d) that City is imposing exactions upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq*.). Developer is informed that it may protest exactions in accordance with Government Code § 66020. Developer knowingly and willingly waives any rights it may have under Government Code § 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or exactions imposed on the Project as authorized by this Agreement. Uniform Codes. Section 3.1 does not apply to City's enforcement of the "Uniform Codes" regulating building or construction standards which will apply to the Project at the time City issues building permits.

3.3. Changes to the Vested Rules. All Subsequent Permits will be processed in accordance with the procedures, standards, and requirements set-forth in the Vested Rules, except to the extent changes to the Vested Rules are proposed by the Subsequent Permit. In that case, the processing of the Subsequent Permit is not subject to the Vested Rules. Any approved Subsequent Permit will be incorporated into (and amend or supplement, as appropriate) the Vested Rules upon adoption by City and approval by the affected Developer. If Developer proposes any amendment or addition to the Vested Rules, then the application therefor will clearly indicate such request, and, if the application is approved by City, then City's action will clearly state the Vested Rules were amended or supplemented. City may consider any such request in its sole discretion. If an amendment or supplement to the Vested Rules is adopted by City other than pursuant to an application by Developer, then it may amend or supplement to the Vested Rules only if the affected Developer approves the same in writing.

3.4. Project Approvals. "Project Approvals" means: (a) this Agreement; (b) the CEQA Determination; (c) any amendments or additions to the Project Approvals and any Subsequent Permits (as defined in Section 4.1.1), which are subsequently issued by City and approved by Developer of the affected Project or portion thereof, in accordance with the procedures described in Section 3.1. The Project Approvals are included in the Vested Rules. The permitted uses, the density or intensity of use, the zoning, the maximum height and size of buildings, the provisions for reservation and dedication of land, and the subdivision or use permit improvement requirements for the Project are set-forth in the Exhibit "D," as supplemented by Subsequent Permits issued in conformance with the Vested Rules, if necessary.

3.5. Vested Right to Develop. During the Term of this Agreement, with regard to the Project listed in Recital C and set-forth in Exhibit "D", as well as the Property legally defined in Exhibit A, Developer is assured, and City agrees, the development rights, obligations, terms and conditions specified in the Project Approvals, the other Vested Rules, and this Agreement are fully vested in Developer and may not be changed or modified by City, whether by administrative action, legislative action, or vote of the electorate, except as may be expressly permitted by and in accordance with the terms and conditions of this Agreement, or as may be expressly consented to by Developer. Developer has the vested right to develop and construct the Project as set-forth in Exhibit "D" on the Property and each portion thereof, in accordance with the Project Approvals, the other Vested Rules, and this Agreement.

3.6. No Conflicting Enactments. Except as provided in Section 3.5 of this Agreement, during the Term of this Agreement, the City will not, without the prior written consent of Developer, do any of the following:

3.6.1 Apply to the Property, or any portion thereof, any change in the Vested Rules or any new or amended rule, ordinance, resolution, regulation, requirement, or official policy which conflicts with or is inconsistent with this Agreement, or which reduces the development rights provided by this Agreement, or which limits or reduces the permitted uses allowed under the Vested Rules, or which discriminates against Developer or the Project or any portion thereof, or which applies only to the Project or a portion thereof;

3.6.2 Apply to the Property any new rule, ordinance, resolution, regulation, requirement, or official policy which requires any additional discretionary review or approval; or

3.6.3 Apply to the Property any new or amended rule, ordinance, resolution, regulation, requirement, or official policy that materially, adversely affects the timing or phasing of construction or development or that limits the availability of utilities, infrastructure, or public services for the Property.

3.7. Term of Project Approvals. To the extent allowed by the Subdivision Map Act, the term of any tentative map approved for any portion of the Property, whether as stated in the existing Project Approvals, or as stated in any subsequent amendment or addition to the Project approvals including, without limitation, any tentative parcel map, tentative map, vesting tentative map, or vesting tentative parcel map, any amendment of any such map, and any subdivision improvement agreement entered into in connection with any of the aforementioned maps, will be automatically extended for the Term of this Agreement. Similarly, the term of any Project Approvals approved for any portion of the Property, whether existing or subsequently approved, will be automatically extended for the Term of this Agreement. In addition, in accordance with Government Code §66452.6, the term of any map or other Project Approval will be extended for a period equal to any period of time during which: (a) a development moratorium exists including, without limitation, a water or wastewater moratorium, or the actions of public agencies (other than City) that regulate land uses, development or the provision of services to the Property, that prevents, prohibits, or delays the construction of the Project; or (b) a lawsuit involving any development approvals or permits for the Project is pending. A development moratorium adopted or implemented by City does not apply to the Property, as further described in Section 3.8.

3.8. Initiatives/Referendum. Any law enacted or imposed after the Effective Date by initiative or referendum, or by the City Council, directly or indirectly, in connection with any proposed initiative or referendum, which law would conflict with the vested rights to develop granted to Developer under this Agreement will, to the maximum extent permitted by law, not apply to the Property.

3.9. Moratoria; Growth Control Measures. Developer's rights to develop the Property in conformance with the Vested Rights under this Agreement prevails over any growth control measure or development moratorium adopted or implemented by City after the Effective Date, whether adopted specifically to prohibit construction of the Project or any portion thereof, or as an interim measure during the processing of contemplated General Plan, Specific Plan, or zoning changes, or as a general growth control management measure.

3.10. Effect of Inconsistent State or Federal Laws. This Agreement may be modified or suspended as may be necessary to comply with the State of California or Federal legislation, case law, codes, or regulations enacted/issued after the Effective Date, which preempt local jurisdiction and which prevent or preclude compliance with one or more provisions of this Agreement; provided, however, that such modification or suspension will be made to the minimum extent necessary and only after the Parties have met and conferred in good faith to determine the

feasibility of such modification or suspension and to minimize its effect on the rights of the Parties and fulfillment of the purposes and intent of this Agreement. The Parties will cooperate to process applications for any City or governmental approvals which may be required as a result of any such modification or suspension of this Agreement.

3.11. Public Works. Developer must construct any facilities or improvements that will be dedicated to City or any other governmental agency upon completion in the same manner and to the same standards as would be applicable to City or such other governmental agency should it have undertaken construction.

3.12. Business Recovery Development Agreement Zone ("BRDZ"). This Agreement is intended to activate the BRDZ as set forth in the MPMC. Pursuant to MPMC Chapter 21.45, this Agreement allows for the following:

3.12.1 Land Uses. MPMC § 21.10.020(C), and Table 21.10 (A) Mixed Uses (Residential & Commercial).

3.12.2 Development Standards. Per MPMC § 21.45.020€ and this Agreement. To the extent of any conflict, this Agreement governs.

ARTICLE 4

PROCESSING OF SUBSEQUENT PERMITS AND APPROVALS

4.1. Subsequent Permits.

4.1.1 Defined. "Subsequent Permits" means the land use, development, and building approvals which are to be processed for approval by City ministerially and which are necessary or appropriate in order to develop the Project in accordance with the Vested Rules, the Project Approvals, and this Agreement including, without limitation, zone changes, master plans or amendments thereto, any and all permits and/or approvals that are part of development maps, subdivision improvements plans and agreements, design review, site plans, landscape plans, preliminary grading plans, grading plans and permits, building plans and permits, and environmental determinations. The Subsequent Permits include any permits and approvals required to complete the infrastructure and improvements necessary to develop the Property (collectively, the "Improvements"), in accordance with this Agreement and the Vested Rules including, without limitation, those related to: (a) clearing the Property; (b) preliminary grading or grading of the Property; (c) construction of roads and storm drainage facilities; (d) construction of all residential and commercial structures and all structures and facilities accessory thereto, subject to the limitations set forth in this Agreement. The grant of vested rights to Developer pursuant to this Agreement does not waive or remove any requirement to process and obtain Subsequent Permits for the Project, to the extent required under the Vested Rules and not part of the Project Approvals.

4.1.2 Standard of Review. City agrees applications for Subsequent Permits will be processed in good-faith and expeditiously, as well as granted on terms and conditions in conformance with this Agreement, the Project Approvals, and the Vested Rules. In the event any conflict arises between the terms and conditions of a Subsequent Permit and this Agreement, the provisions of this Agreement prevail unless otherwise agreed to in writing by the City and the affected Developer.

4.2. Processing. Subject to compliance with the Vested Rules and other applicable laws, the Subsequent Permits will be reviewed, processed, and acted upon by City ministerially and without the need for any further public hearings, provided that: (a) applications for such approvals are submitted to City during the Term of this Agreement; (b) the applications are deemed complete pursuant to the Vested Rules; and (c) there is no uncured Event of Default under the terms and conditions of this Agreement with respect to the portion of the Property for which such approval is sought. City agrees it will not unreasonably withhold or unreasonably condition any Subsequent Permits that may be issued by City in order for the Project to proceed, provided that Developer reasonably and satisfactorily complies with all preliminary procedures, actions, payments of Processing Fees, and criterial generally required of developers by City for processing applications for developments and consistent with this Agreement.

4.3. Development Fees. Due to the consideration and benefits as described in Section 5.1, the following apply to the development fees described below:

4.3.1 Permit Fees. If a Subsequent Permit requires any significant change to the Project, then any additional Permit Fees must meet all applicable nexus and rough proportionality requirements under State and Federal law. Permit Fees will be payable in an amount and at the time established by City's fee schedule at the time of issuance of any Subsequent Permits. Any credits applicable to Permit Fees to which any portion of the Project is entitled as a result of construction may be transferred to any other portion of the Project and applied to reduce future Permit Fees that become payable provided that this Agreement does not, by itself, entitle Developer to any such credits.

4.3.2 Development Impact Fees. Developer will pay fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC, as detailed in Exhibit "E."

4.3.3 Application Processing Fees. Developer must pay the Application Processing Fees in effect on the date the City Council approves this Development Agreement.

4.4. Other Local, State, Federal Approvals. The Parties contemplate that development of the Project pursuant to this Agreement may be subject to the approval of other governmental agencies. If so, the Parties will act in good faith and use reasonable effort and diligence to process and obtain such approvals in a manner and on terms and conditions that are consistent with, and implement, the Project Approvals, the Vested Rules, and this Agreement. If any revisions or corrections of the plans for Project Approvals approved by City are required by any other governmental agency, then the Parties will cooperate reasonably and in good-faith to develop a mutually acceptable solution.

ARTICLE 5

PUBLIC BENEFITS

5.1. Public Benefits. The Parties acknowledge and agree that Developer's agreement to perform and abide by the covenants and obligations set-forth herein is material consideration for City's agreement to perform and abide by the covenants set-forth herein, including without limitation the following specific public benefits for this Agreement:

5.1.1 Providing a major public gathering space located adjacent to the sidewalk with ample pedestrian amenities, which result in open space which promotes public activity. In particular, the Project creates an area that will encourage pedestrian movement along the Project's frontages, and an attractive plaza will mark the central entrance on Garfield Avenue. The plaza will accommodate a grand stair and escalator leading visitors to the second-floor plaza activated by commercial offerings.

5.1.2 Providing major transit improvements including an increase in sidewalk width at bus stops, new transit shelter, bicycle racks, special decorative paving, pedestrian lighting and other pedestrian amenities. In particular, the Project replaces sidewalks of five feet with pedestrian realms twelve to fifteen feet wide between the face of the curb of each major arterial street and the face of the building, which will include parkways, sidewalk, landscape areas as well as street trees, street furniture, and bus stop facilities. Additionally, the Project will participate based on its pro-rata share in the cost of operating the dash service identified in the pedestrian linkages plan.

5.1.3 Providing housing types and unit sizes that contributes to a wide variety of residential products in downtown. The Project will offer studio, one, two, and two-plus bedroom rental units. The offering is consistent with the previously approved precise plan.

5.1.4 Providing all parking for the retail and residential uses in the Project, as well as the loading/unloading areas, within a single structure. The Project provides for a single structure with three levels below grade and the loading / unloading area being shielded within the structure from public view.

5.1.5 Including key commercial tenants or unique tenants that will encourage nighttime use of the area. This is consistent with the Land-Use Element of City's General Plan.

5.1.6 Providing landscaped open space areas for the residential section of the Project. In particular, the Project provides a large, landscaped courtyard to enhance the residential living areas and provide ample open space for recreational amenities including an outdoor pool, fitness program, and community spaces for the residents of the complex. These amenities/services will assist in reducing traffic by residents and assist in fulfilling the goals of the pedestrian linkages plan.

5.1.7 Providing wireless internet and communication facilities that will help make the complex a public gathering place by allowing for both recreational and business needs of today's public.

5.1.8 Providing significant public right-of-way to facilitate the pedestrian flow for the core downtown area.

5.1.9 Generation of significant retail sales tax and property taxes to City.

5.1.10 Payment of an in-lieu fee directly to City in the amount of Three Hundred Two Thousand Ninety-One Dollars and Ninety-Five cents ($302,091.95) upon issuance of the building permit for the new buildings to cover the cost of the design and construction of an equivalent MS4 compliant infiltration project in City.

5.1.11 Provide fair share funding to install traffic mitigation measures that improve circulation in the vicinity of the Project at (a) Garfield Avenue/Hellman Avenue by changing the current northbound/southbound approach with protected left-turn phasing to protected/permissive phasing so that more vehicles can turn per signal cycle by permitting left turns to proceed while yielding during north/south through movements green time; (b) Atlantic Boulevard/Garvey Avenue by improving the Atlantic Boulevard corridor signal coordination through adaptive control to provide a more responsive coordination plan across multiple traffic signals, and to allow for active and automatic changing of control plans based on traffic conditions; (c) The northbound left-turn lane at the Garfield and Garvey intersection by restriping it for greater capacity; and, (d) installing a new southbound left-turn pocket that is capable of accommodating peak queues at Garfield and Roselyn for the Project driveway. These mitigation measures already have been identified by City as needed, and the first is currently in the design process by City.

5.1.2 Construction and Funding of Project Facilities and Infrastructure. Developer must construct and fund the construction of any Project Facilities and Infrastructure (as detailed in Exhibit D) at the time such Project Facilities and Infrastructure are needed to satisfy the requirements of the Project Approvals. Except as otherwise specifically set-forth herein, Developer has no responsibility for the operation, maintenance, repair or replacement of Project Facilities and Infrastructure.

5.1.3 Dedications. No dedications to City of rights-of-way or other interests in real property owned by Developer within the Property are proposed or required.

ARTICLE 6

REVIEW OF COMPLIANCE

6.1. Annual Review. After it issues building permits, City will conduct annual reviews in accordance with the MPMC to determine whether Developer is acting in good-faith compliance with the provisions of this Agreement. Appropriate fees to cover City's costs to conduct the annual review shall be collected from the Developer in compliance with the MPMC.

6.2. Procedure for Review. City's City Planner, or designee, will conduct the review contemplated by this Section 6 to ascertain whether Developer has reasonably complied in good - faith with the material terms and conditions of this Agreement during the period for which the review is conducted. The City Planner, or designee, will give Developer notice that any such

review has been commenced, and give Developer at least 20 business days, after Developer's receipt of such notice, to provide the City Planner such information as Developer deems relevant to such review. In addition, upon written request of the City Planner, Developer must furnish such documents or other information reasonably requested by the City Planner.

6.3. Result of Review. If, following such a review, the City Planner, or designee, finds good-faith compliance by Developer with the terms and conditions of this Agreement, the City Planner, or, will issue to Developer an executed Certificate of Compliance. The Certificate of Compliance will state: (a) the Agreement is unmodified and in full force and effect (or identifying any modifications); (b) there are no uncured defaults under the Agreement by the certifying Party or, to the certifying Party's knowledge, by any other Party (or specifying any such defaults); and (c) any other information reasonably requested regarding the status of the Agreement and performance by the Parties.

If, following such a review, the City Planner, or designee, finds that Developer has not complied in good-faith with the terms and conditions of the Agreement, the City Planner, or designee, will provide notice to Developer detailing such non-compliance. Upon receipt of such notice, Developer may commence to cure the stated non-compliance in accordance with the terms of this Agreement, including without limitation Section 8.1. If Developer fails to cure the non-compliance pursuant to the terms of this Agreement, including without limitation Section 8.1, the City Planner, or designee, will notify the City Council. Developer has the ability to dispute any such claim of non-compliance or failure to cure at a public hearing before the Agreement may be modified or terminated.

ARTICLE 7

ASSIGNMENTS; MORTGAGEE PROTECTION

7.1. Right to Assign

7.1.1 Right to Assign. Subject to Section 7.2 of this Agreement with respect to the rights of a mortgagee, Developer may assign or transfer any portion of its interests, rights, or obligations ("Rights") under this Agreement and under the Approvals and Subsequent Approvals to third parties acquiring successor interests in the Project or Project Site, or any portion thereof, including without limitation purchasers or long-term ground lessees of the parcels or facilities located on or within the Project Site.

7.1.2 Assumption of Assigned Obligations and Rights. As a condition to any assignment or transfer under this Agreement, any person or entity accepting such Assignment ("Assignee") must assume all of the obligations and rights of this Agreement as they pertain to the portion of the Property being transferred to the Assignee.

7.2. Right to Mortgage. Developer or Owner may assign, pledge, or otherwise encumber its rights and interests under this Agreement for security purposes to a Mortgagee of any defined Lot(s) without City's consent. Nothing contained in this Agreement restricts Developer from

encumbering all or any portion of the Property with a Mortgage, deed of trust, or other security device (collectively, "Mortgage). No breach of this Agreement will default, render invalid, diminish, or impair the lien of any Mortgage or the rights of any mortgagee, but all of the terms and conditions of this Agreement are binding upon and effective against any Person, including any mortgagee or any person, who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu for defaults or monetary obligations arising before its acquisition of title to the Property or portion thereof.

7.3. Notice of Default. If City receives written notice from a Mortgagee requesting a copy of any notice of default given to Developer and specifying the address for service thereof, then City will deliver to such Mortgagee, concurrently with the delivery to Developer, any notice given to Developer with respect to any claim by City that such Developer is in default hereunder. If City makes a determination of noncompliance hereunder and a Mortgagee has requested notice of such determination, City will also serve notice of such noncompliance on such Mortgagee concurrently with service on Developer. Each Mortgagee may, without obligation, during the same period available to Developer hereunder, to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

ARTICLE 8

DEFAULT; REMEDIES

8.1. Events of Default. Subject to the provisions of Section 10.15 regarding Unavoidable Delays, Section 7.1 regarding assignment and assumption, and Section 7.2 regarding Mortgagee Protection, the failure by any Party to pay any sum or to perform any obligation required under this Agreement, including, without limitation, City's failure to issue Subsequent Permits for the Project in conformance with this Agreement, and such Party's failure to cure such default within the specified cure period after receipt of a Notice of Default pursuant to Section 9.2 below, constitutes an "Event of Default" under this Agreement. Except as otherwise provided in Section 4.2, failure by Developer to construct or delay in constructing the Project or any portion thereof shall not be a default or Event of Default under this Agreement, and Developer is not liable to City for damages for failure to construct any portion of the Project, unless such failure or delay constitutes a default under the terms of any Final Map, building permit or similar approval, in which event City may exercise any of its normal remedies for default under such permit or approval.

8.2. Notice of Default and Cure. Any Party claiming a default under this Agreement must deliver to the defaulting Party a written notice of default ("Notice of Default"). The Notice of Default must specify the reasons for the allegation of default with reasonable particularity and the manner in which the default can be cured. The defaulting Party has the right to cure the default within 30 days after receiving the Notice of Default; provided, however, that if the nature of the alleged default is such that it cannot be reasonably cured within 30 days, then the 30-day period will be extended for the time reasonably required to complete the cure, so long as the defaulting Party commences the cure within the 30-day period and diligently prosecutes the cure to completion thereafter.

8.3. Procedure Upon and Event of Default. After the occurrence of an Event of Default, the other Party may give notice of its intent to terminate this Agreement pursuant to Government Code § 65868 and the MPMC implementing said section. Following notice of intent to terminate, or before instituting legal proceedings, the matter must be scheduled for consideration and review at a public meeting of the City Council within 30 days after that notice. Following consideration of the evidence presented in the review before the City Council, the Party alleging the default by the other Party may institute legal proceedings or may give written notice of termination of this Agreement to the other Party; provided, however, Developer may only terminate this Agreement with respect to such portion of the Property then owned by Developer. Evidence of default may also arise in the course of an annual review of this Agreement pursuant to Section 6.1. If Developer is determined by City to be in default pursuant to the procedures for annual review, and after giving effect to Developer's right of appeal of such determination to the City Council as provided in Section 6.3, then City may give a written Notice of Default pursuant to Section 8.2. If the alleged default is not cured within the cure period set forth in Section 8.2 or within such longer period specified in City's Notice of Default, or if Developer waives its right to cure such alleged default in writing, then this Agreement may be terminated by City with respect to the portion of the Property then owned by the defaulting Developer.

8.4. Remedies for Non-Defaulting Party. If either Party is in default under the terms of this Agreement, subject to any applicable requirements under Section 8.6 of this Agreement, the other Party may elect to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies as provided in this Agreement; (iii) pursue any judicial remedies available under the law; or (iv) terminate this Agreement.

8.4.1 Unless otherwise provided in this Agreement and subject to applicable requirements under Section 8.6 of this Agreement, either Party, in addition to any other rights or remedies, may institute legal action to cure, correct, or remedy any default by the other Party to this Agreement, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation hereunder or to seek specific performance. All remedies available to a Party under this section are cumulative and not exclusive of the other, and the exercise of one or more of these remedies do not constitute a waiver or election with respect to any other available remedy. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that City is not liable in damages to Developer, or to any successor in interest of Developer, or to any other person, and Developer, on behalf of itself and all successors in interest, covenants not to sue for damages or claim any damages

> arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

8.4.2 No City elected or appointed official, employee, or representative is personally liable to Developer in the event of any Event of Default by City or for any amount which may become due to Developer, or for any obligations under the terms of this Agreement, or for any claims of breach of contract related to this Agreement, or for any claims in the nature of tort related to this Agreement (such as fraud in the inducement).

8.5. Informal Discussions. With regard to any dispute between or among the Parties contemplated by this Agreement, within seven days written notice from ether party, the City Manager and Developer's senior executives must meet and attempt in good faith to resolve any such disputes through informal discussions, which discussions will not exceed 10 business days unless extended by mutual agreement.

8.6. Mediation. If the Parties are unable to resolve their dispute through informal discussion, before the initiation of any litigation, either party may commence mediation by providing to JAMS (or other mediator mutually agreed to by the Parties) and the other Parties a written request for mediation, setting forth the subject of the dispute and the relief requested. The Parties will cooperate with JAMS and with one another in selecting a mediator from JAMS' panel of neutrals, and in scheduling the mediation proceedings. The Parties covenant that they will participate in all phases of the mediation in good faith. The mediation process will occur in two phases, if necessary, as described below. During the first phase of the mediation, which in no event will exceed 30 days unless otherwise agreed to by the Parties, the Parties will attempt to resolve their dispute in accordance with JAMS standard mediation procedures. If the Parties are unable to resolve their dispute during this first phase of the mediation process, then the second phase of the mediation process will be conducted in a manner consistent with this Section. If the Parties are unable to resolve their dispute through the first phase of mediation, as described above, the party that commenced mediation (the "Complaining Party"), will have 10 business days from the expiration of the 30 day period described above to file a brief with the other party (the "Responding Party") and with the mediator presiding over the first phase of the mediation process (the "Mediator"), which brief must set forth the merits of the Complaining Party's position regarding the issues raised during the first phase of mediation (the "Initial Brief"). The Responding Party will have 20 business days from its receipt of the Initial Brief to file a brief with the Mediator and the Complaining Party responding to the issues raised in the Initial Brief and setting forth the merits of the Responding Party's position regarding the issues raised during the first phase of mediation (the "Responding Brief"). The Complaining Party will have ten business days from its receipt of the Responding Brief to file a reply brief with the Mediator and the Responding Party replying to the issues raised in the Responding Brief (the "Reply Brief"). In no event will the Initial Brief and the Responding Brief be longer than 15 pages and in no event will the Reply Brief be longer than 10 pages. Except as otherwise set forth in this Section 7.05.03, the Initial Brief, the Responding Brief and the Reply Brief will be formatted in accordance with requirements of Rule 3.1110 of the California Rules of Court, unless otherwise agreed to by the Parties. The Mediator will have two weeks following its receipt of the Reply Brief to consider the arguments set forth by the Complaining Party and the Responding Party in their respective briefs and issue an opinion stating which party the Mediator would consider to be the prevailing party if the Mediator were a judge presiding over the dispute in a court of law (the "JAMS Opinion").

8.6.1 All offers, promises, conduct and statements, including the JAMS Opinion, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator and any JAMS employees, are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable will not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Notwithstanding the foregoing,

the JAMS Opinion will serve as the basis solely for determining whether, in the event a dispute between the Parties is litigated, either party will be awarded attorneys' fees in accordance with this Agreement.

8.6.2 Nothing in this Article will in any way be interpreted as requiring that Developer and City and/or City's designee reach agreement with regard to those matters being addressed, nor will the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to in writing by the Parties to such meetings. Notwithstanding the forgoing, the JAMS Opinion will be binding on the Parties solely for the purposes of determining whether, in the event a dispute between or among the Parties is litigated, either party will be awarded Attorneys' Fees (as defined below) in accordance with this Agreement.

8.6.3 Should any judicial remedy be sought by any party because of any default under this Agreement or to enforce any provision hereof, or to obtain a declaration of rights hereunder (each individually a "**Judicial Action**"), the prevailing party in such Judicial Action is entitled to reasonable attorney's fees, court costs and such other costs as may be fixed by the court (collectively, "**Attorneys' Fees**"), provided the prevailing party in the Judicial Action was also determined to be the prevailing party in the JAMS Opinion. For purposes of this Agreement, Attorneys Fees will be calculated from the start of the first phase of mediation and will include all reasonable costs related to the first and second phases of mediation. If the prevailing party in a Judicial Action was determined to be the losing party in the JAMS Opinion, then each party will assume the cost of their own Attorneys' Fees. Not in limitation of the foregoing, the Parties will assume their own costs related to the informal dispute resolution process described above. Extension of Agreement Term. The Term of this Agreement as set forth in Section 2.2 will automatically be extended for the period of time in which the Parties are engaged in dispute resolution to the degree that such extension of the Term is reasonably required because activities which would have been completed before the expiration of the Term are delayed beyond the scheduled expiration of the Term as a direct result of such dispute resolution.

ARTICLE 9

AMENDMENTS; TERMINATION

9.1. Amendments. Except as set forth in Section 3.1, this Agreement may be modified, amended and/or extended only by mutual written consent of the Parties and must be approved in the same manner as adoption of this Agreement, by ordinance as set forth in the Development Agreement Statute.

9.2. Operating Memoranda. The Parties acknowledge that the provisions of the Agreement require a close degree of cooperation and that new information and future events may demonstrate that changes are appropriate with respect to the details of performance of the Parties under this Agreement. The Parties desire, therefore, to retain a certain degree of flexibility with respect to the details of performance for those items covered in general terms under this Agreement. If and when, from time to time, the Parties find that refinements or adjustments are

desirable, such refinements or adjustments will be accomplished through operating memoranda or implementation agreements approved by the Parties which, after execution, will be attached to this Agreement as addenda and become a part hereof.

9.3. Execution of Memoranda. Operating memoranda or implementation agreements may be executed on behalf of City by the City Manager and the City Attorney. In the event a particular subject requires notice or hearing, such notice or hearing will be appropriately given. Any significant modification to the terms of performance under this Agreement will be processed as an amendment of this Agreement in accordance with this Agreement and must be approved by the City Council.

9.4. Effect of Expiration/Termination. Upon expiration or termination of this Agreement: (a) no Party has any further rights or obligation hereunder except for matters which accrued before such expiration or termination and matters which specifically survive expiration or termination under the express terms of this Agreement; and (b) the underlying Project Approvals remain in full force and effect.

ARTICLE 10

MISCELLANEOUS

10.1. Insurance. Before the commencement of any work, Developer must furnish evidence to City that all of the following insurance requirements have been satisfied.

10.2. General. Developer must, throughout the duration of this Agreement, maintain, or cause to be maintained, the insurance specified below, to insure Developer and its employees for liability arising out of the work in connection with the Property, Project and this Agreement at the minimum levels set forth herein, with City being an additional insured on the CGL and excess or umbrella liability insurance.

10.3. Commercial General Liability. Commercial General Liability ("CGL") insurance with coverage in an amount not less than $2,000,000.00 general aggregate, $2,000,000.00 per occurrence and $2,000,000.00 products/completed operations, and including contractual liability insurance for the indemnification heretofore provided to City (subject to the policy terms, conditions, definitions and exclusions).

10.4. Business Auto Coverage. Business Automobile Liability insurance with coverage in an amount not less than $1,000,000.00 per accident for bodily injury and property damage, covering all vehicles used by the Developer (personal, company) and its employees, on or within the Project or Property or associated therewith.

10.5. Excess or Umbrella Liability Insurance (Over Primary Coverage). Such excess coverage must be at least as broad as the underlying coverage and be provided on a "pay on behalf"

basis. The excess or umbrella coverage can be not less than $5,000,000 per occurrence/annual aggregate.

10.6. Workers' Compensation. Coverage must be maintained as required by the State of California.

10.7. Insurance Coverage to be Maintained by Developer's Contractors and Subcontractors. Developer must require by contract that its contractors and subcontractors maintain the same CGL, business auto, excess or umbrella liability and workers' compensation insurance as set forth in subsections (b) through (e), inclusive, hereof, except that the required minimum limits for the CGL coverage will be $2,000,000 general aggregate, $2,000,000 per occurrence and $2,000,000 products/completed operations, with excess or umbrella liability insurance in the amount of $2,000,000 per occurrence/annual aggregate. The CGL policy must include contractual liability insurance (subject to the policy terms, conditions, definitions and exclusions).

10.8. Construction; Interpretation. This Agreement has been reviewed and revised by legal counsel for Developer and the City, and no presumption or rule that ambiguities may be construed against the drafting party apply to the interpretation or enforcement of this Agreement.

10.9. Agreement Constitutes Legislative Act. Developer acknowledges and agrees that City has approved and entered into this Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity and meaning of this Agreement will be that accorded legislative acts of City.

10.10. Cooperation; Further Assurances. Each Party will: (a) deal fairly and in good-faith with the other Parties; (b) not impede the other Parties' right to receive the benefits of this Agreement; (c) cooperate with and provide reasonable assistance to the other Parties in the performance of this Agreement; and (d) execute such documents or take such further actions as may be reasonably necessary to consummate the performance or to carry out the purpose and intent of this Agreement.

10.11. Counterparts. This Agreement, and any documents implementing this Agreement, may be executed in multiple counterpart originals, each of which is deemed to be an original and all of which when taken together shall constitute one and the same instrument.

10.12. Entire Agreement. The Recitals set forth above in this Agreement and the Exhibits attached hereto are incorporated by references into this Agreement as an integrated portion hereof. This Agreement, including all such Recitals and Exhibits, constitutes the entire agreement of the parties regarding the subject matter hereof, and all prior or contemporaneous agreements and understandings, whether written or oral, are superseded.

10.13. Governing Law/Jurisdiction. This Agreement will be governed, construed and enforced in accordance with the laws of the State of California, and the state courts of Los Angeles County will have jurisdiction.

10.14. Legal Challenges—Defense and Indemnification.

10.14.1 Cooperation in the Event of a Legal Challenge.

In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Agreement challenging the validity of any provision of this Agreement; challenging any agreement between City and other government agencies entered into at the request of Developer to facilitate the development of the Property; challenging any of the Project Approvals; or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a "Third Party Challenge"), each party must cooperate in the defense of such Third-Party Challenge, in accordance with this Section. In light of the Parties' mutual interests in successfully defending against a Third-Party Challenge, the Parties will enter into a joint nondisclosure, indemnity, and litigation defense agreement, which, among other things, will require all communications between Developer and City concerning a Third-Party Challenge to be kept confidential and cannot be disclosed by either party without the written consent of the other party. Developer agrees to pay City's costs of defending a Third-Party Challenge, including all court costs and reasonable attorneys' fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Action. Developer may select its own legal counsel to represent Developer's interests in any Third-Party Challenge at Developer's sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third-Party Challenge without Developer's written consent. Developer's obligation to pay City's costs in the defense of a Third-Party Challenge does not extend to those costs incurred on appeal unless otherwise authorized by Developer in writing. If Developer elects, in its sole and absolute discretion, not to contest such litigation challenges, City does not have any obligation to contest such challenges. If City elects to contest such challenges after Developer elects not to contest, City will do so at its sole cost.

10.14.2 Third-Party Challenges Related to the Applicability of City Laws.

The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to this Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a "Third Party Enforcement Action"):

10.14.3 Cooperation in Case of a Third-Party Enforcement Action.

In the event of a Third-Party Enforcement Action, City must (i) promptly notify Developer of such action or proceeding, and (ii) cooperate with Developer so as to most effectively respond to the Third-Party Enforcement Action. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer's efforts to respond. The Parties to this Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the Parties includes,

without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof. In light of the Parties' mutual interests in successfully defending against a Third-Party Enforcement Action, all communications between Developer and City concerning a Third-Party Enforcement Action must be kept confidential and cannot be disclosed by either party without the written consent of the other party.

10.14.4 Litigation Costs.

City's costs of defending any Third-Party Enforcement Action, including all court costs, and reasonable attorneys' fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs"), will be paid in accordance with this Agreement. Notwithstanding the forgoing, in no event will the Enforcement Action Defense Costs extend to, nor will Developer or the Project be obligated to pay, any costs incurred on appeal unless otherwise authorized by Developer in writing.

10.14.5 Settlement.

City may not enter into a settlement agreement or take any other action to resolve any Third-Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third-Party Enforcement Action.

10.14.6 Effect of a Judgment.

Provided that City complies with this Section and provided that Developer is a party to the relevant Third-Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third-Party Enforcement Action and further agrees that no default under this Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

10.14.7 Defense and Indemnity.

Developer must defend and indemnify City from and against any and all damages, claims, costs and liabilities arising out of the personal injury or death of any third-party, or damage to the property of any third-party, to the extent such damages, claims, costs or liabilities result from the construction of the Project by Developer or by Developer's contractors, subcontractors, agents or employees. Nothing in this Section will be construed to mean that Developer must defend or indemnify City from or against any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency or for any other public improvements constructed by City or constructed by Developer at direction of City. City and Developer may from time to time enter into subdivision improvement agreements, as authorized by the Subdivision Map Act, which agreements may include defense

and indemnity provisions different from those contained in this Section. In the event of any conflict between such provisions in any such subdivision improvement agreement and the provisions set forth above, the provisions of such subdivision improvement agreement will prevail.

10.14.8 Effect on Term.

The Term of this Agreement will be tolled from the initiation of any Litigation until final court action is taken in such Litigation.

10.15. Notices. All notices, demands, correspondence and communications ("Notice") shall be in writing and shall be either personally delivered or sent by certified mail, postage prepaid, return receipt requested, or delivered by a nationally recognized overnight courier service (which provides a delivery receipt), at the addresses set forth below. Any such Notice will be deemed received on the date of personal delivery or on the date of receipt (or refusal to accept delivery) set forth in the certified mail receipt if sent by U.S. mail or in the receipt provided by the overnight courier service if sent by such service.

City:
City of Monterey Park
320 West Newmark Avenue
Monterey Park, California 91754
Attention: Ron Bow, City Manager
E-Mail: Rbow@MontereyPark.ca.gov

With a copy to:
Hensley Law Group
2600 W Olive Ave Ste 500
Burbank, CA 91505
Attn: Mr. Karl H. Berger, City Attorney
E-Mail: kberger@hensleylawgroup.com

Developer:
Vincent Tsang
Rykadan Management Inc.
411 E. Huntington Drive, Suite #107-505,
Arcadia, CA 91006
Telephone: (626) 374-8881
E-Mail: vincent.tsang@rykadan.com

With a copy to:
Richard A. McDonald, Esq.
Law Office of Richard A. McDonald
Of Counsel, Carlson & Nicholas, LLP
301 E. Colorado Blvd., Suite 320
Pasadena, CA 91101
Telephone: (626) 356 - 4801
Email: RMcDonald@CarlsonNicholas.com

10.16. Private Undertaking. It is expressly understood and agreed by the Parties the development contemplated by this Agreement is a private development, no Party is acting as the agent of any other Party in any respect hereunder, and Developer has full power and exclusive control over its properties subject only to the limitations and obligations of Developer under the Vested Rules and this Agreement. Nothing contained in this Agreement or in any document executed in connection with this Agreement will be construed as making City and Developer joint venturers or partners.

10.17. Recordation. City will use best efforts to record a Memorandum of this Agreement with the Los Angeles County Recorder within 10 days after the Effective Date, pursuant to Development Agreement Statute § 65868.5. Thereafter, if this Agreement is terminated, modified or amended as provided herein, the City will record notice of such action with the Los Angeles County Recorder.

10.18. Section Headings. Article and Section headings in this Agreement are inserted for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions of this Agreement.

10.19. Severability. If any provision or term of this Agreement, or the application of any provision or term of this Agreement to any particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, then the remainder of the Agreement is unaffected and will remain in full force and effect unless enforcement of the Agreement, with such invalidation, would be unreasonable or inequitable under the circumstances or would frustrate the purposes of the Agreement or the rights and obligations of the Parties there under.

10.20. Successors and Assigns; Covenants Running with the Land. Subject to the provisions of Section 7.1 governing assignment, the rights and obligations of Developer under this Agreement will be binding upon and inure to the benefit of successor Owners of all or any portion of the Property and shall be covenants running with the land.

10.21. Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns, including the Owners. No other Person has any right of action based upon any provision of this Agreement.

10.22. Unavoidable Delays or Events. In addition to specific provisions of this Agreement, performance by any Party hereunder shall not be deemed to be in default where delays or defaults are due to war, terrorism, pandemic, insurrection, riots, floods, earthquakes, fires, casualties, governmental restrictions imposed or mandated by governmental entities (but only as to delays or performance by Developer), enactment of conflicting state or federal laws or regulations (but only if the Party claiming delay complies at all times with the provisions of this Agreement pertaining to such conflicting laws), litigation against this Agreement or any of the Project Approvals, referendum of this Agreement or any of the Project Approvals or similar bases for excused performance ("Unavoidable Delay" or "Unavoidable Event"). Upon the occurrence of an Unavoidable Event, the time for performance will be extended, for the duration of the Unavoidable Delay. Notwithstanding the foregoing, none of the following constitutes an Unavoidable Event:

(i) delays caused by market forces beyond the Parties' control; (ii) delays caused by the delay or failure by any entity other than the Party claiming such delay to provide financing for construction of the Project or any portion thereof; (iii) delays related to the cost or unavailability of financing, construction contractors, consultants, or labor; or (iv) delays related to economic conditions locally, regionally, statewide, nationwide, or worldwide.

10.23. Waiver. No waiver of any provision of this Agreement is effective unless it is in writing and signed by a duly authorized representative of the Party against whom enforcement of the waiver is sought. No waiver of any right or remedy is deemed a waiver of any right or remedy with respect to any other occurrence or event.

10.24. Authorization. Each person executing this Agreement represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this Agreement on behalf of the Party for which execution has been made.

DRAFT

IN WITNESS WHEREOF, the Parties have executed this Development Agreement to be effective as of the Effective Date first set forth above.

"CITY"

CITY OF MONTEREY PARK
a municipal corporation

Dated: __, 2021

By: _____
Yvonne Yiu, Mayor

ATTEST:

_____
Mr. Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

"Developer"

RYKADAN 005, LLC
a California Limited Liability Company

Dated: XX , 2021

By: _____
Vincent Tsang, Manager

APPROVED AS TO FORM:

By: _____
Richard A. McDonald, Esq.

DRAFT

Exhibit A
The Property

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 120.9 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-001

PARCEL 2:

THE WET 100 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-002

PARCEL 3:

THE SOUTH 50 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-003

PARCEL 4:

THE NORTH 77 FEET OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-004

PARCEL 5:

THE SOUTH HALF OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

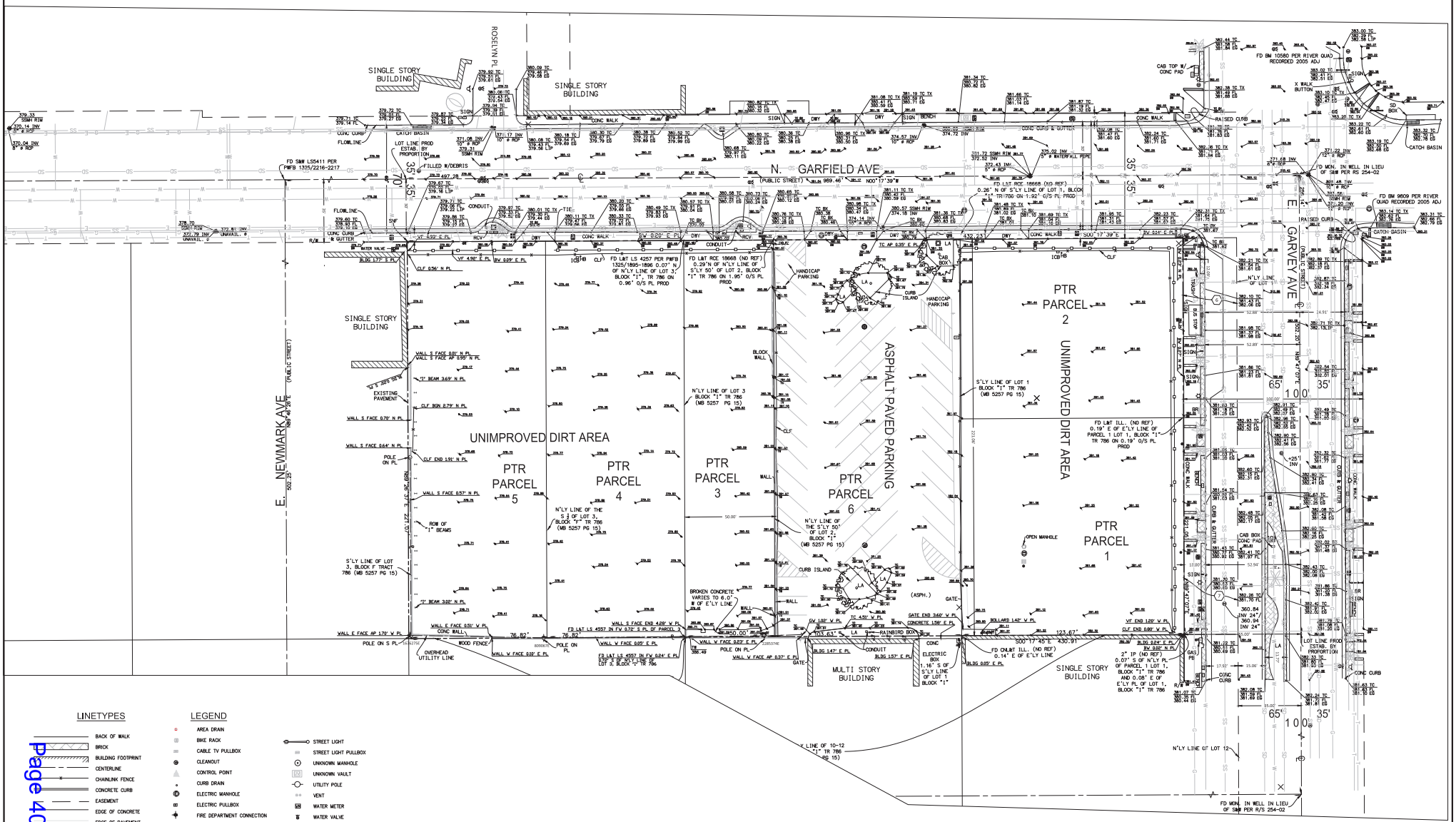
APN: 5257-015-005

PARCEL 6:

THE NORTH 104 FEEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-035

ALTA/ACSM LAND TITLE SURVEY



LINETYPES

- BACK OF WALK
- BRICK
- BUILDING FOOTPRINT
- CENTERLINE
- CHAINLINK FENCE
- CONCRETE CURB
- EASEMENT
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- FENCE
- FINISHED SURFACE
- FLOWLINE
- LOT LINE
- OVERHEAD UTILITY
- PARKING LINES
- PLANTER
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY LINE
- WALL
- WOOD FENCE

LEGEND

- AREA DRAIN
- BIKE RACK
- CABLE TV PULLBOX
- CLEANOUT
- CONTROL POINT
- CURB DRAIN
- ELECTRIC MANHOLE
- ELECTRIC PULLBOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- I BEAM
- LIGHT POLE
- LIGHT POLE W/ CIRCULAR CONC BASE
- LIGHT POLE W/ SQUARE CONC BASE
- PALM
- PARKING METER
- RISER
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULLBOX
- UNKNOWN MANHOLE
- UNKNOWN VAULT
- UTILITY POLE
- VENT
- WATER METER
- WATER VALVE
- TREE
- EASEMENT LOCATION PER TITLE REPORT

PREPARED UNDER THE DIRECTION OF:

ROBERT "BUCK" ROGERS, LS 8348
BUCK.ROGERS@KPFF.COM

LICENSED LAND SURVEYOR ROBERT S. ROGERS No.8348 STATE OF CALIFORNIA

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1800455
DATE PREPARED	9/2/2021
DRAWN BY	FC
CHECKED BY	BR

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

MR. VINCENT TSANG
MONTEREY PARK TOWN CENTRE
100-200 SOUTH GARFIELD AVE,
MONTEREY PARK, CA 91754

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

Exhibit B
CEQA Determination

Click here to view the Categorical Exemption Findings located on the City of Monterey Park website

DRAFT

Exhibit C
Vested Rules

DRAFT

Exhibit C
Vested Rules

Ordinances, resolutions, rules, regulations, requirements, and official policies of City in effect as of the Effective Date that will govern the following, to the extent applicable to the Property:

- Development Agreements;
- Permitted Uses;
- Density And Building Intensity;
- Growth Control;
- Zoning Designations And Regulations;
- Subdivision, Improvement, Grading, Landscaping and Signage; Design, Development, Improvement, and Construction Standards And Specifications;
- Standards and Requirements For Public Reservations and Dedications, Public Improvements and Facilities;
- Transit, Parking, Open Space, Employee Housing And Other Residential Housing; Standards; and
- Requirements for processing of Subsequent Permits (as defined in Section 5.1.1); and,

The Project Approvals described in Section 3.3.

The Vested Rules do not include: (i) Uniform Codes, or changes thereto from time to time; (ii) Development Impact Fees or fee calculation methods; or (iii) fees imposed by other governmental agencies, whether or not collected by the City on behalf of such agencies.

Exhibit D
Approved Development Plan

DRAFT

Exhibit D
Approved Development Plan

SUMMARY:

PERMITTED LAND USES:

The Project is a mixed use development with 151 dwelling units over two levels of commercial space containing 12,248 square feet of retail tenant space and parking uses on an 87,934.7 square foot lot after dedications (with dedication of 5 foot radius corner at Garvey and Garfield avenues) The parking levels consist of enclosed above grade parking and three levels of subterranean parking. The proposed Floor Area Ratio ("FAR") is 2.43.

INTENSITY OF USE:

151 Residential Units including:

Studio Unit: 1

1-Bedroom Unit: 27

2-Bedroom Unit: 95

2-Bedroom Plus Den: 28

ZONING

Building Recovery Development agreement Zone ("BRDZ")

MAXIMUM HEIGHT AND SIZE OF BUILDINGS:

Maximum Allowable: 75'-0" To Roof (Excluding Parapets) Per Figure LU-4 Monterey Park 2040
Proposed: Approximately 74'-0" To Top Of Low Slope Roof, not to exceed 75'-0" Limit

1,531 Square Feet Indoor Residential Amenity Space (A-2)
31,654 Square Feet Restaurant Tenant Space (A-2)
6,237 Square Feet Residential Lobby / Business Office (B)
12,248 Square Feet Retail Tenant Space (M)
168,899 Square Feet Residential (R-2)
13,953 Square Feet Accessory Spaces (S-2)
3,122 Square Feet Exit Passageways
237,644 Square Feet Gross Above Grade Floor Area (Not Including Above Grade Parking)
31,190 Square Feet (L1) + 28,316 Square Feet (L2) = 59,509 Square Feet Above Grade Parking (S-2)
82,384 Square Feet (P1) + 82,384 Square Feet (P2) + 54,222 Square Feet (P3) = 218,990 Square Feet Subterranean Parking Garage (S-2)

PROVISIONS FOR RESERVATION AND DEDICATION OF LAND

Lot Size: (95,428.8 Square Feet – Pre-Dedication) / (87,934.7 Square Feet – Post Dedication)

Lot area prior to dedication: 95,428 square feet (2.19 acres)
Lot area after dedication: 87,934 square feet (2.01 acres)
Lot width: 221.06 feet (pre-dedication) Approximately 206.06 feet (post-dedication)
Lot depth: 432.23 feet (pre-dedication) Approximately 428.73 feet (post-dedication)

SUBDIVISION OR USE PERMIT IMPROVEMENT REQUIREMENTS

Approval of a Vesting Tentative Map.

Exhibit D
Continued

STATEMENT OF CONFORMITY WITH MONTEREY PARK GENERAL PLAN:

The Land Use and Urban Design Elements sets forth a resident-inspired vision to guide growth and development.

Some of the key challenges outlined in the General Plan are the limited vacant land available for new developments, older buildings with “tired” facades, outdated mechanical systems, lackluster streetscapes, and a lack of commercial diversity. Other challenges relate to inadequate parking and shortage of housing options.

The proposed “Celadon” project covers these items in what we hope will be a catalyst project for the downtown. This mixed-use project is designed with a contemporary feel, taking advantage of the Southern California Lifestyle. The commercial design incorporates two levels of a vibrant mixed-use program, indoor / outdoor spaces, integral landscape design and multiple terraces for people to enjoy food and drinks above the streetscape.

All this takes place on a vacant property, primed for a project providing commercial and residential uses.

The project design has been thought out to provide varied retail and entertainment uses that accommodate flexibility over time (Goal 1). A dynamic mix of uses will add to the strong local economy and contribute to a fiscally sustainable tax base (Goal 2). Provide diversified housing options near transit facilities and mixed-use areas.

Both the commercial levels and residential levels are provided with large operable windows and door systems that promote living in a wonderful climatic region. The open spaces, balanced development, landscaping, access to transit, varied commercial uses and housing that can accommodate the needs of younger people all contribute to ways this project conforms to the general plan and local ordinances.

We feel the project also enhances the neighborhood character and will help continue to foster a sense of community. The residential design provides an urban living environment, while maintaining a high level of security and separation from the commercial uses. The residential levels provide landscaped outdoor spaces, private balconies, a fitness center, a community room, barbeque areas and an outdoor pool.

PROJECT DESCRIPTION AND DATA:

PROJECT DESCRIPTION:
MIXED USE DEVELOPMENT WITH 151 DWELLING UNITS OVER TWO LEVELS OF COMMERCIAL AND PARKING USES. THE PARKING LEVELS CONSIST OF ENCLOSED ABOVE GRADE PARKING AND THREE LEVELS OF SUBTERRANEAN PARKING.

PROJECT AREAS:
1,531 SQUARE FEET INDOOR RESIDENTIAL AMENITY SPACE (A-2)
31,654 SQUARE FEET RESTAURANT TENANT SPACE (A-2)
6,237 SQUARE FEET RESIDENTIAL LOBBY / BUSINESS OFFICE (B)
12,248 SQUARE FEET RETAIL TENANT SPACE (M)
168,899 SQUARE FEET RESIDENTIAL (R-2)
13,953 SQUARE FEET ACCESSORY SPACES (S-2)
3,122 SQUARE FEET EXIT PASSAGEWAYS
237,644 SQUARE FEET GROSS ABOVE GRADE FLOOR AREA (NOT INCLUDING ABOVE GRADE PARKING)
31,190 SQUARE FEET (L1) + 28,316 SQUARE FEET (L2) = 59,509 SQUARE FEET ABOVE GRADE
PARKING (S-2)
82,384 SQUARE FEET (P1) + 82,384 SQUARE FEET (P2) + 54,222 SQUARE FEET (P3) = 218,990 SQUARE FEET SUBTERRANEAN PARKING GARAGE (S-2)

LEGAL DESCRIPTION: SEE EXHIBIT A

PROJECT ADDRESS:
108 EAST GARVEY AVENUE, MONTEREY PARK, CA 91754
112 SOUTH GARFIELD AVENUE, MONTEREY PARK, CA 91754
118 SOUTH GARFIELD AVENUE, MONTEREY PARK, CA 91754
128 SOUTH GARFIELD AVENUE, MONTEREY PARK, CA 91754

LOT SIZE: (95,428.8 SQUARE FEET – PRE-DEDICATION) / (87,934.7 SQUARE FEET – POST DEDICATION)

Lot area before dedication: 95,428 square feet (2.19 acres)
Lot area after dedication: 87,934 square feet (2.01 acres)
Lot width: 221.06 feet (pre-dedication) Approximately 206.06 feet (post-dedication)
Lot depth: 432.23 feet (pre-dedication) Approximately 428.73 feet (post-dedication)

The site is relatively flat, with a drop in elevation of approximately 1.3 feet over 432.23 feet. This is a .3 percent slope.

ASSESSOR'S PARCEL NUMBERS: 5257-015-001, 5257-015-002, 5257-015-003, 5257-015-004, 5257-015-005, 5257-015-035

RESIDENTIAL UNIT BREAKDOWN:
STUDIO UNIT: 1
1-BEDROOM UNIT: 27
2-BEDROOM UNIT: 95
2-BEDROOM PLUS DEN: 28
TOTAL DWELLING UNITS: 151

ZONING COMPLIANCE:

ZONE: MONTEREY PARK LAND USE AND URBAN DESIGN ELEMENT (MPLU&UDE) & BUSINESS RECOVERY DEVELOPMENT OVERLAY ZONE ("BRDZ")

LOT AREA:
GROSS SITE AREA REQUIRED: 65,340 SQUARE FEET (MPMC § 21.15.090 PROPERTY DEVELOPMENT STANDARDS FOR MIXED-USE DEVELOPMENTS AND COMMERCIAL DEVELOPMENTS)
PROPOSED: 95,428.8 SF PRE-DEDICATION / 87,934.7 SF POST-DEDICATION (WITH 35 FOOT RADIUS CORNER AT GARVEY AND GARFIELD AVENUES)

DEDICATION:
GARVEY AVENUE: 3'-6"
GARFIELD AVENUE: 15'-0"

FRONT YARD SETBACK - TABLE 21.10 (B) (GARVEY AVENUE):
REQUIRED**:** AT OR WITHIN 5'-0" OF THE PEDESTRIAN REALM
PROVIDED: AT THE PEDESTRIAN REALM (5'-0" INSIDE THE PROPOSED PROPERTY LINE)

SIDE YARD SETBACK - TABLE 21.10 (B) (GARFIELD AVENUE):
REQUIRED: AT OR WITHIN 5'-0" OF THE PEDESTRIAN REALM
PROVIDED: AT THE PREDESTRIAN REALM (2'-0" INSIDE THE PROPOSED PROPERTY LINE)

SIDE YARD SETBACK - TABLE 21.10 (B) (EAST PROPERTY LINE):
REQUIRED: 0'-0"
PROVIDED: 1'-1"

REAR YARD SETBACK - TABLE 21.10 (B) (SOUTH PROPERTY LINE):
REQUIRED: 0'-0"
PROVIDED: 1'-1"

FLOOR AREA RATIO (FIGURE LU-4 MPLU&UDE):
MAXIMUM ALLOWABLE: 2.5 BASED ON THE GENERAL PLAN (238,570 SQUARE FEET)
PROPOSED: 2.43 (231,928 SQUARE FEET PROVIDED – GROSS AREA MINUS MECHANICAL AREA PER M.P.M.C. §21.04.399) AND NOT TO EXCEED 2.5.
237,644 SQUARE FEET – 5,716 (M.E.P. AREA) = 231,928 SQUARE FEET

OPEN SPACE DEVELOPMENT STANDARDS [MPMC §21.15.090 D (2) (A)]:
RESIDENTIAL OPEN SPACE REQUIRED: 30,200 SF (200 SF / UNIT = 200 X 151)
RESIDENTIAL OPEN SPACE PROVIDED: 16,600 SQUARE FEET

-UP TO TEN (10) PERCENT OF THE COMMON OPEN SPACE MAY BE PROVIDED IN AN INDOOR RECREATIONAL AREA SUCH AS A GYMNASIUM OR A COMMUNITY ROOM.

-THE ACTUAL EXTERIOR COMMON OPEN SPACE IS 15,275 SQUARE FEET, WHICH IS MORE THAN FIFTY PERCENT OF THE REQUIRED OPEN SPACE (30,200 SQUARE FEET).

PLANTING AREA [MPMC §21.15.090 D (2) (C)]:
REQUIRED: 25% OF COMMON OPEN SPACE 16,600 SQUARE FEET (4,150 SQUARE FEET)
PROVIDED: 5,000 SQUARE FEET

SETBACK FROM SIDEWALK (PEDESTRIAN REALM MPMC §21.15.090 C):
REQUIRED DISTANCE FROM SIDEWALK ALONG GARVEY AVENUE: 15’-0”
SIDEWALK LOCATED 10’-0” INSIDE OF RIGHT-OF-WAY
REQUIRED DISTANCE FROM SIDEWALK ALONG GARFIELD AVENUE: 12’-0”
SIDEWALK LOCATED 10’-0” INSIDE RIGHT-OF-WAY

MAXIMUM BUILDING HEIGHT (FIGURE LU-4 MPLU&UDE):
MAXIMUM ALLOWABLE: 75’-0” TO ROOF (EXCLUDING PARAPETS) PER FIGURE LU-4 MP 2040
PROVIDED: APPROXIMATELY 74’-0” TO TOP OF LOW SLOPE ROOF, AND NOT TO EXCEED 75’-0” LIMIT

PARKING:
REQUIRED PARKING (PER SHARED PARKING DEMAND ANALYSIS): 509 SPACES (SEE TRAFFIC IMPACT STUDY)
PROVIDED: 520 SPACES (213 FOR COMMERCIAL + 307 RESIDENTIAL)

STANDARD COMMERCIAL PARKING SPACES: NO LESS THAN 32 & NO MORE THAN 127

COMPACT COMMERCIAL PARKING SPACES: NO LESS THAN 86 (40%) & NO MORE THAN 181 (85%)

STANDARD RESIDENTIAL PARKING SPACES: NO LESS THAN 130 & NO MORE THAN 233
COMPACT RESIDENTIAL PARKING SPACES: NO LESS THAN 74 (24%) & NO MORE THAN 177 (58%)

RESIDENTIAL ELECTRIC VEHICLE CHARGING PER (§4.106.4.2 CGBSC): 11 SPACES
COMMERCIAL ELECTRIC VEHICLE CHARGING PER (§5.106.5.2 CGBSC): 11 SPACES

BICYCLE PARKING [MPMC §21.10.210 (B) (3) (A) (B)]:
REQUIRED BIKE PARKING: 5 BIKES (4/50,000 SF OF COMMERCIAL AREA + 1/ADDITIONAL 50,000 SF)
PROVIDED: 11 SHORT-TERM BICYCLE PARKING SPACES (THE CALIFORNIA GREEN BUILDING STANDARDS CODE §5.106.4.1.1)
PROVIDED: 11 LONG-TERM BICYCLE PARKING SPACES (THE CALIFORNIA GREEN BUILDING STANDARDS CODE §5.106.4.1.2)

RESIDENTIAL DENSITY (TABLE LU-1 MPLU&UDE):
ALLOWABLE: UNLIMITED DWELLING UNITS PER ACRE
PROVIDED: 68.9 DWELLING UNITS PER ACRE

Exhibit E
Development Impact Fees

DRAFT

Exhibit E
Fee Estimate[1]
Development Impact Fee ("DIF")

Residential		**Fee Per Unit**	**Number of Units**		**Total**
Police	$	503.00	151	$	75,953.00
Fire	$	418.00	151	$	63,118.00
Circulation	$	1,129.00	151	$	170,479.00
Water	$	2,570.00	151	$	388,070.00
Sewer	$	356.00	151	$	53,756.00
Library	$	194.00	151	$	29,294.00
Public Meeting Facilities	$	1,684.00	151	$	254,284.00
Aquatics	$	743.00	151	$	112,193.00
Parks	$	3,730.00	151	$	563,230.00
Total Development Impact Fees (Residential)	**$**	**11,327.00**	151	**$**	**1,710,377.00**

Commercial		**Fee Per Unit**	**Square Footage**		**Total**
Police	$	0.370	59,776	$	22,117.12
Fire	$	0.350	59,776	$	20,921.60
Circulation	$	3.216	59,776	$	192,239.62
Water	$	0.769	59,776	$	45,967.74
Sewer	$	0.138	59,776	$	8,249.09
Library	$	0	59,776	$	-
Public Meeting Facilities	$	0	59,776	$	-
Aquatics	$	0	59,776	$	-
Parks	$	0.064	59,776	$	3,825.66
Total Development Impact Fees (Commercial)	**$**	**11,327.00**	59,776	**$**	**293,320.83**

	Plan Check Fees	
Building	*Building/Electrical/Mechanical/Plumbing Plan*	$TBD
Fire [2]	$956.50	$TBD
Public Works	*(Consultant Estimate)*	$TBD
Total Plan Check Fees		$
	Permit and Inspection Fees	
Building	*Building/Electrical/Mechanical/Plumbing Plan*	$TBD
Public Works [3]		**$**
	Encroachment Permit	$
	Grading Permit Per CY	$
	Inspection $160/hr at min of 2hr per house	$
Fire	TBD	TBD

Exhibit E
Fee Estimate[1]

Development Impact Fee ("DIF")

Total Permit and Inspection Fees		**$**
	Misc. Fees	
Record Management		$
General Plan Revision		$
Strong Motion Tax		$
Green		$
Total Misc. Fees		**$**
	Water and Fire Connection Fees	
Water and Fire Connection Fees		$TBD
Total Connection Fees	**See attached water/fire service installation estimates**	**$TBD**
	School Fees	
School Impact Fee (Estimate) (Fees based on Alhambra District at $3.79/sf approx. $8,717/unit)		$1,316,267
Total School Fees		**$1,316267 (Alhambra)**
	County Sanitation Fee	**TBD**

[1.] The fees listed are an estimate only; the final amounts may be different. These fees do not include time and materials costs associated with processing the Project or administrative costs including, without limitation, third-party consultants, and legal fees. All such amounts must be paid before the City issues a building permit.

[2.] Fire fees are not based on building valuation. The fees are calculated on an hourly rate plus third party costs. The estimate shown of $956.50 includes review of architectural plans subject to change based on actual third party consultant rates for revisions, rechecks or incomplete plans. This estimate does not include potential tenant improvements, which are subject to additional plan check and permit fees. Plan check fees for fire protection systems (fire sprinkler, fire alarm, commercial automatic fire extinguishing systems) are not included in the estimate.

[3] Grading permit fees are based on the following:

Permit Fee-1 to 1,000 CY	**398.00**	
Permit Fee-1,001 to 10,000 CY	**547.00**	
Permit Fee-10,001 to 50,000 CY	**698.00**	
Permit Fee-50,001 to 100,000 CY	**944.00**	
Permit Fee-Over 100,000 CY	**1,285.00**	**plus $12.36 per 1,000 C/Y over 100,000 C/Y**

Exhibit "B" to Draft Ordinance

Exhibit B
Celadon (Current)

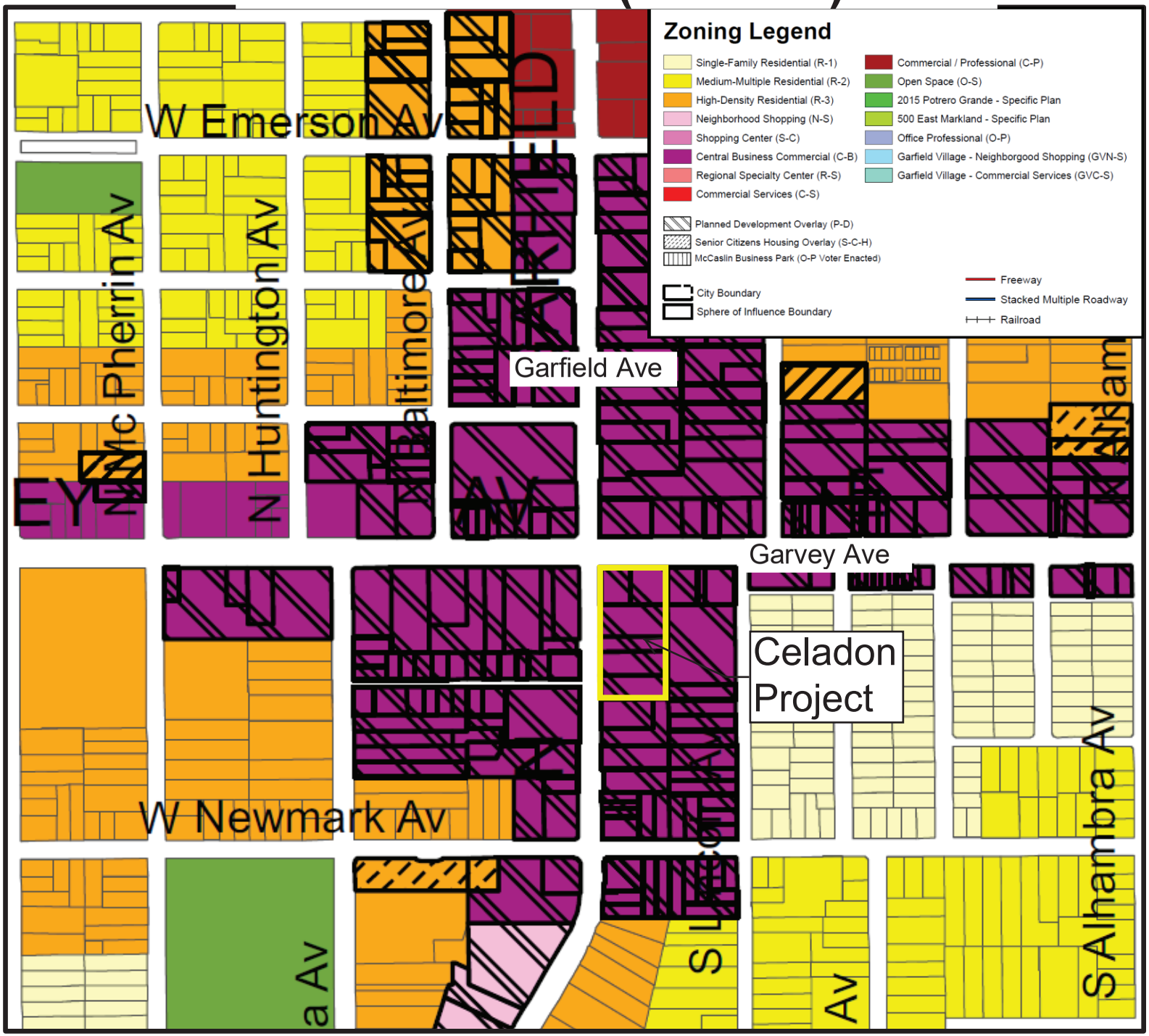


Exhibit B
Celadon (Proposed)

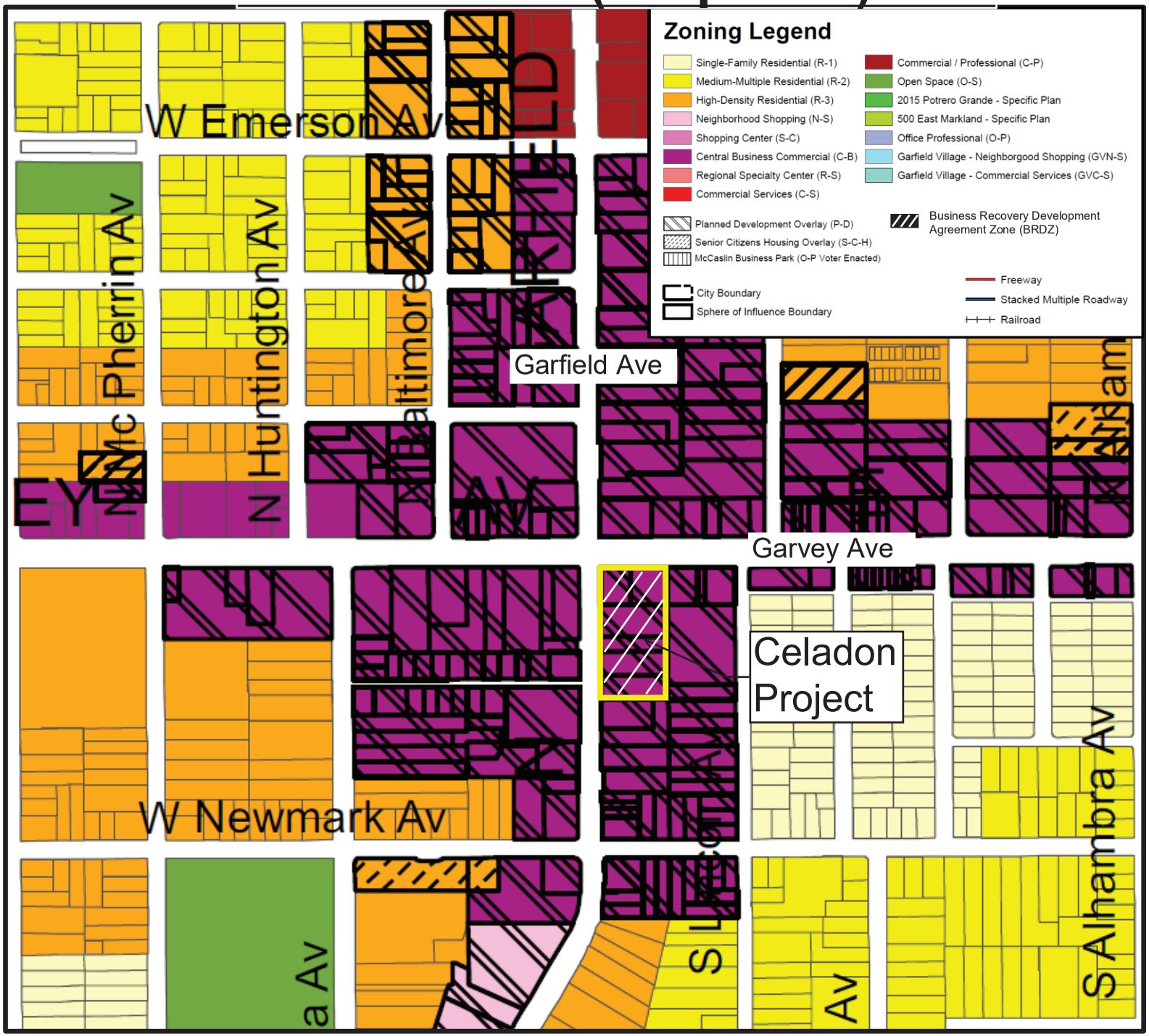


Exhibit "C" to Draft Ordinance

Exhibit C

CONDITIONS OF APPROVAL
CELADON

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Rykadan 005, LLC ("Applicant," "Developer," or "Permittee") agrees to the following conditions for the City's approval of a multi-story mixed use development activated by the BRDZ overlay zone ("Project Conditions").

Unless the contrary is stated or clearly appears from the context, the construction of the words and phrases used in these Project Conditions use the definitions set forth in the MPMC. For purposes of these Project Conditions, the term "Director" refers to the Public Works Director, or designee.

General Conditions

1. The owner/applicant must comply with all applicable law and these conditions including, without limitation, obligations to pay all fees and charges.

2. The owner/applicant's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this permit. The City may, in accordance with applicable, undertake action and incur costs that may required to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the applicant or current property owners in accordance with applicable law.

3. The Project is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held before the Planning Agency, at the sole discretion of the City but in accordance with applicable law, to determine if any condition or the permit should be modified, amended or revoked.

4. The Developer/Applicant must reimburse the City for all attorneys' fees expended by the City, which are directly related to the processing of this Development/Project. The City will not issue Certificates of Occupancy or any other final occupancy approval until attorneys' fees billed to date are paid.

5. This approval is for the project as shown on the plans reviewed and approved by the Planning Agency and on file. Before the City issues a building permit, the applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Director. Any subsequent modification must be referred to the Director. The Director may, but is not required to, approve minor or technical modifications (including, without limitation, modifications to these conditions), or refer such requested modifications to the Planning Agency.

6. Any exterior changes to the building require the Director's approval.

7. The applicant or business owner must obtain all applicable permits from the Director if tenant improvements are needed.

Planning

8. Before building permits are issued, the applicant must submit plans demonstrating substantial compliance with the plans and conditions of approval on file with the Director. Any subsequent modification to the project as approved, including the site plan, floor plan, elevations, landscaping and materials, must be referred to the Director to determine whether the Planning Agency should review the proposed modification.

9. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

10. The applicant must comply with all traffic mitigation measures identified in the Class 32 Findings prepared for the Project.

11. Any changes to the colors and materials of the exterior façade of the building must be in compliance with the MPMC and approved to the satisfaction of the Director.

12. Before the City issues a building permit, the applicant must submit final landscaping and irrigation plans to the Director for review and approval to demonstrate compliance with the MPMC. The plant materials used in landscaping must be compatible with the Monterey Park climate pursuant to Sunset Western Garden Book's Zone 24 published by Sunset Books, Inc., Revised and Updated 2001 edition. Additionally, the landscaping and irrigation must be completely installed before the City issues a final Certificate of Occupancy. Additionally, the final landscaping and irrigation plans must comply with the following:

a. Reclaimed water must be used as the water source to irrigate landscaped areas, if feasible. To that end, dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.

b. Efficient irrigation systems must be installed which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors).

c. Automatic sprinkler systems must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

13. Selection of drought-tolerant, low-water consuming plant varieties must be used to reduce irrigation water consumption.

14. Trash and recycling enclosures must be provided and shown on the site plan that are sufficiently large enough to store the necessary bins required for the regular collection of commercial solid waste and recyclable materials. The site plan with the location and dimensions of the trash and recycling enclosure and an elevation view of the enclosure must be provided to the Director for review and approval before the City issues building permits.

15. Ground level mechanical equipment, refuse collectors, storage tanks, generators, and other similar facilities must be screened from view with dense landscaping and walls of materials and finishes compatible with the overall design of the project and any ancillary buildings.

16. All gutters and spouts must be painted to match the buildings. Galvanized finish is not permitted.

17. The exterior of the building(s) must be treated with anti-graffiti material. All structures and walls must be maintained free of graffiti.

18. The exterior finish of the facility must be comprised of non-reflective paint materials.

19. Exterior lighting must be designed to minimize off-site glare.

20. The building must be designed to comply with all MPMC standards for the attenuation of interior noise.

21. The applicant must provide a marketing implementation plan that includes, without limitation, notification to residents of Monterey Park regarding the availability of affordable housing in the project (if any), eligibility requirements, application requirements, and access to application materials to the satisfaction of the Director.

22. Energy conservation measures must be included in the project. All new residential and commercial buildings must comply with the energy efficiency standards set forth in the MPMC and with the California Green Building Code, as adopted by the MPMC. Before the City issues building permits, the applicant must obtain the Director's approval of an energy efficiency plan that includes the following (unless the applicant demonstrates their infeasibility to the satisfaction of the Director):

a. use of photovoltaic systems;

b. passive cooling strategies such as passive or fan aided cooling plan designed into the structure and/or a roof opening for hot air venting or installation of underground cooling tubes;

c. high efficiency outdoor lighting and/or solar powered lighting;

d. installation of Energy Star roofs, furnaces, and appliances;

e. use of solar-assisted water heating for swimming pools and tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system;

f. use of passive solar cooling/heating;

g. use of natural lighting in lieu of artificial lighting;

h. installation of energy efficient lighting;

i. use of water-efficient landscapes; water-efficient irrigation systems and devices; and use of reclaimed water (if available);

j. installation of cool pavements;

k. provision of segregated waste bins for recyclable materials;

l. zero waste/high recycling standards.

Building Conditions

23. Before grading permits are issued, the applicant must submit a soils report to the Director for review and approval.

24. Before grading permits are issued, the applicant must submit a grading plan to the Director for review and approval. Before building permits are issued, plans must show conformance with the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Energy Code, all as adopted by the MPMC.

25. Before building permits are issued, plans must show compliance with accessibility requirements per the California Building Code, as adopted by the MPMC.

26. At least one stairway must access the roof per the California Building Code, as adopted by the MPMC.

Fire Department Conditions

27. The project must comply with all applicable requirements in the California Building and Fire Codes, as adopted by the MPMC.

28. Construction of any cafeteria or kitchen facilities must include installation of a grease interceptor capable of removing fats, oils, and grease from the kitchen waste stream. If the Los Angeles County Health Department determines that the food preparation area does not require the installation of grease interceptors, then this condition will not be required.

29. Construction activities must include a storm water pollution prevention plan addressing non-storm water run-off, debris removal, track-out and protection of storm water system.

30. Any diesel-powered generators must be approved by the Fire Chief, or designee, and provide for secondary containment, placarding, spill detection and prevention. Underground tanks require additional environmental monitoring requirements.

31. The applicant must provide the Fire Chief, or designee, an inventory of any and all chemicals used for laundry, pool or house cleaning, emergency generators or other devices.

32. The applicant, or designee, must contact Underground Service Alert before digging or excavating.

33. Any demolition must be screened for asbestos and lead, with proper notifications to the Air Quality Management District (AQMD).

34. If the building heights exceed 30 feet in height, a dedicated ladder truck access road is required. Access road must be provided from Hellman Avenue to Garvey Avenue. The minimum unobstructed width must be 26 feet and be at least 15 feet, but not further than 30 feet, from the west side of the building. Except for approved security gates in accordance with California Fire Code (CFC) § 503.6, as adopted by the MPMC, a minimum unobstructed vertical clearance of 13 feet 6 inches must be provided for the access road, per the CFC Appendix D105.1, as adopted by the MPMC.

35. When security gates are provided, maintain a minimum access width of 20 feet. The security gate must be provided with an approved means of emergency operation, and must be maintained operational at all times. Electric gate operators, where provided, must be listed in accordance with Underwriters Laboratories (UL) 325. Gates intended for automatic operation must be designed, constructed and installed to comply with the requirements of ASTM F220 per the CFC § 503.6, as adopted by the MPMC.

36. Fire Department vehicular access roads must be provided with a 32-foot centerline turning radius, per the CFC § 503.2.4, as adopted by the MPMC.

37. Provide approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE. Signs must be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof, as required by the Fire Inspector per the CFC § 503.3, as adopted by the MPMC.

38. Fire Department vehicular access roads must be hardscape all weather access in accordance with the Department's All Weather Access Requirements per the CFC § 503.2.3, as adopted by the MPMC.

39. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the time of construction. Fire Code 501.4.

40. A minimum 5 foot wide approved firefighter access walkway leading from the fire apparatus access road to the building's exterior openings must be provided for firefighting and rescue purposes, per the CFC § 504.1, as adopted by the MPMC.

41. Fire apparatus access roads must be identified with approved signs. Temporary signs must be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs must be of an approved size, weather resistant and be maintained until replaced by permanent signs per the CFC § 505.2, as adopted by the MPMC.

42. The CFC must determine the required fire flow for fire hydrants at this location based on type of construction and total fire area. Plan submittal must include fire low test data obtain within one year of the submittal date.

43. Show all existing public fire hydrants within 250 feet of the lot frontage on both sides of the street. Specify size of fire hydrant(s) and dimension(s) to property lines. Additional fire hydrant requirements may be necessary after this information is provided per the CFC § C105.2.2, as adopted by the MPMC.

44. All fire hydrants must measure 6” x 4” x 2-1/2”, brass or bronze, conforming to American Water Works Association Standard C503, or approved equal, per the CFC § 507.5, as adopted by the MPMC.

45. Building height and area must be determined by the California Building Code (CBC) Table 503, as adopted by the MPMC. Per the CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in an R-1 occupancy will allow either an increase in stories/height or allowable floor area but not both.

46. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by CBC and CFC § 905.

47. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.

48. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area. Smoke alarms must be installed in accordance with the manufacturers’ instructions. Indicate the smoke alarm locations on plans per the CFC § 907.2.11.1, as adopted by the MPMC.

49. Carbon monoxide alarms must be provided either within all sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas per the CBC § 420.6, as adopted by the MPMC.

50. Public areas (non-residential) designated as accessible by the Building Official must be provided with visible alarm notification appliances per the CFC § 907.5.2.3.3, as adopted by the MPMC.

51. Smoke dampers must be provided whenever ducts penetrate smoke barriers and elevator lobbies as set forth by the CBC. Fire dampers must be provided whenever ducts penetrate the ceiling of fire-resistive floor-ceiling or roof-ceiling assemblies, an atrium enclosure element, or areas of refuge. In addition, the building exterior must have protected opening as set forth by the CBC Chapter 7. Identify smoke/fire dampers per the CBC § 716.4, as adopted by the MPMC.

52. A minimum of one rated stairwell must extend to the roof per the CFC § 504.3, as adopted by the MPMC.

53. Provide approved stairway identification signs located approximately 5-feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department per the CFC §§ 1022.8 and 1022.8.1, as adopted by the MPMC.

54. Every public area must have clearly visible emergency procedures information printed on a floor plan representative of the floor level and posted on the interior of each entrance door per the CFC § 404.7.2, as adopted by the MPMC.

55. Emergency procedures information printed on a floor plan must be posted at every stairway landing, at every elevator landing, and immediately inside all public entrance to the building per the CFC § 404.7.3.1, as adopted by the MPMC.

56. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided per the CBC § 3002.4a, as adopted by the MPMC.

57. Provide illuminated exit signs when two or more exits are required from a room or an area. Exit signs must be readily available from any direction of approach and must be located as necessary to clearly indicate the direction of egress travel. No point must be more than 100 feet from the nearest visible exit sign. Indicate all exit sign locations on plans per the CFC § 1011, as adopted by the MPMC.

58. Low-level exit signs are required in all interior rated corridors and areas serving residences of Group R, Division 1 Occupancies. Indicate all floor-level exit sign location on plans per the CFC § 1011.6, as adopted by the MPMC.

59. Fire Department access roads and portable fire extinguishers must be provided and maintained during construction, alternation or demolition of a building per the CFC §§ 1410.1 and 1415, as adopted by the MPMC.

60. A permit must be obtained from the Fire Chief, or designee, before engaging in activities, operations, practices or functions as indicated in the CFC §§ 105.6. and 105.7, as adopted by the MPMC.

61. Fire protection, including fire apparatus access roads and water supplies for fire hydrant must be installed and made serviceable before and during the time of construction per the CFC § 501.4, as adopted by the MPMC.

62. Marking of fire apparatus access roads and approved signs must be provided to identify such roads and prohibits the obstruction thereof or both that include the words NO PARKING – FIRE LANE per the CFC § 503.3, as adopted by the MPMC.

63. All rated exit stairwells must have keyed exterior doors on the ground level. Knox boxes must be provided adjacent to all exit stairwell exterior doors at approved locations. A Knox box must also be provided adjacent to the main entrance at an approved location per the CFC § 506.1, as adopted by the MPMC.

64. Fire/Smoke dampers, when required, must be interconnected to the Fire Alarm (if the building is equipped with a fire alarm system). A separate plan submittal and permit is required for the alarm work as per the CFC § 901.2.1, as adopted by the MPMC.

65. Air-moving systems (i.e., HVAC) supplying air in excess of 2,000 CFM to enclosed spaces within buildings must be equipped with automatic shut-off. When required, duct smoke detectors must be installed in the main supply-air duct served by such equipment and interconnected to the fire alarm (if the building is equipped with a fire alarm). A separate plan submittal and permit is required for the alarm work per the California Mechanical Code § 609, as adopted by the MPMC.

66. Portable fire extinguishers must be installed per the CFC § 906. Start the placement of the fire extinguisher near the main exit door. Mount the fire extinguisher in a visible and accessible location, 3 to 5 feet above the finished floor to the handle. Not more than 5 feet above the finished floor for extinguishers weighing 40 pounds or less and not more than 3 to 5 feet above the floor for extinguishers weighing more than 40 pounds. Building with multiple floors must have at least one fire extinguisher per floor.

67. Light Hazard Occupancies (offices, classrooms, churches, assembly rooms, residential, etc.) require “2A10BC” fire extinguishers. The maximum coverage area is 6,000 square feet per extinguisher and the maximum travel distance cannot exceed 75 feet.

68. Ordinary Hazard Occupancies (parking garages, retail, light manufacturing factories, warehouse without high-piled storage, etc.) require “3A40BC” fire extinguishers. The maximum coverage area is 4,500 square feet per extinguishers and the maximum travel distance cannot exceed 75 feet.

69. Commercial Kitchens require a fire extinguisher listed and labeled for Class K fires to be provided within 30 feet of travel distance to commercial food heat-processing equipment.

70. A readily visible and durable sign shall be provided above the main entrance door stating: “THIS DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED” in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S must be equipped with common knowledge lever type, single action hardware, unless panic hardware is specifically required per the CFC § 1008.1.9.3, as adopted by the MPMC.

71. All doors designated as exits, except for the main entrance in Group A with less than 300 persons, B, F, M, and S occupancies must be equipped with common knowledge lever type, single action hardware, unless panic hardware is specifically required per the CFC § 1008.1.9, as adopted by the MPMC.

72. Additional exit signs may be required at the time of final inspection, if the ones provided do not meet the intent of the code per the CFC § 1011.1, as adopted by the MPMC.

73. If emergency illumination is existing and/or required, additional fixtures may be required to be installed (verify the requirements with the plans). The lighting must provide a minimum of one-foot candle at the floor level throughout the exit path. Testing of the fixtures will be required during the final inspection. The Fire Inspector may request a nighttime test at his/her discretion to confirm the minimum requirement of one-foot candle at floor level per the CFC § 1006, adopted by the MPMC.

74. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, must have the capacity of the room posted in a conspicuous place on an approved sign near the main exit from the room the CFC § 1004.3, as adopted by the MPMC.

75. Any fire sprinkler system installation or modification requires a separate plan check submittal and approval. Work cannot commence until a fire permit is obtained. Inspection of the rough piping must be performed before being concealed. Ceiling tiles and/or dry wall must not be installed unless approved by the Fire Inspector per the CFC § 901.2, as adopted by the MPMC.

76. Any fire alarm and/or fire sprinkler system monitoring installation or modification requires a separate plan check submittal and approval by the Fire Chief, or designee. Work cannot commence until a fire permit is obtained. Inspection of the system shall be performed and subject to acceptance tests before operation per the CFC § 907.1.1, as adopted by the MPMC.

77. Other fire protection systems and appurtenances (e.g., commercial cooking operations for hood fire suppression, underground fire line, standby power systems, FM-200) installation or modification requires a separate plan check submittal and approval. Inspection of the system must be performed and subject to acceptance tests before operation per the CFC § 904.1, as adopted by the MPMC.

78. A two-way, approved Fire Department communication system must be provided for Fire Department use. It must operate between the main control room and elevators, elevator lobbies, emergency and standby power rooms and at entries into enclosed stairways per the CFC §§ 907.2.13.2 and 914.3.4, as adopted by the MPMC.

79. Emergency responder radio coverage must be provided per the CFC § 510.1 and MPMC § 17.02.110.

80. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access per the CFC § 1413, as adopted by the MPMC.

81. Provide a parking space clearly labeled and reserved for “Fire Vehicles” on the ground floor. This parking space must be located within close proximity of the commercial area. The location of the parking space is subject to the approval of the Fire Chief.

82. Contractor’s statement of compliance. Before requesting final approval of the installation of fire protection systems and appurtenances, the installing contractor must furnish a written statement to the Fire Inspector that the subject fire protection system was installed in accordance with approved plans and has been tested in accordance with the manufacturer’s specifications and the appropriate installation standard. Any deviations from the design standard must be noted and copies of the approvals for such deviations must be attached to the written statement per CFC § 901.2.1, as adopted by the MPMC.

83. The owner of the protected premises will be responsible for all annual inspection, testing, and maintenance for all fire protection systems and their appurtenances within the protected premises in accordance to their referenced national standards and submit said reports annually to the Fire Chief, or designee, one year after commissioning of each system. The Fire Chief, or designee, will review the annual reports that will be subject to a fee for review and inspections as deemed required by the Fire Chief per CFC § 901.1.1, as adopted by the MPMC.

84. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief, or designee. The on-site inspector must be approved by the Fire Chief, or designee.

85. A building code and egress analysis report of the applicable portions of the California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction per the CFC § 104.7.2, as adopted by the MPMC.

86. If “As-built” plans are required, additional fees will be due for the review of the drawings.

Public Works Department Conditions

87. All onsite utilities including, without limitation, water, electricity, gas, sewer and storm drains, must be installed underground.

88. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public improvements must be completed and accepted by the City before final inspection approval.

89. Before the City issues a Certificate of Occupancy, all damaged or off-grade curb, sidewalk and pavement must be removed and replaced as required by the Public Works Director, or designee.

90. The applicant must secure any required encroachment permits from the Public Works Director, or designee, before commencing any work in the public right-of-way.

91. The project must comply with the latest National Pollution Discharge Elimination System (NPDES) requirements and provide Best Management Practices (BMPs) for sediment control, construction material control and erosion control.

92. Before the City issues a building permit, the location and sizes of all proposed water meters must be approved by the City.

93. Before the City issues a building permit, the applicant must clean and inspect (via remote TV camera) the project sewer main. If found impaired, the applicant is responsible for the replacement of the sewer main.

94. A registered civil engineer must provide storm (hydrologic and hydraulic) calculations for appropriate storm drain facilities to control on-site drainage and mitigate off-site impacts, as follows, subject to review and approval from the Public Works Director, or designee:

a. The design must follow the criteria contained in both the Los Angeles County Department of Public Works Hydrology Manual and Standard Urban Storm Water Mitigation Plan or most recent editions. Flows must remain in their historical drainage pattern so as not to impact neighboring properties.

b. New development must not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

95. Construction related parking must be provided on-site.

96. All record drawings (as-built drawings) and supporting documentation must be submitted to the Public Works Director, or designee, before scheduling the project's final inspection.

Police Department Conditions

97. Before the City issues a building permit, the applicant must submit a photometric light study to the Police Chief, or designee, for review and approval. A site plan must be provided showing buildings, parking areas, walkways, and the point-by-point photometric calculation of the required light levels. Foot candles must be measured on a horizontal plane and conform to a uniformity ratio of 4:1 average/minimum. The photometric study must be point-by-point and include the light loss factor (.7). Lighting levels must be adjusted to meet the minimum foot candle requirements within each area of the site. All interior or exterior corridors, passageways and pedestrian walkways and open parking lot must be illuminated at all times with a minimum maintained one foot-candle of light on the walking surface.

98. A schematic plan of the security camera system must be submitted and approved by the Police Chief, or designee, before the City issues a building permit, and must be included as a page in the stamped approved set of plans.

99. Lighting devices must be enclosed and protected by weather and vandal resistant covers.

100. Stairways must be illuminated with a minimum maintained one foot-candle of light on all landings and stair treads at all times.

101. Recessed areas of building or fences, which have a minimum depth of two feet, a minimum height of five feet, and do not exceed six feet in width and are capable of human concealment, must be illuminated with a minimum maintained 0.25 foot-candles of light at ground level during the hours of darkness. This requirement applies to defined recessed areas which are within six feet of the edge of a designated walking surface with an unobstructed pathway to it, not hindered by walls or hedge row landscaping a minimum of two feet in height.

102. All types of exterior doors must be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light measured within a five-foot radius on each side of the door at ground level. The light source must be controlled by a photocell device or a time-clock with an astronomic clock feature and capable of operating during a power outage.

103. The addressing, open parking lot and trash dumpster must be illuminated with a maintained minimum of one foot-candle of light on the ground surface during hours of darkness.

104. Street addressing must be a minimum of 6 inches high and must be visible from the street or driving surface, of contrasting color to the background and illuminated during hours of darkness. Addressing must also be shown on plan elevations.

105. All landscaping must be low profile around perimeter fencing, windows, doors and entryways so as not to limit visibility or provide climbing access. Dense bushes cannot be clumped together in a manner that provides easy concealment.

106. Stairwell doors exiting onto the street must have a minimum 100-square inch vision panel, with a minimum five inch width, to provide visibility into the area being entered. Vision panels must meet the requirements of the California Building Code, as adopted by the MPMC. Vision panels must preclude manipulation of the interior locking device from the exterior.

107. Interior stairwell doors must have glazing panels a minimum of five inches wide and 20 inches in height and meet the requirements of the California Building Code, as adopted by the MPMC. Residential unit exterior doors must have a deadbolt lock, a secondary security latch and a wide angle (190-200 degree) door viewer, not to be mounted more than 58 inches from the bottom of the door.

108. Exterior mounted ladders are prohibited except: (1) ladders with a minimum 1/8 inch thick steel plate, securely attached to the ladders edge on each side, and extending to within two inches of the wall for a height of ten feet above ground level. A door and cover must be securely attached to the front of the ladder, and be constructed of minimum 1/8-inch steel, extending from ground level to at least ten feet high. The ladder must have non-removable hinge pins and be locked securely against the side wall by a locking mechanism with a minimum five pin tumbler operation; or (2) the bottom of the ladder must begin ten feet above the ground surface.

109. All pool entrances must be posted with “No Trespassing” signs.

110. Any pool restroom and shower doors must have access control as reviewed and approved by the Police Chief, or designee.

111. Exterior gates leading to the pool must be secured by electronic access control.

112. When a specific project option is selected, the Police Department may require the applicant to comply with more specific requirements as they pertain to: doors/hardware, windows, mailboxes, lighting, landscaping, addressing, stairwells, trash dumpsters, parking, other possible requirements they may pertain to a specific assisted living facility layout (access controls).

1. The property owner must hire and private security for the entire complex. The private security company must be properly licensed and meet all the criteria and legal obligations to operate a private security company. There must be a minimum of two security guards on the premises at all times. The Chief of Police has the

authority to increase or decrease the number of security guards as the situation calls for.

2. All major common areas of the locations, including all parking areas, must be covered by security video cameras. All security cameras must operate 24-hours a day, seven days a week. All cameras must record onto a recording medium and all recordings must be maintained in a secure and locked enclosure. Security video cameras must be installed at all the entrance/exits and must be positioned to capture the faces of people entering and exiting. All recordings must be maintained for a minimum of 30 days. All recordings must be made readily available for any law enforcement official who requests the recording(s) for official purposes. If the Chief of Police determines that additional security cameras are required, the management must comply with the direction within 7 days. Also, access to all security video cameras must be made available to the Police Department, via the internet, by providing the IP address for all cameras. The Chief of Police can also require a change in the position of the video cameras if it is determined that the position of the camera does not meet security needs. The management must comply with the request within 7 days. A comprehensive security plan must be submitted to the Police Department for final review and approval before the project opening.

3. Property management will work with the Police Department to identify a designated area on the property where emergency vehicles may park within close proximity of the commercial areas when responding for calls for service at the location. This area can be designated at a later time but must be subject to the approval of the Chief of Police.

4. Any gate code/key must be provided to the Police Department so that access can be made in case of emergencies.

5. Access to the roof of the building structures will be locked and secured. Access to the roof will be restricted to maintenance personnel, building management, or other authorized personnel.

6. All businesses in the complex are encouraged to join and participate in the Monterey Park Police Department's Business Watch Program; a fee service designed to educate businesses about minimizing criminal activity. The Community Relations Bureau can be contacted at (626) 307-1215

Construction Conditions

113. Before any construction occurs the perimeter of the property must be fenced with a minimum 6-foot high fence. The fence must be covered with a material approved by the Director to prevent dust from leaving the site.

114. Public sidewalks must remain open at all times or provisions made to provide temporary sidewalks during construction to the approval of the Director or designee.

115. All haul trucks hauling soil, sand, and other loose materials must either be covered or maintain two feet of freeboard. Proposed haul route to be submitted for review and approval by the Director or designee.

116. NOx emissions during construction must be reduced by limiting the operation of heavy-duty construction equipment to no more than five pieces of equipment at any one time.

117. Staging of construction vehicles and vehicle entry and egress to the site must be approved by the Public Works Director, or designee. Temporary construction driveways must be approved by the Public Works Director, or designee. Temporary construction driveways must be removed before the City issues a certificate of occupancy.

118. Construction vehicles cannot use any route except the City's designated Truck Routes.

119. The applicant must develop and implement a construction management plan, as approved by the Public Works Director, or designee, which includes the following measures recommended by the AQMD:

a. Configure construction parking to minimize traffic interference.
b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).
c. Re-route construction trucks away from congested streets.
d. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per AQMD rules, to minimize dust emissions.
e. Suspend use of all construction equipment during second stage smog alerts.
f. Use electricity from temporary power poles rather than temporary diesel or gasoline-powered generators.
g. Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, if feasible.
h. Catalytic converters must be installed, if feasible.
i. Equipment must be equipped with two-to-four-degree engine time retard or pre-combustion chamber engines.
j. Use methanol or natural gas powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.
k. Use propane or butane powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

120. During construction and operations, all waste must be disposed in accordance with all applicable laws and regulations. Toxic wastes must be discarded at a licensed, regulated disposal site by a licensed waste hauler.

121. All leaks, drips and spills occurring during construction must be cleaned up promptly and in compliance with all applicable laws and regulations to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

122. If materials spills occur, they must be cleaned up in a way that will not affect the storm drain system.

123. The project must comply with the MPMC storm water and urban pollution controls.

124. Before anticipated rainfall, construction dumpsters must be covered with tarps or plastic sheeting.

125. Inspections of the project site before and after storm events must be conducted to determine whether Best Management Practices have been implemented to reduce pollutant loadings identified in the Storm Water Pollution Prevention Plan.

126. The owner or contractor must conduct daily street sweeping on the surrounding streets and haul route and truck wheel cleaning to prevent dirt in the storm drain system.

127. Storm drain system must be safeguarded at all times during construction.

128. All diesel equipment must be operated with closed engine doors and must be equipped with factory-recommended mufflers.

129. Electrical power must be used to run air compressors and similar power tools.

130. The applicant must provide a telephone number for local residents to call to submit complaints associated with the construction noise. The number must be posted on the project site and must be easily viewed from adjacent public areas.

131. During construction, the contractor must store and maintain equipment as far as possible from adjacent residential property locations northwest of the site.

132. Construction related noise is restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday, and prohibited at anytime on Sunday or a Federal holiday.

Impact Fee Conditions

133. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by the MPMC. This condition also serves as notice pursuant to Government Code § 66020(d) that the City of Monterey Park is imposing impact fees (“DIFs”) upon the project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.) and the MPMC. The applicant is informed that it may protest DIFs in accordance with Government Code § 66020.

Development Plan Conditions

134. The Final Development Plan expires five years after approval, unless before the expiration date, substantial physical construction was completed on the Development Plan or a Time Extension has been applied for by the Permittee. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.

135. If the Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. The Permittee is required to pay all applicable fees in effect at the time the City issues a building permit or certificate of occupancy, as applicable.

136. City will not issue any development permit, including for grading, except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved development plan marked City Council Hearing dated October 6, 2021. Substantial conformity must be determined by the Director.

137. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved, but unbuilt, plans become null and void.

138. Revised plans and building elevations incorporating all conditions of approval for this project must be coordinated and submitted to the Director as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans must be reviewed for condition compliance before issuance of any permits such as grading, building, or encroachment permits. Any change to the size, colors, construction materials, design, or location of any structure onsite, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, must not be made without approval by the Director.

Miscellaneous

139. All plans submitted with a request for a building, and/or grading permit must include all applicable conditions of project approval.

140. Before approval of the first grading permit and/or building permit, the Permittee must pay all applicable City of Monterey Park permit processing fees in full. Before the start of any work on-site, the Permittee must request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives.

141. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project must comply with the requirements of the MPMC.

142. All trees planted or preserved in accordance with this approval must be maintained according to the latest adopted American National Standard Institute (ANSI) guidelines for tree care, generally referred to as ANSI A300 (various parts), and the companion publications "Best Management Practices" published by the International Society of Arboriculture (ISA). Any pruning of trees, other than light pruning of no more than 25 percent (25%) of the foliage within any one growing season, requires review and approval of the City of Monterey Park before commencement of the work.

143. The Permittee is responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the MPMC, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.

144. The Permittee is responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.

ATTACHMENT 2
Architectural Plans

CELADON MONTEREY PARK
BUILDING AND ELEVATION DESIGN

The building design and material selection is planned in a way to allow for an exciting multi-level experience with the use of interlocking forms.

The overall project has a feeling of continuity since the limited number of exterior materials, interconnect in a way to tie the lower floors with the upper floors. The pallet is made up of three major materials: stucco, brick, and a wood-print metal siding. The wood-print metal siding was originally intended to be real-wood, however; durability and maintenance issues called for a re-thinking of the siding.

The materials used on the lower levels of the building are durable and darker in tone. The storefronts are a dark bronze color and most of the lower levels are clad in a Mangenese Ironspot brick veneer. The metal canopies will be painted with a high-performance paint to match the dark storefronts.

The gray color brick finish is reminiscent of traditional Asian architecture with a clean Southern California aesthetic.

Multiple living units have floor to ceiling glass facades to exploit the maximum amount of daylighting and views around Monterey Park.

The storefronts are framed in a wood surround, which is a soft, natural accent at the pedestrian levels. The store entrances are also provided with metal framed canopies and integral lighting for a modern rustic feel.

Rising above the multi-level central plaza experience is a large canopy. The canopy provides a sense of protection and is constructed with similar materials to the building and fits with the overall aesthetic.

Large green walls are also designed into the facades and play an important role as part of the overall landscape design and as project identification. The landscape plays a major role in creating a comfortable and calming experience for the visitors, in a busy urban environment. The planting will also become an integral part of the façade design, as it drapes over the planter edges and onto the brick facing.

The combination of building massing, material selection, easy access to upper levels and operable panels will create a quintessential Southern California experience for visitors and residents alike. This design is intended to address the goals for providing high design quality in all new commercial developments as outlined in the Monterey Park Land Use and Urban Design Element.