CITY OF MONTEREY PARK
PLANNING COMMISSION AGENDA

SPECIAL MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754

WEDNESDAY
July 30, 2014
7:00 PM

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.

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at **http://ci.monterey-park.ca.us/home/index.asp**. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Larry Sullivan

ROLL CALL – Commissioners Choi, Hamner, Garcia and Lam

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] PUBLIC HEARINGS

1-A. A public hearing to consider the adoption of the draft Healthy Community Element and Sustainable Community Element of the City's comprehensive General Plan. The intent of the two draft elements is to establish goals and policies to guide City efforts to support and promote a healthier community by "making the healthy choice the easy choice" for every community member; and to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors.

[2.] UNFINISHED BUSINESS

None

[3.] NEW BUSINESS

None

[4.] STAFF COMMUNICATIONS AND MATTERS

[5.] COMMISSION COMMUNICATIONS AND MATTERS

[6.] CLOSED SESSION

ADJOURN

APPROVED BY:

MICHAEL A. HUNTLEY	

Planning Commission Staff Report

DATE: July 30, 2014

AGENDA ITEM NO: 1-A

TO: The Planning Commission

FROM: Michael A. Huntley, Director of Community and Economic Development

SUBJECT: A Public Hearing to consider the adoption of the draft Healthy Community and Sustainable Community Elements of the City's comprehensive General Plan.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

(1) Opening a public hearing and take testimonial and documentary evidence;
(2) Close the public hearing;
(3) After considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt the Healthy Community and Sustainable Community Elements;
(4) Adopt an Addendum to the Monterey Park General Plan Final Environmental Impact Report; and
(5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In 2010, the City of Monterey Park applied for a Sustainability Communities Planning Grant. It was the City's intention to utilize the grant funding for the creation of two new General Plan Elements related to healthy and sustainable communities. In January 2011, the City was notified that the grant application was selected for funding. In April 2012, RBF Consultants was awarded a contract to prepare Healthy Community and Sustainable Community Elements of the City's comprehensive General Plan.

In early 2012, the City of Monterey Park initiated the development of two new General Plan Elements to address two topics that have emerged as priorities in the community specifically related to the creation of a healthier and sustainable community. The first element, the Healthy Community Element, establishes goals and policies to guide City efforts to support and promote a healthier community by "making the healthy choice the easy choice" for every community member. The second element, the Sustainable Community Element, establishes goals and policies to guide City efforts to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors. Over the last two years, there has been substantial community outreach that contributed to the formulation of the two draft

elements. At this time, the draft elements are complete and ready for review by the Planning Commission.

ANALYSIS:

Existing Conditions. Prior to the development of two new General Plan Elements, an existing conditions analysis was conducted and a report prepared that summarizes the current state of Monterey Park as related to health and sustainability. The report is intended to provide information on key topics that may be addressed in the Healthy Community and Sustainability Community Elements and presents a baseline to which future conditions can be compared. This Existing Conditions Report was be used to inform the development of the policy framework in the Healthy Community and Sustainable Community Elements. Sustainability and health go hand-in-hand, and sometimes cannot be distinguished from one another. Sustainability is often defined as meeting the needs of people today to ensure a healthy future for generations to come through the environment, economy, and society. Sustainable communities need adequate and good quality housing; access to public transit, good schools, and parks, safe routes for pedestrians and bicyclists; meaningful and productive employment with fair wages; unpolluted air, soil, and water; and cooperation, trust, and civic participation. Better access to these resources increases the chance of living a healthy, fulfilling life while avoiding preventable illness and disease. Increasingly, inter-disciplinary research indicates that the "built environment" (e.g., land use, transportation systems and community design) is associated with chronic health conditions – in particular asthma, diabetes and obesity (a risk factor for coronary heart disease) and other health status indicators. The Existing Conditions Report along with community input was used to prepare the two new General Plan Elements.

Vision Plan. The purpose for preparing a Vision Plan was to provide direction on how the City of Monterey Park can better promote community health and sustainability. The Plan summarizes input from Monterey Park community members, General Plan Advisory Committee members, and from Technical Advisors who were sought for their expertise or engagement in issues related to health or sustainability. The Vision Plan is based on issues and ideas that these various stakeholders brought up in several forums in the latter half of 2012, as described below in "Visioning Process". Along with the Existing Conditions Report, the Vision Plan serves as a foundation document for the development of the draft Healthy Community Element and Sustainable Community Element of the Monterey Park General Plan. It may also stand alone as a guide to efforts that the City, community partners, and public can undertake to achieve a Healthy and Sustainable Monterey Park.

GENERAL PLAN ELEMENTS:

The following two new General Plan Elements include the draft Healthy Community Element and Sustainable Community Element. The two draft elements are the result of two to three years of work by the City staff, RBF Consulting and the City Attorney's office. The formulation of these elements incorporates information from the Existing

Conditions Report, the Vision Plan and industry standards related to healthy and sustainable communities. The following is a short discussion of the new elements and the implementation plan.

Healthy Community Element. Health and wellness are important values of the people in Monterey Park that form the basis of each community member's quality of life. Most people try to make choices that are good for their own health and the health of their families, but conditions in their environment can make it difficult for them to succeed. This Healthy Community Element strives to create conditions in Monterey Park that make it easier for community members to make healthy choices every day.

The Healthy Community Element establishes goals and policies to guide City efforts to support and promote a healthier community by "making the healthy choice the easy choice" for every community member. These efforts are designed to make it easier to eat well, be physically active, access health care, reverse unhealthy habits, and avoid exposure to toxins and disease. Education and communication programs by the City and its partners are crucial strategies to promote healthy choices. An active community life and strong social networks also create conditions for good health.

This Element addresses a number of topics, including:

- **Health at Home**
- **Active Living**
- **Healthy Eating**
- **Community Life**
- **Health Care and Communicable Disease Prevention**
- **Alcohol and Tobacco Use**

The Healthy Community Element establishes goals and policies to guide staff and the community in the long-term implementation element. A complete list of the goals and policies is located in the draft element for consideration by the Planning Commission.

Sustainable Community Element. Maintaining and improving the quality of life for all community members has long been an important goal for Monterey Park. As people worldwide become increasingly aware of the limitations of natural resources, there is a local focus on efficiently and effectively using available resources to allow for greater quality of life for all Monterey Park community members.

Sustainability is often described as a three-legged stool, balancing the **environment**, **economics** and **social equity**. Sustainability requires that the social and economic decisions made by the City, its residents and business owners allow the community to thrive without destroying the natural resources. For a community to become sustainable or act in a sustainable manner, its practices and regulations must consider all three aspects that are defined as:

Environmental sustainability maintains a stable, quality resource base, avoiding over-exploitation of renewable resource systems and depletion of non-renewable resources. This includes maintenance of biodiversity, clean air, and other ecosystem functions.

Economic sustainability produces goods and services on a long-term basis and keeps the local economic capital intact, with employment opportunities for workers of all skill levels. This principle encourages new approaches to economic development that involve coordination and integration of environmental and social concerns.

The principle of **social equity** works to create conditions that allow all community members to achieve their full potential. Sustainable communities allocate resources and opportunities fairly, actively eliminate barriers to full participation in community life, and work to correct injustices. This principle means ensuring adequate provision of social services (such as health and education) and political accountability to all community members regardless of ethnic background, income level, sexual orientation, or age.

The Sustainable Community Element establishes goals and policies to guide City efforts to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors of individual community members. These efforts are designed to reduce private automobile dependency, increase conservation of natural resources, reduce waste, and increase community resiliency by preparing for emergencies. Education and communication programs by the City and its partners are crucial strategies to promote sustainable behaviors.

This Element addresses a number of topics, including:

- **Land Use and Transportation**
- **Natural Resources**
- **Waste Reduction and Diversion**
- **Emergency Preparedness and Resiliency**
- **Community Participation and Communications**

The Sustainable Community Element establishes goals and policies to guide staff and the community in the long-term implementation element. A complete list of the goals and policies is located in the draft element for consideration by the Planning Commission.

Implementation Program. The formulation of an Implementation Program is an essential component for carrying out the goals and policies established in the new Healthy Community Element and Sustainable Community Element. The

Implementation Program includes specific implementation items, to be led by the City, which will contribute to the attainment of the General Plan goals. The Implementation Program also identifies the responsible department/agency, potential funding sources, additional resources such as model programs or potential partners, and timeframe for implementation. The Implementation Plan is attached to the staff report for consideration by the Planning Commission.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and *CEQA Guidelines* (California Code of Regulations, Title 14, §§ 15000, *et seq.*), the City prepared an addendum to the Certified Final Environmental Impact Report for the Monterey Park General Plan (the "General Plan") that was certified on July 18, 2001 (the "FEIR").

The FEIR analyzes implementation and build-out of the General Plan over a 20-year planning period. Although there were no specific development projects proposed in conjunction with the General Plan, the FEIR analyzes a maximum development potential of approximately 3,030 new dwelling units and 5.0 million square feet of non-residential development in the General Plan area at build-out of properties citywide pursuant to the proposed land use policy.

In 2008, the Monterey Park City Council directed staff to initiate the "greening" of the City. The City's first step in this process is to create two new General Plan Elements: the Sustainable Community and Healthy Community Elements. In September 2010, the City Council approved the application for grant funds for the Sustainable Communities Planning Grant and Incentives Program under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84) for preparation of these Elements. The Healthy Community and Sustainable Community Elements form the foundation from which "Green planning" can occur. The Sustainable Community Element facilitates future development aligned with sustainability principles and smart growth concepts and the Healthy Community Element addresses the health of residents, providing guidance on topics that promote health and initiates programs to regularly monitor health data.

The project analyzed by this Addendum involves the addition of the Healthy Community and Sustainable Community Elements and associated Implementation Program. The proposed amendment would not modify the Land Use Policy Map or intensities/densities identified within the General Plan Land Use Element. No changes to the maximum development potential approved for the General Plan and analyzed in the FEIR would occur with the proposed amendment. Accordingly, the adoption of the Healthy and Sustainable Community Elements would not have an impact on the community above what had already been identified in the FEIR. A copy of the Addendum is attached to the staff report for the Planning Commission's consideration.

Respectfully submitted:

Michael A. Huntley,
Community and Economic
Development Director

Reviewed by:

for
Karl H. Berger
Assistant City Attorney

Attachments:

Draft Healthy Community Element
Draft Sustainable Community Element
Monitoring Plan
Implementation Program
Appendix A - Existing Conditions Report
Appendix B – Vision Plan
Addendum to the General Plan FEIR