

**CITY OF MONTEREY PARK
PLANNING COMMISSION AGENDA**

REGULAR MEETING

**Monterey Park City Hall – Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
AUGUST 25, 2015
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 Rodrigo Garcia

PLEDGE OF ALLEGIANCE

ROLL CALL – Commissioners Choi, Sullivan, Lee, and Leung

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] UNFINISHED BUSINESS

[2.] NEW BUSINESS (PUBLIC HEARINGS)

2-A. DRAFT SOUTH GARFIELD VILLAGE SPECIFIC PLAN (SP-15-01)

The City of Monterey Park filed an application for Specific Plan (SP-15-01) for the approval of the South Garfield Village Specific Plan. The draft Plan updates and amends the existing South Garfield Specific Plan, which was adopted in September 1987 and was last amended in October 2000. The purpose of the Plan is to revitalize South Garfield Avenue and Pomona Boulevard and create a transit village with a future Gold Line station planned on South Garfield Avenue just south of the State Route (SR) 60 Pomona Freeway. The Project area will become an important gateway from the transit system into the City and will provide opportunities for new uses, including additional retail and services, dining, and parking. The intent of the Plan is to reflect the community's current vision for the area and encourage quality development. In order to ensure that this will not be a plan that sits on a shelf, construction documents have been prepared to facilitate implementation of street and sidewalk improvements.

The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration ("MND") of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt the MND was prepared pursuant to CEQA Guidelines §§ 15072 and 15073 and the Initial Study/Mitigated Negative Declaration were available for public comment from July 13, 2015 to August 11, 2015.

It is recommended that the Planning Commission consider taking the following actions:

- (1) After considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt the South Garfield Village Specific Plan; and
- (2) Taking such additional, related, action that may be desirable.

[3.] COMMISSION COMMUNICATIONS

[4.] FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION

[5.] STAFF UPDATES – Provide an update on the Housing Element.

[6.] CLOSED SESSION

ADJOURN

To the next regularly scheduled meeting on September 8, 2015

APPROVED BY:

MICHAEL A. HUNTLEY	
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Planning Commission Staff Report

DATE: August 25, 2015

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: A public hearing to consider the recommending adoption of the draft South Garfield Village Specific Plan and Initial Study/Mitigated Negative Declaration.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) After considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt the South Garfield Village Specific Plan; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On September 10, 2012, the City made an application for a Transit Oriented Development (TOD) Planning Grant offered by the Los Angeles County Metropolitan Transportation Authority (LACMTA). On March 13, 2013, the City was notified by the LACMTA that the City's proposal was selected for funding in the amount of \$250,000.

On April 2, 2013, the City solicited proposals from consulting firms to prepare the South Garfield Village Specific Plan ("Plan") and selected Michael Baker International Inc. (formerly RBF Consulting). Staff obligated \$250,000 to fund the preparation of the Plan.

The draft Plan updates and amends the existing South Garfield Specific Plan, which was adopted in September 1987 and was last amended in October 2000. The Plan boundary covers a three block commercial strip extending from Pomona Boulevard on the south to approximately Floral Drive on the north and extends one parcel east and west to the alleys which parallel Garfield Avenue and the Pomona Boulevard frontage on the north side of the street between Wilcox Avenue to the east and Ferdinand Avenue to the west ("Project area"). The corridor is bordered by single-family residences to the east and west.

The Plan identifies the maximum development potential based upon the allowed uses and maximum intensities that would be allowed in the Project area and assumes some existing residential uses would transition to nonresidential uses allowed within the

proposed Project area. It is anticipated that these transitions would occur over time based on market conditions.

At the June 23, 2015 joint study session, questions were raised by the public as to if the draft Plan anticipated or included the acquisition of existing residential properties through eminent domain. The draft Plan does not include, nor was there any discussion or consideration of including eminent domain into the Plan. Moreover, Proposition 99, approved by California voters in 2008, prohibits local government from acquiring by eminent domain an owner-occupied residence for the purpose of conveying it to a private person for development. This does not apply if a local government uses eminent domain to protect public health and safety; or to prevent serious and repeated criminal activity; responding to an emergency; or remedying environmental contamination that threatens public health and safety.

The existing South Garfield Specific Plan permits a combination of uses that primarily encourage automobile use and provides little to no alternatives in regards to transportation modes. The zoning along Garfield Avenue within the Specific Plan area is Neighborhood Shopping (NS), while the area along Pomona Boulevard is zoned Planned Development (PD), which encourages mixed use development. The NS zone works to serve the local community by encouraging the establishment of neighborhood scale retail shops; however, many elements of the Specific Plan are dated, including Land Use and Development Standards; Circulation and Parking; and Design Guidelines.

The purpose of the Plan is to revitalize South Garfield Avenue and Pomona Boulevard and create a transit village with a future Gold Line station planned on South Garfield Avenue just south of the State Route (SR) 60 Pomona Freeway. The Project area will become an important gateway from the transit system into the City and will provide opportunities for new uses, including additional retail and services, dining, and parking. The intent of the Plan is to reflect the community's current vision for the area and encourage quality development. In order to ensure that this will not be a plan that sits on a shelf, construction documents have been prepared to facilitate implementation of street and sidewalk improvements.

The Plan will be a precursor to additional regulatory changes, and will serve to delineate the changes that would need to take place in order to engage pedestrians and encourage public and alternate transportation use. Incorporating pedestrian-friendly elements into the Plan that emphasize safety will work to stimulate pedestrian activity and create a more inviting atmosphere. The Plan outlines the existing conditions, current street uses and identifies the changes needed to be made to streets and sidewalks in order to encourage and facilitate pedestrian activity. The Plan will also serve to create linkages to important destination areas throughout the City, including connecting the nearby East Los Angeles College to existing bus stops and the Gold Line transit station to encourage the use of mass transit.

ANALYSIS:

Community Outreach

On November 2013, the City initiated the process to update the South Garfield Specific Plan. Over the last year and a half, there has been substantial community outreach that contributed to the formulation of the draft Plan.

One of the most crucial components of the project was to engage local businesses and property owners, as well as residents to ensure understanding of the project and receive input on the future direction of the Project area. The community outreach process engaged a broad cross section of community members in consideration of the desired future for the Project area. Community members were encouraged to participate in the process, from one-on-one interviews with property and business owners in December 2013, to a walking workshop on February 8, 2014, to an on-line survey in January 2014. The survey and a flyer were also mailed to property owners, business owners, and residents within a quarter mile radius of the Project area. The mailer briefly explained the project and how community members could give input. On January 13, 2014, a stakeholders meeting was held; implementation of improvements in the Project area will require coordination between multiple City departments and agency stakeholders, including the City of Montebello, Spirit Bus, Metro, and Caltrans. A community design workshop was conducted in order to convey information about the project and provide a forum for public input at the George Elder Community Room, near the Project area, on May 15, 2014. On June 1, 2015, an open house was held to unveil the draft South Garfield Village Specific Plan to the community and show how the community's participation has helped to shape the future of the Project area. The contents of the Plan were shared with the community and public input was further encouraged prior to the plan becoming finalized for the public hearing process. On June 23, 2015, a joint study session with the City Council, Planning Commission, Environmental Commission, Economic Development Advisory Committee, and Design Review Board was held to provide information about the draft Plan to the different commission and boards.

Existing Conditions

Understanding the existing conditions was important in developing recommendations for future improvements. Many factors were documented and analyzed, including existing land use, urban design features, relationships and linkages to surrounding neighborhoods, and the future Gold Line station and other key destinations in the City.

The existing land uses within the Project area were cataloged, including parcel square footages, existing floor area ratio per dwelling units, existing zoned land, and building heights and other attributes.

A comprehensive existing conditions analysis of the current street use was conducted to identify the changes that needed to be made to streets, sidewalks, and medians in order to encourage and facilitate pedestrian activity.

Considerable efforts were focused on understanding the current mobility patterns in the Project area, including pedestrian and bicycle usage, vehicular circulation, parking configurations and availability, and constraints such as street, sidewalk and alley widths, and transit stop locations.

The parking within the Project area was documented and analyzed to identify opportunities for lot consolidation or reconfiguration. The parking analysis counted and documented existing typical weekday and Saturday parking demand on an hourly basis for a 12-hour period along the three-block commercial Project area, and forecasted demand on the Project area based on the Plan update.

The existing conditions review was prepared along the Project area and included a review and analysis of adjacent properties to evaluate connections and linkages to important destination areas throughout the City, nearby East Los Angeles and to the larger existing transit network and Gold Line station.

Plan Development

The analysis of the existing conditions was used to develop the framework of the Plan. The primary goal was to create a plan that is sensitive to the relationships between land uses, considers existing uses, and supports multimodal circulation. The goals and policies in the Plan were developed based on the input from the community through the outreach process.

The Plan addresses opportunity sites, the creation of development focal points and gateways, land use mix and intensity/density, transition uses and buffering, phasing of proposed land uses and improvements, circulation and parking issues, and pedestrian-orientation and scale.

The conceptual streetscape plan was designed to complement the land use and circulation concepts and will create a unique character for the project area. Streetscape and urban design elements include street trees and landscape concepts, lighting, safety elements that encourages walking. A plant and furniture palette is included in the Plan to illustrate details for the streetscape plan.

The Plan provides conceptual design and preferred location of public directional signs, entry signs and gateways, pedestrian kiosks, etc. The wayfinding program will expand upon the City's current program of coordinated directional signage to include destinations within the Project area, such as parking. The wayfinding program will be closely tied to the streetscape palette and help define the unique character of the Project area.

The Plan addresses safe circulation patterns for transit, delivery vehicles, private automobiles, bicycles, and pedestrians, taking into account land uses, opportunity project sites, pedestrian priority areas, and linkages to the Gold Line station and surrounding neighborhoods. Streets, pedestrian and bike paths will contribute to a system of full-connected and interesting routes to destinations and, through their design, will encourage pedestrian and bicycle use. The Plan addresses travel lanes and

turn lane configurations, bikeways, intersection configuration, illumination (street lighting, signs, etc.), landscaping improvements (median, parkway), medians (dimensions, locations, openings, etc.), sidewalks, and pedestrian amenities.

A district-wide conceptual parking layout is included to illustrate which existing parking lots can be reconfigured and/or consolidated to maximize the efficiency of land used for parking. The Plan considers ingress/egress and vehicular circulation within the Project area.

Design standards and guidelines are included in the Plan for land uses within the Project area. The design standards and guidelines addresses sidewalk cafes and outdoor uses, parking and site access, public gathering spaces, building setback and orientation, and quality architecture. It is the intent that the standards and guidelines will encourage development that is pedestrian-oriented and transit-friendly, and provide consistent design guidance for the development and redevelopment of the Project area. The design guidelines are crafted in a manner that is user-friendly (i.e. easy to find information) and includes additional graphics and photos to provide a greater level of detail, in illustrating the City's design objectives for the Project area. Moreover, the guidelines emphasize the importance of high quality development that is sensitive to the surrounding residential neighborhoods, architecture, and scale of the Project area.

Vision Poster

A Vision Poster is included in the Plan to summarize the vision and related land use framework, streetscape and circulation concept. The Vision Poster highlights the goals and objectives, conceptual land use and urban design, design standard and guidelines, circulation and streetscape, and furniture palette. According to Michael Baker International Inc, the use of a poster typically results in a higher degree of implementation because it is easy to display and easily understood by the public, investors, and others.

Development Incentives

Development incentives provide a means for the encouragement of the type and quality of development desired within the Project area. The development incentives offered in the Plan includes development intensity bonuses (floor area ratio) and parking reductions.

Implementation

A comprehensive implementation program is included in the Plan to realize the proposed programs and strategies. The implementation program identifies the short- and long-term goals and potential funding resources, including grants and financing mechanisms available for both public and private sector efforts, such as Business Improvement Districts (BIDs).

Construction Documents

In addition to drafting the Plan, construction documents for the installation of medians spanning approximately two blocks on South Garfield Avenue will be provided. The construction documents include the planting and irrigation for the medians and repaving and restriping the alleyways and parking lots to implement lot consolidation and reconfiguration. The construction documents include the mapping of existing utilities (water meter connections and details and electrical services) within the street and alley rights-of-way in order to identify potential constraints for future improvements, hardscape design, and probable construction costs.

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 Initial Study/Mitigated Negative Declaration (IS/MND).

The IS/MND analyzes implementation and build-out of the South Garfield Village Specific Plan area. Although there are no specific development projects proposed in conjunction with the Plan, the IS/MND analyzes a maximum development potential of approximately 330,000 square feet of neighborhood shopping and commercial service uses within the Project area. The estimated development potential is based upon the permitted uses and maximum intensities that would be allowed by the proposed project and assumes a couple of existing residential uses would transition to non-residential uses permitted within the Zoning Districts. However, it should be noted that these transitions would occur over time based on market conditions, given that the project does not propose to acquire these existing residential properties through eminent domain.

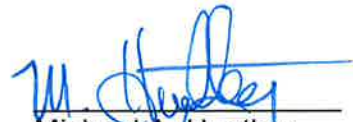
The project analyzed by this IS/MND involves the update and amendment to an existing Specific Plan and associated Implementation Program. The Project area is predominantly urbanized and built-out. Future development within the project area is anticipated to involve retail, service businesses, eating and drinking establishments, entertainment/cultural, office, and medical uses allowed by the Plan. New development could result in changes in land use and intensity within the area when compared to existing conditions. There are no rare, endangered, or threatened plants and animal species within the Project area. Implementation of the Plan would not result in impacts to biological resources, potentially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory.

Based on the analysis contained in the IS/MND, the proposed project would not have cumulatively considerable impacts with implementation of the project mitigation measures.

Respectfully submitted,

Prepared by:


Samantha Tewasart
Senior Planner


Michael A. Huntley
Community and Economic
Development Director

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft South Garfield Village Specific Plan
Exhibit B: Initial Study/Mitigated Negative Declaration/Mitigation Report and
Monitoring Program

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND ADOPT THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN.

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

SECTION 1: The Planning Commission finds and declares that:

- A. Government Code §§ 65450 through 65457 allow cities and counties to prepare specific plans to develop policies, programs, and regulations to implement the jurisdictions adopted general plan. A specific plan frequently serves as a bridge between the general plan and individual master plans or other large development projects;
- B. On September 10, 2012, the City made an application for a Transit Oriented Development (TOD) Planning Grant offered by the Los Angeles County Metropolitan Transportation Authority (LACMTA). On March 13, 2013, the City was notified by the LACMTA that the City's proposal was selected for funding;
- C. In November 2013, the City of Monterey Park filed an application for a Specific Plan (SP-15-01) with the Planning Division for the approval of the South Garfield Village Specific Plan. A copy of the proposed South Garfield Village Specific Plan is attached as Exhibit "A," and incorporated by reference (the "Project");
- D. The Project was prepared in accordance with the requirements of Government Code § 65451;
- E. The Project was reviewed by the Planning Division and other City related department for consistency with the General Plan and other City Policy Documents;
- F. 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");
- G. On August 25, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the Proposed project; and
- H. The Planning Commission considered the information provided by City

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RESOLUTION NO.
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staff, and public testimony and its findings, are made based upon the evidence presented to the Planning Commission at its hearing on August 25, 2015 including, without limitation, the staff reports submitted by the Planning Division. The Planning Commission adopted a resolution which recommends that the City Council certify the Mitigated Negative Declaration and adopt the draft South Garfield Village Specific Plan.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the Project meets the requirements of Government Code §§ 65450 through 65457 based upon the following findings:

- A. The Project updates and amends the existing South Garfield Specific Plan. The purpose of amending and expanding the existing South Garfield Specific Plan is, among other things, to allow for the incorporation of pedestrian-friendly elements into the Specific Plan that emphasize safety in order to stimulate pedestrian activity and create a more inviting atmosphere.
- B. The Project anticipates the future development of a light rail station as part of the Gold Line Extension just south of the South Garfield Village area in the City of Montebello. In anticipation of this future transit station, the Project envisions a walkable, bikeable commercial area that serves the transit users.
- C. The Project is in the public interest and there is a community benefit resulting from the Project including, without limitation, helping to revitalize the South Garfield Village area and reinforce the goals set forth in the Specific Plan. The South Garfield Village area serves as a neighborhood commercial center for existing residents to the east and west of the South Garfield Avenue corridor.
- D. The Project is consistent with the goals, policies, and objectives of the General Plan. The Project reflects current land use build-out and other development policies, as described within the General Plan. The Specific Plan's regulations will comply with the directives of the General Plan's policies and action programs.
- E. The Project contains the primary land use and development standards for the South Garfield Village area. These regulations will apply in addition to regulations of the Monterey Park Municipal Code ("MPMC"). As part of the implementation of the Project, the MPMC must be amended to include the South Garfield Village Specific Plan zoning designation, including its associated land use districts.

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SECTION 3: *Environmental Findings.* The Planning Commission finds as follows:

- A. The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration ("MND") of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt the MND was prepared pursuant to CEQA Guidelines §§ 15072 and 15073 and the Initial Study/Mitigated Negative Declaration was available for public comment from July 13, 2015 to August 11, 2015
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the MND, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the MND as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.

SECTION 4: *Recommendations.* The Planning Commission recommends that the City Council:

- A. Adopt the ordinance set forth in Exhibit "A," and incorporated by reference, which would certify the MND and adopt the Specific Plan; and
- B. Authorize the City Manager, or designee, to make non-substantial changes to the South Garfield Village Specific Plan, as determined by the City Attorney.

SECTION 5: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence,

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RESOLUTION NO.
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both oral and written, contained in the entire record relating to the South Garfield Village Specific Plan. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts 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 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: This Ordinance will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

ADOPTED AND APPROVED this 25th day of August 2015.

Rodrigo Garcia, Chairperson

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RESOLUTION NO.
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I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 25th day of August 2015, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael A. Huntley, Secretary

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

By:



Karl H. Berger,
Assistant City Attorney

ORDINANCE NO.

AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND SOUTH GARFIELD VILLAGE SPECIFIC PLAN.

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

- A. On September 10, 2012, the City made an application for a Transit Oriented Development (TOD) Planning Grant offered by the Los Angeles County Metropolitan Transportation Authority (LACMTA). On March 13, 2013, the City was notified by the LACMTA that the City's proposal was selected for funding;
- B. In November 2013, the City of Monterey Park filed an application for a Specific Plan (SP-15-01) with the Planning Division for adopting the South Garfield Village Specific Plan. A copy of the proposed South Garfield Village Specific Plan is attached as Exhibit "A," and incorporated by reference (the "Project" or "Specific Plan");
- C. The Project was prepared in accordance with the requirements of Government Code § 65451;
- D. The Project was reviewed by the Planning Division and other City related department for consistency with the General Plan and other City Policy Documents;
- E. 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");
- F. On August 25, 2015, the Planning Commission adopted Resolution No. _____ recommending that the City Council approve the Project;
- G. A public hearing was held before the City Council on September 16, 2015. At that time, the City Council reviewed the Project and related environmental aspects of the Project;
- H. The City Council has carefully considered all pertinent testimony including, without limitation, the staff report, from the public hearing of September 16, 2015; and
- I. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, the public hearing held

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by the City Council on September 16, 2015.

SECTION 2: The City Council finds and determines that the Specific Plan was processed in accordance with California law and the MPMC. Adopting the Specific Plan is in the public interest and consistent with the Monterey Park General Plan pursuant to Government Code § 65588. The findings and analysis set forth in Planning Commission Resolution No. _____, as adopted August 25, 2015, is incorporated into this Ordinance as if fully set forth.

SECTION 3: *Environmental Findings.*

- A. The Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073 and the Initial Study/Mitigated Negative Declaration was available for public comment from July 13, 2015 to August 11, 2015
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.
- C. When considering the whole record for the Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The City Council finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project. Consequently, the City Council certifies the MND attached as Exhibit "B," and incorporated by reference.

SECTION 4: *Approvals.*

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- A. Subject to the conditions listed on attached Exhibit "C," which are incorporated into this Ordinance by reference, the City Council adopts the Specific Plan.
- B. The Monterey Park Zoning Map is amended to add the zoning designation of "_____" as set forth in Exhibit "D," and incorporated by reference.
- C. The City Manager, or designee, is authorized to make non-substantial changes to the South Garfield Village Specific Plan, as determined by the City Attorney.

SECTION 5: *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 Project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *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 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: 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 9: 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 (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

ORDINANCE NO.
PAGE 4 of 4

SECTION 10: This Ordinance will become effective on the thirty-first (31st) day following its passage and adoption.

PASSED, APPROVED, AND ADOPTED this September 16, 2015.

Peter Chan, Mayor

ATTEST:

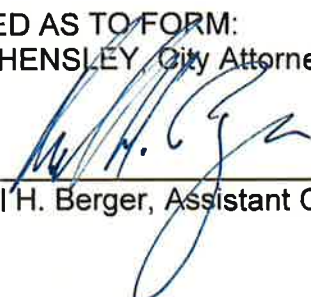
Vincent D. Chang, City Clerk
City of Monterey Park, California

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on September 16, 2015 by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

By:



Karl H. Berger, Assistant City Attorney