

PLANNING COMMISSION OF MONTEREY PARK AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue

Tuesday
November 8, 2022
6:30 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.**

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the Community Development Department – Planning Division 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>.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Chairperson and Planning Commission Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chairperson Sam

FLAG SALUTE

Commissioner Peter Fung

ROLL CALL

Chairperson Tammy Sam, Vice Chairperson Ricky Choi, Jack Chiang, Peter Fung, Jasmine Pesantes

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take discuss, deliberate, or take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on agenda Items at this time. If you provide public comment on a specific agenda item at this time, however, you cannot later provide comments at the time the agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS

[2.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None

[3.] PUBLIC HEARING

3-A. CODE AMENDMENT (ZCA-22-03 AND ZCA-22-04) TO AMEND TITLE 21 AMENDING 1) REGULATIONS REGARDING OUTDOOR DINING IN COMMERCIAL ZONES; 2) ALLOWABLE USES IN THE CENTRAL BUSINESS (C-B) ZONING DISTRICT; AND 3) REPEALING CITY PLANNER DUTIES REGARDING CERTIFICATE OF OCCUPANCY.

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Adopting the Resolution recommending to the City Council approval of ZCA-22-03;
- (4) Adopting the Resolution recommending to the City Council approval of ZCA-22-04; and
- (5) Taking such additional, related action that may be desirable.

Pursuant to the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, the proposed ordinances affect commercial development or businesses and is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; “CEQA”) for the following reasons: (1) they will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (2) there is no possibility that the ordinances may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the ordinances, by themselves, do not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

[4.] OLD BUSINESS

[5.] NEW BUSINESS

[6.] COMMISSION COMMUNICATIONS

[7.] FUTURE AGENDA ITEMS

ADJOURN

Next regular scheduled meeting is on November 22, 2022.



Planning Commission Staff Report

DATE: November 8, 2022

AGENDA ITEM NO: 3.A

TO: The Planning Commission

FROM: Steve Sizemore, Interim Director of Community Development
Jessica Serrano, Planning Manager

SUBJECT: **PUBLIC HEARING – ZONING CODE AMENDMENT NOS. 22-03 (ZCA-22-04) AND 22-04 (ZCA-22-04)** – Consideration and possible action to adopt a resolution recommending that the City Council adopt two Ordinances as follows: 1) ZCA-22-03 amending regulations regarding outdoor businesses in commercial zones; and 2) ZCA-22-04 expanding allowable uses in the Central Business Commercial (C-B) zoning district; and clarifying the Building Official's authority to issue Certificates of Occupancy.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing:
 - a. Adopting a resolution recommending that the City Council adopt the draft Ordinance amending regulations regarding outdoor businesses in commercial zones under ZCA-22-03 (Attachment 1);
 - b. Adopting a resolution recommending that the City Council adopt the draft Ordinance expanding allowable uses in the C-B zoning district; and clarifying the Building Official's authority to issue Certificates of Occupancy under ZCA-22-04 (Attachment 2); and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the proposed ordinance affects commercial development or businesses and is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

EXECUTIVE SUMMARY:

The proposed action is advisory to the City Council. It implements the *Pending Monterey Park Municipal Code Updates Work Program* approved by the City Council on March 16, 2022. Specifically, the Interim Community Development Director proposed various amendments to the Monterey Park Municipal Code ("MPMC") that would reflect changes in California law; codify the 2020 Monterey Park Business Recovery Program; and begin updating the MPMC to achieve consistency between it and the General Plan. The priorities for such amendments were categorized as "low," "moderate," and "high." The proposed ordinances are part of the "low" category.

BACKGROUND:

The first proposed ordinance codifies the Outdoor Dining and Events Permit system approved by the City Council as part of the 2020 Monterey Park Business Recovery Program. These temporary regulations are scheduled to expire on December 30, 2022.

Since 2020, the City processed approximately 50 permits to allow outdoor business operations. A review of this program suggests that a permanent permit system may benefit the City's businesses for the foreseeable future.

The Planning Commission considered this matter on September 26, 2022. During that meeting, the Planning Commission provided the following feedback:

- The Commission expressed concerns in allowing tents in parking lots due to safety issues.
- Permanent outdoor dining, under a permanent awning or roof structure is desirable and provides a pleasing aesthetic. Temporary canopy or similar structures should not be used permanently.
- Outdoor dining is desirable, but the City should be careful in allowing non-dining uses to have outdoor business operations, as it can be unattractive (e.g., flea market).
- There should be limits on how much dining is outside; the entire sit-down area of the restaurant should not be outside.
- Outdoor dining should not intrude onto the sidewalks. There should not be a situation where pedestrians must walk on the street to navigate through sidewalk and sidewalk dining areas. However, some sidewalks may be wider and could be suitable for outdoor dining.
- When considering outdoor uses, they should not create a parking deficiency unless there is a process for the review of potential negative impacts.

- Operation hours should be limited especially for those businesses near residential areas.

The second proposed ordinance makes zone changes regarding uses allowed on the street level of the C-B zoning district. Downtown merchants have requested that the City allow office space at the street level for properties located in C-B zoning district.

Additionally, the second proposed ordinance corrects inconsistencies in the MPMC regarding authority for issuing Certificates of Occupancy.

PROPOSED OUTDOOR DINING ORDINANCE:

Outdoor Dining Ordinance

The Ordinance amending the MPMC regarding Outdoor Dining generally codifies the regulations adopted as part of the 2020 Monterey Park Business Recovery Program. There are some modifications to those uncodified regulations including, without limitation, off-street parking regulations and use of public property. While certain standards are required, the draft Ordinance also authorizes the City Planner to make adjustments for good cause shown.

Any approvals for outdoor dining would be accomplished by Administrative Use Permits. These permits were added to the MPMC as part of the 2020 Monterey Park Business Recovery Program. While such permits are approved administratively, they are reviewed by the Planning Commission before they become effective.

Omnibus Ordinance

- Street level uses in the C-B Zoning District

Various business and property owners in the C-B zoning district expressed concerns regarding challenges in leasing areas for retail sales and/or selling property for the same reason. Currently, office uses are permitted only on the second floor and above.

The C-B Zone provides for the development of a pedestrian-oriented downtown environment that allows for a mix of commercial and residential uses. This zone creates a vibrant pedestrian-oriented commercial district through the implementation of the following practices:

- Encourage the use of awnings and window displays that create attractive storefronts and promote walkability throughout the downtown.
- Promote a mix of retail, dining and limited service uses in which office uses are expressly prohibited on the street level.
- Promote accessory uses, such as outdoor dining, that will enhance a pedestrian friendly atmosphere.

In addition, the Land Use Element to the Monterey Park General Plan seeks to establish the downtown as a community focal point.

Based upon this feedback and the public policy for the zoning regulations, the proposed Ordinance would allow professional office uses on the street level within the C-B Zone. In doing so, certain objective standards would be applied including those associated with aesthetics; accessibility; and business hours.

- Code Cleanup – Certificate of Occupancy

Finally, the draft Ordinance will resolve a textual conflict within the MPMC regarding authority for issuing Certificates of Occupancy. The California Building Code delegates such authority to the City's Building Official. A legacy part of the MPMC includes language delegating authority to the City Planner. This conflict is resolved by removing the authority provided to the City Planner.

FISCAL IMPACT:

The preparation of this Ordinance is absorbed into the Department Budget. Ongoing use of staff time to review for determination and compliance will be reimbursed through appropriate land use fees.

Respectfully submitted,



Steve Sizemore
Interim Director of
Community Development

Prepared by:



Jessica Serrano
Planning Manager

Reviewed by:



Joaquin Vazquez
Deputy City Attorney

ATTACHMENTS:

- Attachment 1: Planning Commission Resolution Recommending City Council approval an amendment to Title 21 (Zoning) of the Monterey Park Municipal Code amending regulations regarding outdoor businesses

in commercial zones, including Exhibit "A" Draft Ordinance.

Attachment 2: Planning Commission Resolution Recommending City Council approval an amendment to Title 21 (Zoning) of the Monterey Park Municipal Code expanding allowable uses in the C-B zoning district and deleting City Planner duties regarding Certificates of Occupancy, including Exhibit "A" Draft Ordinance.

Attachment 3: Exhibit "A" Table 21.10(A) Permitted Uses in Commercial Zones

ATTACHMENT 1

Planning Commission Resolution for ZCA-22-03 and
Exhibit "A" Draft Ordinance

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT OF TITLE 21 (ZONING), ZONING CODE AMENDMENT (ZCA 22-03), REGARDING OUTDOOR DINING IN COMMERCIAL ZONES.

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

SECTION 1. The Planning Commission finds and declares that:

- A. The City desires to amend the Monterey Park Municipal Code ("MPMC") to change and make permanent regulations for outdoor dining in commercial zones initiated this zoning code amendment provided through the proposed Ordinance ("ZCA 22-03") pursuant to Monterey Park Municipal Code ("MPMC") § 21.38.020.
- B. On March 11, 2020, the City declared a state of local emergency due to the COVID-19 Pandemic (the "Emergency"), which was ratified by Resolution No. 12142, adopted March 18, 2020; extended on April 15, 2020 by Resolution No. 12151; and further extended on June 3, 2020 by Resolution No. 12164.
- C. The City reviewed the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq., the "CEQA Guidelines").
- D. On July 26, 2022, the Planning Commission held a discussion item regarding potential outdoor dining regulations, at which time, staff received direction to proceed with developing changes in the City's existing outdoor dining ordinance that helps create safe, well-designed, attractive outdoor dining areas with adequate vehicle and pedestrian circulation.
- E. On November 8, 2022, the City's Planning Commission conducted a duly noticed public hearing regarding the proposed Ordinance. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire, which is on file with the City Clerk's office.

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

- A. The proposed amendment is consistent with the goals, policies and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to ensure flexibility in zoning regulations regarding allowable uses (policy 1.1), with the goal of providing commercial zones that are flexible in allowing a variety of uses that meet the community's needs. Goal 2 of the Land Use Element also requires the City to provide flexible and clear development standards to allow

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commercial business to expand and thrive economically. The proposed amendments accomplish these goals by creating a streamlined process that is clear and functional and allows businesses to expand their operations, while protecting surrounding land uses. This will ensure the establishment of safe, well-designed, attractive outdoor dining areas with adequate vehicle and pedestrian circulation.

- B. The proposed amendment to the MPMC will not adversely affect surrounding properties in that the proposed text amendments are aimed at improving, unifying, and complementing regulations for outdoor dining, Temporary uses in the City's commercial zones and allowable uses on the ground floor in the Central Business (C-B) zoning district. Compliance with all applicable zoning regulations will ensure that any given project will not adversely affect adjoining properties and will not be detrimental to the area.
- C. The proposed amendment to the MPMC will be in the interest or furtherance of public health, safety and general welfare. The proposed Ordinance is intended to encourage and accommodate new and existing businesses in commercial zones throughout the City that will fill vacant storefronts, provide opportunities for the business community to meet the community's consumer and dining needs, create attractive public spaces that enhance the character of existing neighborhoods.

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

- A. Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and its implementing guidelines, the proposed code amendment (ZCA 22-03) is exempt from further CEQA review for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the ordinance may have a significant effect on the environment because this is a non-discretionary review that creates specified development standards (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines because it involves a policy action that is administrative in nature relating to zoning code regulations.

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

- A. Determine that pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and its implementing guidelines, the proposed code amendment (ZCA 22-03) is exempt from further CEQA review for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2);

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(2) there is no possibility that the ordinance may have a significant effect on the environment because this is a non-discretionary review that creates specified development standards (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance, by itself, does not constitute a “project” as defined in the CEQA Guidelines because it involves a policy action that is administrative in nature relating to zoning code regulations.

- B. Adopt the proposed Outdoor Dining Ordinance attached as Attachment 1 and incorporated into this Resolution by reference.

SECTION 5. *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 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 were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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

SECTION 9. The Planning Commission Secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 10. This Resolution will take effect immediately upon adoption.

ADOPTED AND APPROVED this 8th day of November 2022.

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Chairperson Tammy Sam

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 8th day of November 2022, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Sizemore, Secretary

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By: _____
Joaquin Vazquez,
Deputy City Attorney

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**ATTACHMENT 1
ZCA 22-03**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTIONS OF TITLE 21 TO THE
MONTEREY PARK MUNICIPAL CODE REGULATING OUTDOOR
DINING IN ACCORDANCE WITH THE 2020 MONTEREY PARK
BUSINESS RECOVERY PROGRAM.**

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

SECTION 1: Findings. The City Council finds and declares that:

- A. In response to the COVID-19 Pandemic, the City Council adopted various ordinances which, collectively, constitute the 2020 Monterey Park Business Recovery Program (the “Program”);
- B. Except for Outdoor Dining, all aspects of the Program were codified in the Monterey Park Municipal Code (“MPMC”). The Outdoor Dining portion of the Program is scheduled to expire on December 30, 2022. This Ordinance is intended to codify the Outdoor Dining portion of the Program, as modified by recommendations from the Planning Commission; and
- C. Accordingly, this Ordinance will amend various sections of Title 21 to the MPMC to help facilitate outdoor dining opportunities and improve economic growth.

SECTION 2: *Zoning Findings.* Pursuant to MPMC § 21.38.050, the City Council makes the following findings:

- A. The Ordinance is consistent with the goals, policies and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to ensure flexibility in zoning regulations regarding allowable uses (Policy 1.1), with the goal of providing commercial zones that are flexible in allowing a variety of uses that meet the community’s needs. Goal 2 of the Land Use Element also requires the City to provide flexible and clear development standards to allow commercial business to expand and thrive economically. The proposed amendments accomplish these goals by creating a streamlined process that is clear and functional and allows businesses to expand their operations, while protecting surrounding land uses.
- B. The Ordinance will not adversely affect surrounding properties in that the proposed text amendments are aimed at improving, unifying, and complementing regulations for outdoor dining. Compliance with all applicable zoning regulations will ensure that any given project will not adversely affect adjoining properties and will not be detrimental to the area.
- C. The Ordinance is the interest or furtherance of public health, safety and general welfare. This Ordinance is intended to encourage and

accommodate new and existing businesses in commercial zones throughout the City that will fill vacant storefronts, provide opportunities for the business community to meet the community's consumer and dining needs, create attractive public spaces that enhance the character of existing neighborhoods.

SECTION 3: A new § 21.04.646 is added to the MPMC to read as follows:

"21.04.646 Outdoor Structure/Facilities

"Outdoor structure/facilities" means awnings or canopies made of wood, metal or similar materials; furniture; tents; shade umbrellas; and similar types of structures, including without limitation, lighting and heating improvements that can be fixed to the ground in specified locations, as determined by the City Planner."

SECTION 4: MPMC § 21.10.040(Y) is amended in its entirety to read as follows:

"(Y) Outdoor dining/seating, upon approval of an administrative use permit is allowed as an accessory use to a restaurant and/or or retail eating establishment in compliance with the following requirements:

- (i) Notwithstanding any other provision of this Title for accessory uses, outdoor dining/seating may be determined by administrative use permit.**
- (ii) An applicant must submit a diagram drawn to scale and dimensioned showing the proposed location of the outdoor dining/seating with all furniture, walking paths, and signage, as applicable.**
- (iii) An applicant must submit a graphical depiction, such as sample photographs, depicting the appearance of the outdoor structure/facilities, and other equipment proposed to be used in the outdoor dining area.**
- (iv) To provide for adequate pedestrian circulation, outdoor dining/seating must maintain a minimum of four feet of clearance between dining furnishings and any curb line, street furniture, or above ground utilities. Unless otherwise approved by the City Planner based upon substantial evidence established by a line-of-sight study completed by licensed professionals, a minimum of 50 feet of clearance must be maintained between dining furnishings and the centerline of intersecting perpendicular driveways, alleys or streets to provide for adequate vehicle sight.**

- (v) Unaffixed outdoor structure/facilities must be stored indoors after hours of operation unless otherwise permitted by an administrative use permit.
- (vi) Outdoor structure/facilities must reflect an appropriate level of quality and design that contributes to the distinct identity of the neighborhood in which the business is located.
- (vii) Outdoor structure/facilities may not block display windows or signage of adjacent businesses without the written consent of the affected business owner and filed with the City Planner.
- (viii) Except as otherwise provided by applicable law, or other City Council authorized restrictions, all fees for outdoor dining/seating including, without limitation, fees for using public places, will be established by City Council resolution.
- (ix) Parking for outdoor dining/seating areas must comply with nonresidential parking standards in this code, unless otherwise permitted by administrative use permit or the provisions contained in Section 21.22.032 of this code to obtain an adjustment of the parking requirements.
- (x) Outdoor dining/seating uses may be combined with alcohol licensing by administrative use permits. The City Planner is authorized to promulgate standard conditions for such administrative use permits.
- (xi) Administrative use permits cannot be issued for outdoor dining/seating in a street or alley.
- (xii) Outdoor dining/seating also includes dining located within the City right of way pursuant to a permit.
- (xiii) All outdoor structure/facilities must meet all zoning, building, fire, health and other applicable law.
- (xiv) Outdoor dining/seating is only allowed in conjunction with a permitted restaurant and is only permitted to utilize outdoor structures/facilities."

SECTION 5: MPMC § 21.28.020(a)(9)(c) is repealed.

SECTION 6: MPMC § 21.32.200(A) is amended to add "outdoor dining/seating" as a use subject to administrative use permit to read as follows:

“ * * *

- (2) Drive-throughs; and
- (3) Outdoor dining/seating; and
- (4) Setbacks.

* * *

SECTION 7: *Environmental Review.* This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations (“CCR”) §§ 15000, *et seq.*) because it 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. Accordingly, this Ordinance does not constitute a “project” that requires environmental review (*see specifically* 14 CCR § 15378(b)(4-5)).

SECTION 8: *Electronic Signatures.* This Ordinance 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 9: *Construction.* This Ordinance must be broadly construed 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 10: *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 11: *Recordation.* The City Clerk, or designee, 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 15 days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 12: *Effective Date.* This Ordinance will become effective 30 days after second reading and adoption.

PASSED AND ADOPTED this ____ day of _____, 2022.

Henry Lo, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

ATTACHMENT 2

Planning Commission Resolution for ZCA-22-04 and
Exhibit "A" Draft Ordinance

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT OF TITLE 21 (ZONING), ZONING CODE AMENDMENT (ZCA 22-04), ADDING ADDITIONAL ALLOWABLE USES IN THE CENTRAL BUSINESS (C-B) ZONING DISTRICT AND DELETING CITY PLANNER DUTIES REGARDING CERTIFICATES OF OCCUPANCY.

THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK DOES RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission finds and declares that:

- A. The City desires to amend the Monterey Park Municipal Code ("MPMC") to add additional allowable uses in the Central Business (C-B) zoning district and delete City Planner duties regarding Certificates of Occupancy ("ZCA 22-03") pursuant to Monterey Park Municipal Code ("MPMC") § 21.38.020.
- B. The City reviewed the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq., the "CEQA Guidelines")
- C. On November 8, 2022, the City's Planning Commission conducted a duly noticed public hearing regarding the proposed Ordinance. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record which is on file with the City Clerk's office.

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

- A. The proposed amendment is consistent with the goals, policies and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to ensure flexibility in zoning regulations regarding allowable uses (policy 1.1), with the goal of providing commercial zones that are flexible in allowing a variety of uses that meet the community's needs. Goal 2 of the Land Use Element also requires the City to provide flexible and clear development standards to allow commercial business to expand and thrive economically. The proposed amendments accomplish these goals by creating a streamlined process that is clear and functional and allows a variety of businesses to operate in the City, while protecting maintaining well-designed commercial areas.
- B. The proposed amendment to the MPMC will not adversely affect surrounding properties in that the proposed text amendments are aimed at improving, unifying, and complementing regulations in the City's commercial zones and allowable uses on the ground floor in the Central Business (C-B) zoning district. Compliance with

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all applicable zoning regulations will ensure that any given project will not adversely affect adjoining properties and will not be detrimental to the area. Further, the ordinance create consistency between the Title 16 (Buildings and Construction) and Title 21 (Zoning) related to the issuance of Certificates of Occupancy.

- C. The proposed amendment to the MPMC will be in the interest or furtherance of public health, safety and general welfare. The proposed Ordinance is intended to encourage and accommodate new and existing businesses in commercial zones throughout the City that will fill vacant storefronts, provide opportunities for the business community to meet the community's consumer and dining needs, create attractive public spaces that enhance the character of existing neighborhoods. Further, the ordinance create consistency between the Title 16 (Buildings and Construction) and Title 21 (Zoning) related to the issuance of Certificates of Occupancy.

SECTION 3. *Environmental Assessment.* The Planning Commission finds that

- A. Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and its implementing guidelines, the proposed code amendment (ZCA 22-04) is exempt from further CEQA review for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the ordinance may have a significant effect on the environment because offices are currently already permitted to a limited extent within the C-B zone and removes powers that are already authorized in Title 16 of the Municipal Code related to Certificates of Occupancy Title (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines because it involves a policy action that is administrative in nature relating to allowable uses within the City's C-B zone and makes the authorization of Certificates of Occupancy consistent with Title 16 of the Municipal Code.

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

- A. Determine that, pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") and its implementing guidelines, the proposed code amendment (ZCA 22-04) is exempt from further CEQA review for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the ordinance may have a significant effect on the environment because offices are currently already permitted to a limited extent within the C-B zone and removes powers that are already authorized in Title 16 of the Municipal Code related to Certificates of Occupancy Title (14 Cal. Code Regs.

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§ 15061(b)(3); and (3) the ordinance, by itself, does not constitute a “project” as defined in the CEQA Guidelines because it involves a policy action that is administrative in nature relating to allowable uses within the City’s C-B zone and makes the authorization of Certificates of Occupancy consistent with Title 16 of the Municipal Code.

- B. Adopt the Ordinance for ZCA 22-04 attached as Attachment 1, which is incorporated by reference.

SECTION 5. *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 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 were made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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

SECTION 9. The Planning Commission Secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 10. This Resolution will take effect immediately upon adoption.

ADOPTED AND APPROVED this 8th day of November 2022.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 4 OF 4**

Chairperson Tammy Sam

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 8th day of November 2022, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Sizemore, Secretary

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By: _____
Joaquin Vazquez,
Deputy City Attorney

ATTACHMENT 1
ORDINANCE ZCA 22-04

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE EXPANDING ALLOWABLE USES IN THE CENTRAL BUSINESS (C-B) ZONING DISTRICT AND CLARIFYING AUTHORITY FOR ISSUING CERTIFICATES OF OCCUPANCY.

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

SECTION 1: *Findings.* The City Council finds, determines and declares as follows:

- A. The City desires to amend the Monterey Park Municipal Code (“MPMC”) to add additional allowable uses in the Central Business (C-B) zoning district and clarify Building Official issuance of Certificates of Occupancy.
- B. The City reviewed this Ordinance 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”).

SECTION 2: *Renumbering.* All sections of the MPMC affected by changes implemented by this Ordinance are renumbered as appropriate.

SECTION 3: *Repeal.* MPMC § 21.10.260 is repealed.

SECTION 4: MPMC § 21.10.020(C)(1)(b) is amended to read as follows:

“(b) Promote a mix of retail, dining and limited service uses, including, without limitation, office uses.~~in which office uses are expressly prohibited on the street level.~~”

SECTION 5: Table 21.10(A) in MPMC § 21.10.030 is amended as follows:

	“*	*	*			
Office	N-S	S-C	C-B	R-S	C-S	C-P
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	SL	S	S	P
Office, Administrative	S	S	SL	S	S	P
Office, Professional	S	S	SL	S	S	P
Office, Service	P	S	SL	P	P	P
Stockbroker/Trader	X	X	SL	X	X	P

* * *

SECTION 6: MPMC § 21.10.040 is amended to add a new Office use to read as follows:

“* * *

(GG) Office, (Professional, Service) in the C-B zoning district. Office (Professional, Service) uses are allowed within the C-B zoning district as follows:

- (1) Permitted by right on building second story and above.
- (2) Permitted by right on street level, subject to the following:
 - (a) Offices must have a storefront window corridor consistent with the retail nature of downtown.
 - (b) Interior building partitions are prohibited within the front 25 feet as measured from a storefront window.
 - (c) Windows facing streets may not be tinted less than 70% light transmission, unless approved by the City Planner.
 - (d) Storefront windows may not be obscured including, without limitation, with signage, window coverings, or other mechanism. Window coverings on street level must be approved by the City Planner and must enhance the appearance of an open storefront.
 - (e) Storefront security doors, gates, shutters, or grilles, must comply as follows:
 - (i) Installation is only allowed on the interior of the building and may not be visible from the storefront.
 - (ii) Security doors, gates, shutters, or grilles must be retractable and not visible when open.
 - (iii) Security doors, gates, shutters, or grilles must remain open during normal business hours"

SECTION 7: *Environmental Review.* This Ordinance was 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 Ordinance is exempt from further review pursuant to CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment.

SECTION 8: *Construction.* This Ordinance must be broadly construed 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 9: *Enforceability.* Repeal or amendment of any provision of the MPMC will 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 10: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 11: *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 12: *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 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 13: *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 14: *Electronic Signatures.* This Ordinance 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 15: *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 16: *Execution.* The Mayor, or presiding officer, is hereby authorized to

City of Monterey Park

Ordinance No.

Page 4

affix his signature to this Ordinance signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 17: *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 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 18: *Effectiveness.* This Ordinance will take effect on the 30th day following its final passage and adoption

PASSED AND ADOPTED this ____ day of _____, 2022.

Henry Lo, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
KARL H. BERGERY

Joaquin Vazquez, Deputy City Attorney

ATTACHMENT 3

Exhibit "A" Table 21.10(A)
Permitted Uses in Commercial

21.10.030 Land Use Regulations.

(A) Permitted Uses. The land uses listed in Table 21.10(A) are permitted in one or more of the commercial districts as indicated in the columns corresponding to each commercial district. Where indicated with a “P,” the use is permitted. Where indicated with an “X,” the use is expressly prohibited. The letter “A” indicates the use is permitted only as an accessory use. The letter “C” indicates the use is conditionally permitted subject to the approval of a conditional use permit. The letter “L” indicates the use is permitted subject to limitations described in Section 21.10.040. The letter “S” indicates the use is permitted only on the second floor or above.

(B) All uses must be conducted totally within a completely enclosed building with the exception of City-approved outdoor dining, temporary special events, and uses customarily conducted in the open as determined by the City Planner, such as a carwash or nursery.

(C) Storage is permitted only within an entirely enclosed building and is limited to accessory storage of commodities sold or utilized in the conduct of a permitted use, on the premises.

(D) Uses producing, causing or emitting dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents are prohibited.

(E) Overnight parking of vehicles, except those used in conjunction with a permitted use, are prohibited. The vehicles must be maintained in proper working order and remain free of graffiti at all times. Any such vehicle deemed to be a public nuisance is prohibited from parking on-site.

Table 21.10(A)

Permitted Uses in Commercial Zones

Legend:

- A As an accessory use only
- C Permitted subject to approval of a conditional use permit
- L Permitted subject to limitations or special standards as described in Section 21.10.040
- P Permitted
- S Permitted on the second floor or above

X Expressly prohibited

Land Uses						
Retail	N-S	S-C	C-B	R-S	C-S	C-P
Appliance or Electronics Sale and Repair	P	P	P	P	P	X
Art Gallery	P	X	P	P	P	X
Art Supplies Store	P	P	P	P	P	X
Auto Parts Store, retail only	P	P	X	P	P	X
Auto Sales – New	X	P	X	L	P	X
Auto Sales – Used	X	P	X	L	P	X
Bakery, Retail Sales Only	P	P	P	P	P	X
Beauty Supplies Store	X	P	P	P	P	X
Boat, Trailer, Motorcycle, Motor Scooter Sales	X	X	X	L	P	X
Book Store, including Newsstand	P	P	P	P	P	P
Catering Service, Food (not truck catering)	X	X	X	A	A	X
Cellular Phone Store, including Accessories	P	P	P	P	P	P
Clothing/Shoe Retail and Service	P	P	P	P	P	P
Drugstore/Pharmacy	P	P	P	P	P	L
Florist	P	P	P	P	P	P
Furniture Store	X	P	P	P	P	X
Grocery/Food Store/ Supermarket	P	P	P	P	P	L
Hardware/Home Improvement Store (less than or equal to 10,000 sq. ft.)	P	P	P	P	P	X
Hardware/Home Improvement Store (more than 10,000 sq. ft.)	X	P	X	P	P	X
Hobby/Specialty Store	P	P	P	P	P	X
Jewelry Store	X	P	P	P	P	P
Major Development	C	C	C	C	C	C
Medical Equipment and Supplies (sales and service)	X	P	X	P	P	P
Medical Marijuana Dispensaries	X	X	X	X	X	X
Music Store (sales, service and instruction)	X	P	X	P	P	X
Music Store (retail sales only with service and instruction expressly prohibited)	X	P	P	P	P	X
Music/Movie Sale and Rental	P	P	P	X	P	P

Office Supply Store (less than or equal to 10,000 sq. ft.)	X	P	P	P	P	P
Office Supply Store (more than 10,000 sq. ft.)	X	P	X	P	P	P
Pet Store and Supplies	P	P	P	P	P	X
Photo Processing Shop (contained within automated equipment only)	X	P	P	P	P	X
Plant Nursery	X	X	X	X	P	X
Retail, General (≤10,000 sq. ft.)	P	P	P	P	P	X
Retail, General (large) (>10,000 sq. ft.)	X	P	P	P	P	X
Specialty Retail	P	P	P	P	P	P
Sporting Goods Store	X	P	P	P	P	X
Swap Meet	X	X	X	X	X	X
Swimming Pool Sales and Service	X	X	X	P	P	X
Service Business	N-S	S-C	C-B	R-S	C-S	C-P
Adult Care Facility	X	X	X	X	C	C
Animal Grooming	P	P	P	P	P	X
Animal Hospital	X	C	X	X	P	X
Animal Shelter	X	X	X	X	X	X
Auto Detailing	X	X	X	X	X	X
Auto Dismantling	X	X	X	X	X	X
Auto Rental	X	X	X	L	L	X
Auto Repair	X	X	X	X	X	X
Auto Salvage and Wrecking	X	X	X	X	X	X
Barber Shop	P	P	P	P	P	P
Beauty Salon	P	P	P	P	P	P
Car Wash	C	X	X	X	C	X
Cemetery	X	X	X	X	X	X
Check Cashing Facility	X	X	X	X	C	X
Collection Facility	C	C	X	C	C	X
Community Care Facility	X	X	X	X	C	C
Copy Center	P	P	P	P	P	P
Day Care Center	C	C	C	X	C	C
Day Health Spa (excluding massage)	P	P	P	P	P	P
Dry Cleaning (including laundry)	X	P	X	P	P	X

Dry Cleaning (including laundry less than or equal to 2,000 sq. ft.)	P	P	P	P	P	P
Employer-Sponsored Child Care	L	L	L	L	L	L
Service Business (cont'd)	N-S	S-C	C-B	R-S	C-S	C-P
Extended Lodging Facility	X	X	X	L	L	L
Fitness Center (less than or equal to 5,000 sq. ft.)	L	L	L	L	L	L
Fitness Center (more than 5,000 sq. ft.)	C	C	C	C	C	C
Gunsmith	X	X	P	P	P	X
Hotel	X	X	L	L	L	L
Kennel/Animal Boarding	X	X	X	X	X	X
Laundromat	P	P	P	X	X	X
Locksmith/Keys	P	P	X	P	P	X
Mail Boxes (accessory to parcel service or contract postal station only)	A	A	A	A	A	A
Massage Establishment	L	L	L	L	L	L
Money Transfer Facility	X	X	X	X	C	X
Mortuary/Funeral Home	X	X	X	C	C	C
Motel	X	X	X	L	L	X
Parcel Service/Contract Postal Station	P	P	P	P	P	P
Photo Processing Shop	P	P	P	P	P	P
Photocopying/Reproduction	X	P	P	P	P	P
Picture Framing as Accessory to Art Supplies Store and/or Art Gallery	A	A	A	A	A	X
Printing and Publishing	X	X	X	P	P	X
Public Storage (Mini-Storage)	X	X	X	X	C	X
Salvage Yard	X	X	X	X	X	X
Service Station	C	C	X	C	C	X
Studio (Martial Arts/Dance/Photo/Music)	X	L	L	L	L	L
Tailor	P	P	P	P	P	X
Tattoo Parlors and Body Piercing Shops	X	X	X	X	X	X
Tutoring	L	X	X	L	L	X
Veterinary Services, Domestic	X	C	X	X	P	X
Eating & Drinking Establishment	N-S	S-C	C-B	R-S	C-S	C-P

Alcohol Sales (on-sale and off-sale)	L	L	L	L	L	L
Bar, Tavern or Cocktail Lounge	X	X	L	L	X	X
Outdoor Dining	A	A	A	A	A	A
Restaurant	P	P	P	P	P	P
Retail Eating Establishment	P	P	P	P	P	P
Entertainment/Cultural	N-S	S-C	C-B	R-S	C-S	C-P
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X
Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Entertainment (cont'd)	N-S	S-C	C-B	R-S	C-S	C-P
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	X	X	L	X
Library	X	X	X	P	P	P
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X
Office	N-S	S-C	C-B	R-S	C-S	C-P
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	S	S	S	P
Office, Administrative	S	S	S	S	S	P
Office, Professional	S	S	S	S	S	P
Office, Service	P	S	S	P	P	P
Stockbroker/Trader	X	X	S	X	X	P
Medical Uses	N-S	S-C	C-B	R-S	C-S	C-P

Acupuncture or Acupressure Clinic/Office	X	X	X	X	L	L
Alcoholism Hospital	X	X	X	X	C	C
Ambulance Service	X	X	X	X	C	P
Clinic (including medical, dental, psychologist, social work)	X	X	X	X	P	P
Day Treatment Hospital	X	X	X	X	C	C
Hospital (including psychiatric)	X	X	X	X	C	P
Long-Term Facility	X	X	X	X	C	C
Medical or Dental Laboratories	X	X	X	X	L	L
Nursing and Convalescent Hospital	X	X	X	X	C	L
Optometrist/Ophthalmologist	X	X	X	P	P	P
Out-Patient Facility (Drug and Alcohol)	X	X	X	X	L	L
Educational Institutions	N-S	S-C	C-B	R-S	C-S	C-P
Business College (Office or Medical/Dental)	X	X	X	X	X	C
School, Commercial	X	X	X	X	X	C
School, Driving/Traffic (passenger vehicles and motorcycles)	X	X	X	X	C	C
School, Accessory Use to Church	X	C	C	X	X	X
School, Private	C	X	X	C	C	X
School, Public	P	P	P	P	P	P
School, Vocational or Trade School	C, S	X	C, S	X	C	C, S
Swimming Pool School	P	X	X	X	X	X
Additional/Accessory Uses	N-S	S-C	C-B	R-S	C-S	C-P
Alcohol Sales	A	A	A	A	A	A
Assembly Hall	P	X	P	X	P	P
ATM Kiosk	L	L	L	L	L	L
Additional/Accessory Uses (cont'd)	N-S	S-C	C-B	R-S	C-S	C-P
Boarding House (see also Section 21.04.075)	X	X	X	C	C	C
Buildings Exceeding Height Limit	X	X	X	X	X	L
Community Facility	X	C	C	C	X	X
Drive-Through Business	L	L	X	L	L	X
Dump, Inert Solid	X	X	X	X	X	X
Dump, Rubbish and Refuse	X	X	X	X	X	X
General Research and Development Facility	X	X	X	L	L	L

Government or Public Facility	C	C	C	C	C	C
Government or Public Facility (owned or operated by the City of Monterey Park)	P	P	P	P	P	P
Live/Work Unit	L	X	L	L	L	X
Manufacturing, Heavy or Light	X	X	X	X	X	X
Mixed Uses (Residential & Commercial)	L	X	L	L	L	X
Parking Lot/Structure	X	X	A	A	A	A
Public Utility Office	C	C	X	C	C	C
Public Utility Substation	X	X	X	P	P	X
Quarry	X	X	X	X	X	X
Recycling Center	X	C	X	X	C	X
Refuse Collection	X	X	X	X	X	X
Rehabilitation Facility	X	X	X	X	C	C
Single Room Occupancy	X	X	X	L	L	L
Supportive Housing	X	X	X	X	C	C
Transitional Housing	X	X	X	X	C	C
Transfer Station	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X
Warehouse and Sales Outlet	X	X	X	X	X	X
Wireless Communications & Telecommunications Facility	L	L	L	L	L	L
Wholesale/Distribution	X	X	X	X	X	X

(Ord. 2203 § 2, 2021; Ord. 2138 § 4, 2016; Ord. 2135 § 4, 2016; Ord. 2131 § 4, 2016; Ord. 2097 § 3, 2013)

Contact:

City Clerk: (626) 307-1359, mpclerk@montereypark.ca.gov

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