

PLANNING COMMISSION OF MONTEREY PARK AGENDA

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

**Tuesday
November 14, 2023
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.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplift the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

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. Written Communication will be accepted up to 24 hours before the meeting via email to planningpermitcounter@montereypark.ca.gov

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 Chiang

FLAG SALUTE

Chairperson Chiang

ROLL CALL

Chairperson Jack Chiang, Vice Chairperson Tammy Sam, Peter Fung, Jasmine Pesantes, Bethelwel Wilson

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 – None.

[2.] CITY OF MONTEREY PARK- CONSENT CALENDAR

2-A. APPROVAL OF MINTUES

It is recommended that the Planning Commission consider:

- (1) Approving the minutes from the Joint Special Planning Commission and Environmental Commission meeting on September 27, 2023; and
- (2) Taking such additional, related action that may be desirable.

[3.] PUBLIC HEARING

3-A. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 23-06 (CUP-23-06) TO ALLOW AN ADULT CARE FACILITY TO OPERATE ON PROPERTY LOCATED AT 417-421 N. GARFIELD AVENUE

It is recommended that the Planning Commission consider:

- (1) Continue the public hearing to the December 12, 2023 Planning Commission meeting; and
- (2) Taking such additional, related, action that may be desirable.

3-B. PUBLIC HEARING – ZONE CHANGE NO. 23-02 (ZC-23-02) CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A ZONE CHANGE FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution recommending City Council approval of ZC-23-02; and
- (5) Taking such additional, related action that may be desirable.

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City’s Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report (“FEIR”) (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

[4.] OLD BUSINESS – None.

[5.] NEW BUSINESS – None.

[6.] COMMISSION COMMUNICATIONS

[7.] FUTURE AGENDA ITEMS

ADJOURN

Next regular scheduled meeting is on November 28, 2023.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING & ENVIRONMENTAL COMMISSION
JOINT SPECIAL MEETING
September 27, 2023**

The Planning Commission and Environmental Commission of the City of Monterey Park held a joint special meeting of the Boards in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, September 27, 2023 at 6:30 p.m.

CALL TO ORDER:

Chairperson Chiang called the Joint Special Planning and Environmental Commission to order at 6:37pm.

FLAG SALUTE:

Community Development Director Jessica Serrano led the Flag Salute.

ROLL CALL:

Community Development Director Jessica Serrano called the roll:

Planning Commission Members Present: Bethelwel Wilson, Jasmine Pesantes, Tammy Sam, Jack Chiang

Planning Commission Members Absent: Peter Fung

Environmental Commission Members Present: Laura Gallegos, Kathy Ko, Thuy Hua

Environmental Commission Members Absent: Danielle Sprague

ALSO PRESENT: Community Development Director Jessica Serrano, Deputy City Attorney Justin Tamayo, Interim Planning Manager Beth Chow, Administrative Manager Xochitl Tipan, CivicSpark Fellow Olivia Williams, Rincon Consultants Climate Action Program Manager Ryan Gardner, and Rincon Consultants Sustainability Planner & Climate Analyst Nico Kent, Sean Igoe, Public Works Director

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

None.

PRESENTATION:

[1.] DRAFT SUSTAINABILITY PLAN

Director Serrano introduced the draft sustainability plan presentation. She indicated that no actions or decisions would be made during the meeting, but the meeting would focus on non-regulatory policies for sustainability.

CivicSpark Fellow Williams presented the timeline of the sustainability plan, outlining the steps taken over the past year and a half. This included the creation of the Green Team, community outreach and engagement efforts, and collaboration with Rincon Consultants to develop the plan.

CivicSpark Fellow Williams discussed the program's extensive community engagement efforts, including a sustainability survey, community workshops, outreach events, and meetings with city department staff. The community expressed a strong desire for sustainable and renewable energy options, increased engagement opportunities, and improved public transit convenience.

Rincon Consultants, Program Manager Gardner, provided technical background related to Greenhouse Gas Emissions Inventory and explained the importance of establishing a greenhouse gas emissions inventory. He highlighted the standardized calculation and reporting frameworks and thanked the city staff for their data collection efforts.

Program Manager Gardner presented an overview of the community emissions inventory, emphasizing that Monterey Park's emissions were average compared to similar cities. The primary contributors were on-road transportation and building energy, followed by solid waste emissions, off-road equipment emissions, and water and wastewater emissions. Program Manager Gardner discussed the municipal emissions inventory, which focused on the city's operational control. The major contributors were water supply infrastructure, transportation, infrastructure, and wastewater.

Program Manager Gardner and Analyst Kent discussed the importance of forecasting emissions to understand Monterey Park's emissions trajectory, inform reduction measures, and establish an emissions gap. They emphasized the need to meet the emission reduction goals outlined in Senate Bill 32 and Assembly Bill 1229, which aim to reduce emissions to 40% below 1990 levels by 2030 and achieve carbon neutrality by 2045.

Following the presentation, the commissioners asked questions and sought further clarification on topics such as electric vehicle (EV) adoption, infrastructure development for EVs, and community engagement efforts. They also discussed how the plan would address climate vulnerabilities, promote equity, and engage the community in sustainability initiatives.

Commissioner Hua expressed interest in learning more about the specific strategies, measures, and actions related to electric vehicle (EV) conversion, given that it is a major emitting sector. Commissioner Hua inquired about whether the plan focuses on encouraging consumers to transition from gas vehicles to EVs. Director Serrano confirmed that there are goals related to EV deployment and increasing EV infrastructure throughout the city as part of the sustainability plan. Program Manager Gardner elaborated on the importance of converting from internal combustion engines to EVs, aligning with state directives that include executive orders to cease internal

combustion passenger vehicle sales after 2035. The plan focuses on providing the necessary infrastructure, connecting people to incentives, and educating the community about making environmentally conscious choices. It was emphasized that while the city cannot directly mandate EV adoption, it plays a crucial role in facilitating and supporting the transition through infrastructure development and resource connections.

Commissioner Hua inquired about whether there would be follow-up regulatory measures to encourage or direct the decarbonization of new construction. Staff responded.

Discussion also touched upon decarbonization efforts for existing buildings. It was acknowledged that while new buildings are a starting point and more cost-effective for decarbonization, existing buildings represent a significant portion of the city. Efforts are being made to incentivize decarbonization and connect residents with available incentives and programs.

Commissioner Gallegos had questions about how greenhouse gas emissions would be measured in Monterey Park. Staff's response explained that emissions are measured based on different sectors and activities within the city, using emission factors associated with fuel types and electricity sources. The primary greenhouse gases measured include carbon dioxide, nitrous oxide, and methane.

Commissioner Ko inquired about the drafted policies to be recommended in the plan. Staff's response indicated that there are various measures covering different sustainability pathways, such as low emissions development, nature-based development, circular development, resilient development, and equitable development. These measures include actions related to reducing emissions, such as increasing EV charging stations.

Commissioner Ko asked whether the sustainability plan includes recommendations for improving public transit, such as bus transportation and bicycle lanes. Staff's response confirmed that measures include evaluating and improving the city's Spirit Bus service, optimizing routes, and collecting data to enhance public transit.

Commissioner Ko asked questions regarding the CAP Dashboard's data updates. Staff's response indicated that annual updates are generally recommended, as more frequent updates can be challenging to manage. The goal is to keep track of progress and avoid confusion.

Commissioner Ko inquired whether the current baseline greenhouse gas emissions would be compared to the emissions from the previous Climate Action Plan in 2014. Staff explained that due to differences in methodologies and data sources, it's challenging to make direct comparisons. However, some comparisons may be possible for specific sectors, like natural gas usage.

Commissioner Pesantes raised a concern about whether the projections for business-as-usual took into consideration the increased electricity demand due to more extreme heat events. Rincon consultants clarified that the business-as-usual forecast is based on per capita usage and population growth assumptions, not specific climate change factors.

Commissioner Pesantes inquired about the City's plans to invest in planting trees to mitigate the effects of extreme heat. Staff indicated that the Public Works Department is working on a tree master plan, and the sustainability plan includes measures related to urban greening and reducing urban heat.

Commissioner Pesantes expressed curiosity about changes in attitudes toward electricity use over the years. Commissioner Pesantes noted that as a child, there were campaigns to reduce electricity use, but now there's a focus on promoting electric energy. Staff responded that this change may be due to the shift towards cleaner energy sources like solar power and away from traditional, polluting methods like coal.

Commissioner Wilson asked about whether greenhouse gas measurements accounted for emissions from neighboring communities that might affect Monterey Park. Rincon responded that most measurements are specific to Monterey Park and are based on utility billing data, but transportation data includes trips that start or end in Monterey Park.

Discussion ensued about factors contributing to disproportionate emissions impacts on certain communities. The presentation highlighted low-income census tracts and areas more than a half-mile from grocery stores. Commissioner Wilson asked if other variables, such as proximity to freeways or industrial facilities, were considered, and it was explained that these factors were more related to air quality impacts.

Commissioner Sam expressed concerns about parking reduction due to the 0.5-mile radius rule and the potential for paid parking becoming more prevalent, citing examples from other areas. Staff assured that these concerns would be considered during parking structure planning.

The topic of multimodal transportation and the city's involvement in transit meetings came up. Director of Public Works Shawn Igoe mentioned that they have regular communications with transit providers and are evaluating options like bike lanes, integrated bike infrastructure, and transit hubs.

Commissioner Pesantes raised concerns about the potential safety issues related to electric vehicle (EV) charging cables extending from residents' garages across public sidewalks. They pointed out the need to establish rules and consider liability if pedestrians were to trip over these charging cables. Commissioner Sam proposed the idea of code enforcement to address such violations. Director Serrano suggested utilizing the "Go MPK" mobile app, which residents could use to report such violations.

by uploading photos. This app could help address various sidewalk encroachments beyond just EV charging cables.

Commissioner Sam initiated discussion involving the Planning Commission's role in project reviews, requesting that the commission be given back the power to review projects as it had before the COVID pandemic. They proposed that projects come to the commission for review and conditions of approval before going to the City Council. This change would streamline the process for developers and allow the commission to play a more active role. Director Serrano mentioned that future discussions would address the role of the Planning Commission in making recommendations to the City Council.

Commissioner Ko brought up the community's desire for more workshops and educational opportunities related to reducing carbon footprints. It was acknowledged that the community showed interest in localized decision-making. While the city currently hosts some workshops, it was suggested that the city might consider increasing capacity to hold more workshops in the future.

The meeting concluded with thanks to the staff and consultants for the presentation of the sustainability plan, and anticipation for the draft plans.

The meeting was adjourned by Chairperson Chiang.

[2.] CITY OF MONTEREY PARK - CONSENT CALENDAR:

None.

[3.] Public Hearing:

None.

[4.] OLD BUSINESS:

None.

[5.] NEW BUSINESS:

None.

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

None.

[7.] FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

Chairperson Chiang adjourned the special joint Environmental and Planning Commission Meeting at 8:20 p.m.



Planning Commission Staff Report

DATE: November 14, 2023

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Jessica Serrano, Director of Community Development
SUBJECT: A Public Hearing to consider Conditional Use Permit (CUP-23-06), a request to allow an adult care facility to operate within a Commercial Professional ("C-P") zone on property located at 417-421 North Garfield Avenue

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Continue the public hearing to the December 12, 2023 Planning Commission meeting; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Staff is seeking additional clarification related to parking at the site and recommends that this item be continued to the December 12, 2023 Planning Commission Meeting.

Respectfully submitted by:

A handwritten signature in blue ink, appearing to read "J. Serrano", is positioned above a horizontal line.

Jessica Serrano
Director of Community
Development

Prepared by:

A handwritten signature in blue ink, appearing to read "Kevin Tan", is positioned above a horizontal line.

Kevin Tan
Assistant Planner

Reviewed by:

A handwritten signature in blue ink, appearing to read "Justin A. Tamayo", is positioned above a horizontal line. The signature is circled in blue ink.

Justin A. Tamayo
Deputy City Attorney



Planning Commission Staff Report

DATE: November 14, 2023

AGENDA ITEM NO: 3-B

TO: The Honorable Chairperson and Commissioners
FROM: Jessica Serrano, Director of Community Development
SUBJECT: PUBLIC HEARING - ZONE CHANGE NO. 23-02 (ZC-23-02)
Consideration and possible action to adopt a resolution recommending the City Council approve a zone change for certain properties for consistency with the General Plan, Land Use and Urban Design Element

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting a Resolution recommending City Council approval of ZC-23-02; and
- (5) Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City's Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

EXECUTIVE SUMMARY:

The City recently began efforts in the *Our City, Our Plan* Campaign to implement the General Plan Land Use and Urban Design Element ("LUE") and the Housing Element ("HE"), which sets the vision for development within the City. The General Plan is implemented through the zoning regulations located in Title 21 of the Monterey Park Municipal Code ("MPMC"). Those regulations assign a zoning district to each property in the City, as governed by the Zoning Map. This proposed zone change will harmonize the zoning designation with the General Plan for certain properties on Monterey Pass Road, Corporate Center Drive and E. Mabel Avenue.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Legislative: The recommended action relates to an Ordinance that changes the zoning designation for several properties. The proposed Ordinance is legislative policy action intending to harmonize zoning designations with the General Plan land use designations. In considering such actions, the Planning Commission acts in advisory capacity to the City Council. For the proposed text amendment, the Planning Commission must make these findings (MPMC § 21.38.050):

- That the proposed text amendment is consistent with the goals, policies, and objectives of the General Plan;
- That the proposed text amendment will not adversely affect surrounding properties; and
- That the proposed text amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC's zoning regulations.

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

BACKGROUND:

The LUE was voter approved by Measure JJ in November of 2020. The HE was approved by the City Council in November 2022, and certified by the California State Department of Housing and Community Development ("HCD") in March 2023. As part of the work to implement the LUE and HE, staff is proposing a series of measures that will bring consistency between the LUE and HE and the Zoning Map and zoning regulations.

ANAYLSIS

If adopted, the Ordinance will make the Zoning Map consistent with the General Plan land use designation as established in Figure LU-3, Land Use Policy Map in compliance with State law (Government Code § 65860). ZC-23-02 will affect certain properties on Monterey Pass Road, Corporate Center Drive and E. Mabel Avenue.

The two areas on Monterey Pass Road and Corporate Center Drive that are included in this Zone Change have LUE designations of Innovation/Technology and are currently zoned Shopping Center (S-C) and Commercial Services (C-S) as shown in Figure 1. The Innovation/Technology land use designation corresponds with the Office Professional (O-P) Zone; the proposed zone of the properties is shown in Figure 2.

The general areas of the zone change will occur in the following areas, as identified in Table 1: 1) the properties on the south side of Monterey Pass Road, east of its intersection with S. Freemont Avenue; and 2) properties generally bounded on the west of Corporate Center Drive, Davidson Drive to the north, Kern Avenue and Monterey Pass Road to the east, and Floral Drive to the south, including the north and south sides of Corporate Place, as detailed in Table 1. As developed, the properties feature a mix of commercial uses, with larger professional office type buildings along Corporate Center Drive and Corporate

Place, and smaller commercial uses along Monterey Pass Road, which are consistent with the proposed O-P zone.

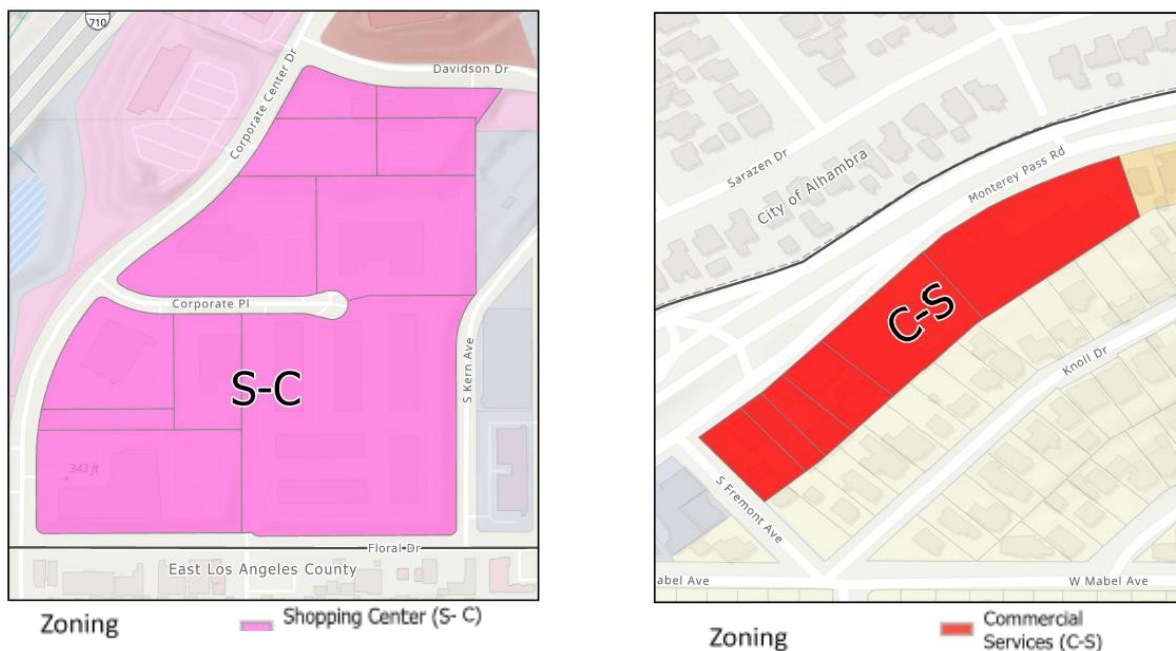


Figure 1: Existing Zoning Map – Corporate Center Drive, Monterey Pass Road

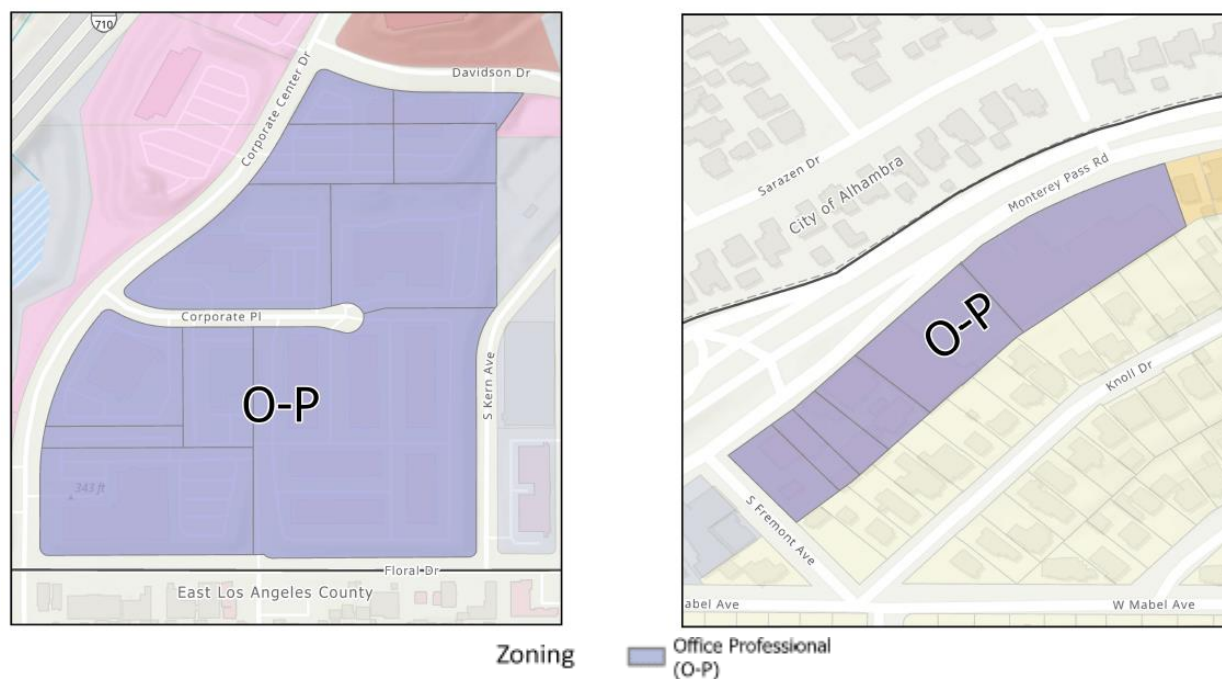


Figure 2: Proposed Zoning Map – Corporate Center Drive, Monterey Pass Road

Assessor's Parcel Number(s)	Address(es)	Existing Zoning Designation	Proposed Zoning Designation
5261-003-054	1166 W. Garvey Avenue	Commercial Services (C-S)	Office Professional (O-P)
5261-003-016, 017, 018, 019 and 020	212 - 270 Monterey Pass Road	Commercial Services (C-S)	Office Professional (O-P)
5237-024-025, 026, 029, 056	2525 - 2630 Corporate Place	Shopping Center (S-C)	Office Professional (O-P)
5237-024-05, 066, 067, 068, 055, 071, 072	1200 – 1600 Corporate Center Drive	Shopping Center (S-C)	Office Professional (O-P)

Table 1: Proposed Office-Professional Zone by APN/Address

ZC-23-02 will also affect properties on E. Mabel Avenue, which have a LUE designation of High Density Residential and are currently zoned Commercial Services (C-S) with a Planned Development Overlay, as shown in Figure 3. The High-Density Residential land use designation corresponds with the High Density (R-3) Zone, which is shown as the proposed zone of the properties in Figure 4.

The general area of the zone change includes properties on the south side of E. Mabel Avenue, east of Orange Avenue to the terminus of E. Mabel Avenue as detailed in Table 2. As developed, the properties all feature residential uses, including single and multi-family developments which will be consistent uses within the proposed R-3 zone.

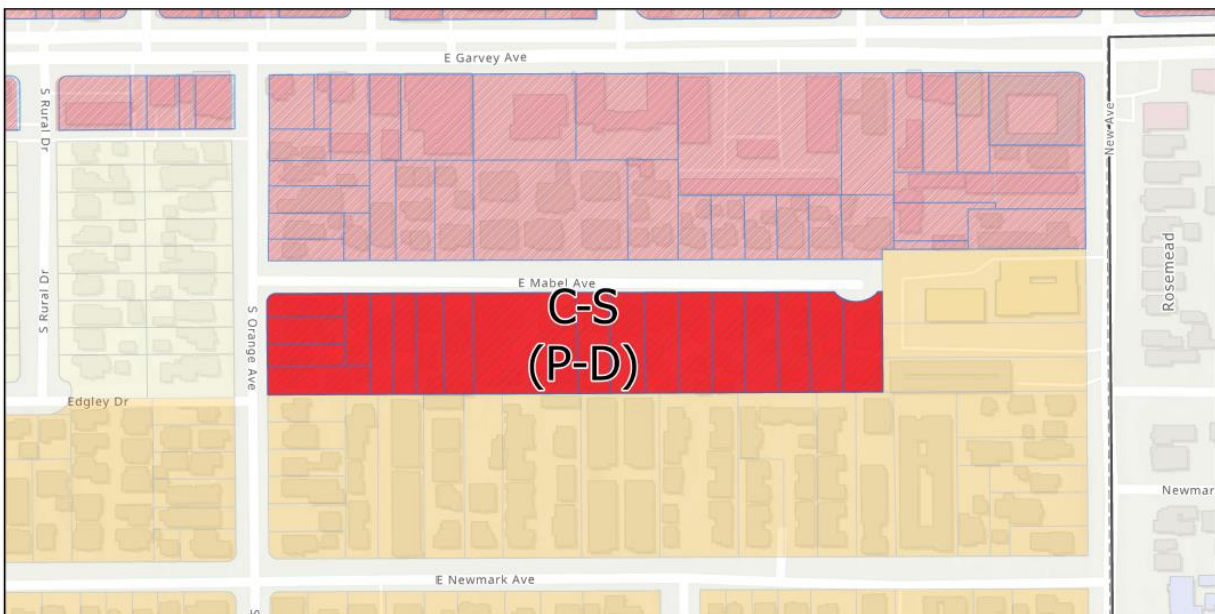


Figure 3 – Existing Zoning Map – E. Mabel Drive

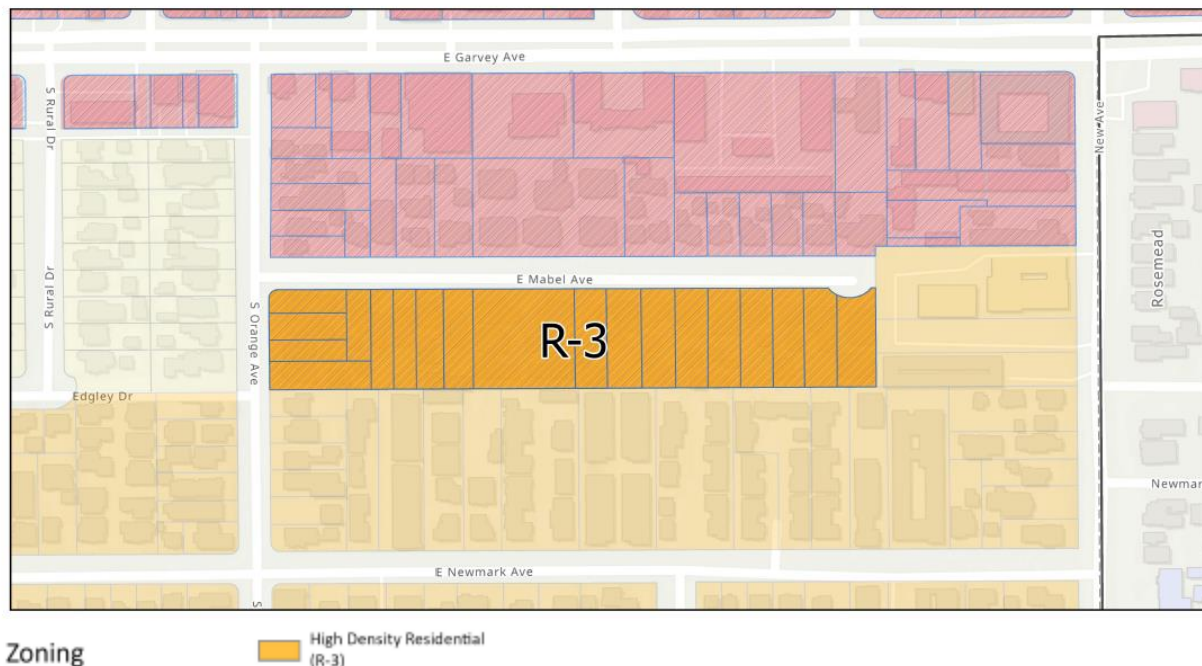


Figure 4 – Proposed Zoning Map – E. Mabel Drive

Assessor's Parcel Number(s)	Address(es)	Existing Zoning Designation	Proposed Zoning Designation
5259-013-043, 044, 045, 046	200-204 S. Orange Avenue	Commercial Services (C-S) with Planned Development (PD) Overlay	High Density Residential (R-3)
5259-013-047, 048, 049, 050, 051, 054, 055, 056, 089, 090, 091, 092, 093, and 094 5259-014-025, 026, 027, 028, 029, 050, 051, 053, 054, 055, 056, and 057	710-928 E. Mabel Avenue	Commercial Services (C-S) with Planned Development (PD) Overlay	High Density Residential (R-3)

Table 2: Proposed High Density Residential (R-3) by APN/Address

The changes proposed as part of the ZC-23-02 are the first set of zone changes that will be part of the *Our City, Our Plan* campaign in order to bring consistency between the General Plan and the zoning regulations.

Legal Notification

The legal notice of this hearing was published in the Monterey Park Progress and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on November 2, 2023, with affidavits of posting on file. The legal notice of this hearing was mailed to 382 property owners within a 300-foot radius of the affected properties on November 2, 2023.

FISCAL IMPACT:

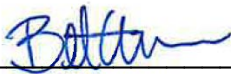
There are no identifiable fiscal impacts if the Zone Change is adopted.

Respectfully submitted,



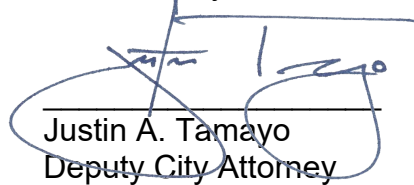
Jessica Serrano
Director of Community Development

Prepared by:



Beth Chow, AICP
Interim Planning Manager

Reviewed by:



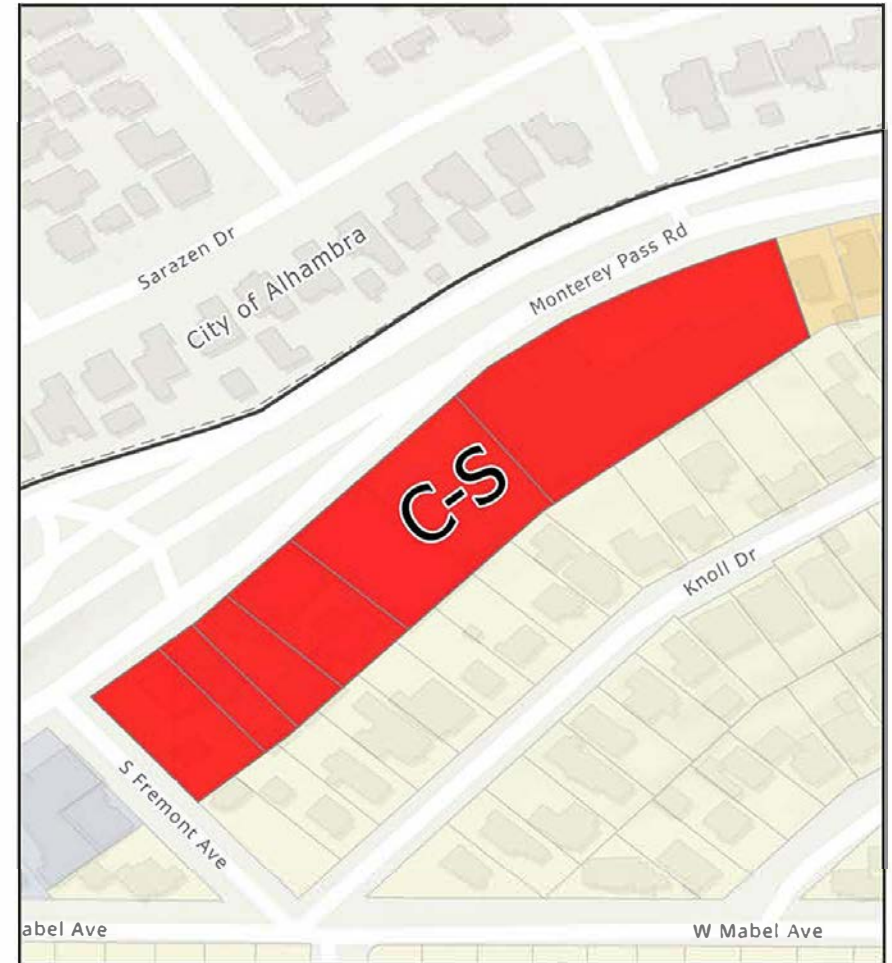
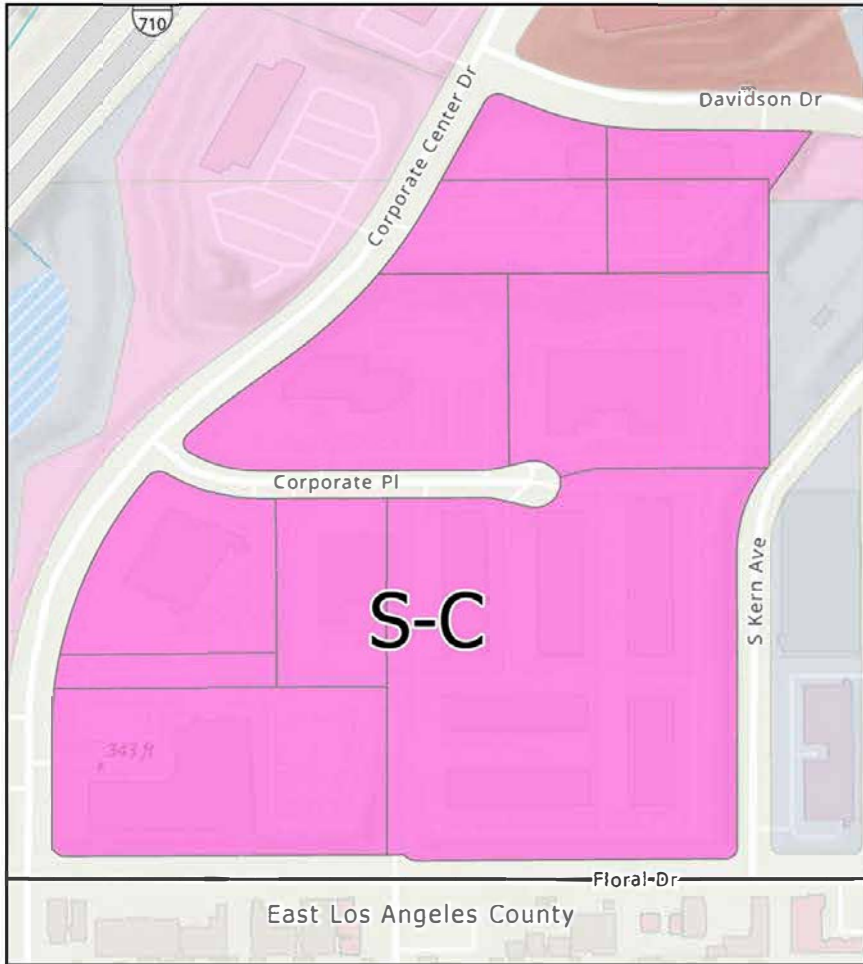
Justin A. Tamayo
Deputy City Attorney

ATTACHMENTS:

1. Existing Zoning Maps (enlarged)
2. Proposed Zoning Maps (enlarged)
3. Planning Commission Resolution Recommending Approval to City Council
4. Notice of Determination
5. FEIR (SCH No. 2001-01-1074)

ATTACHMENT 1

Existing Zoning Maps (Enlarged)



Zone Change 23-02

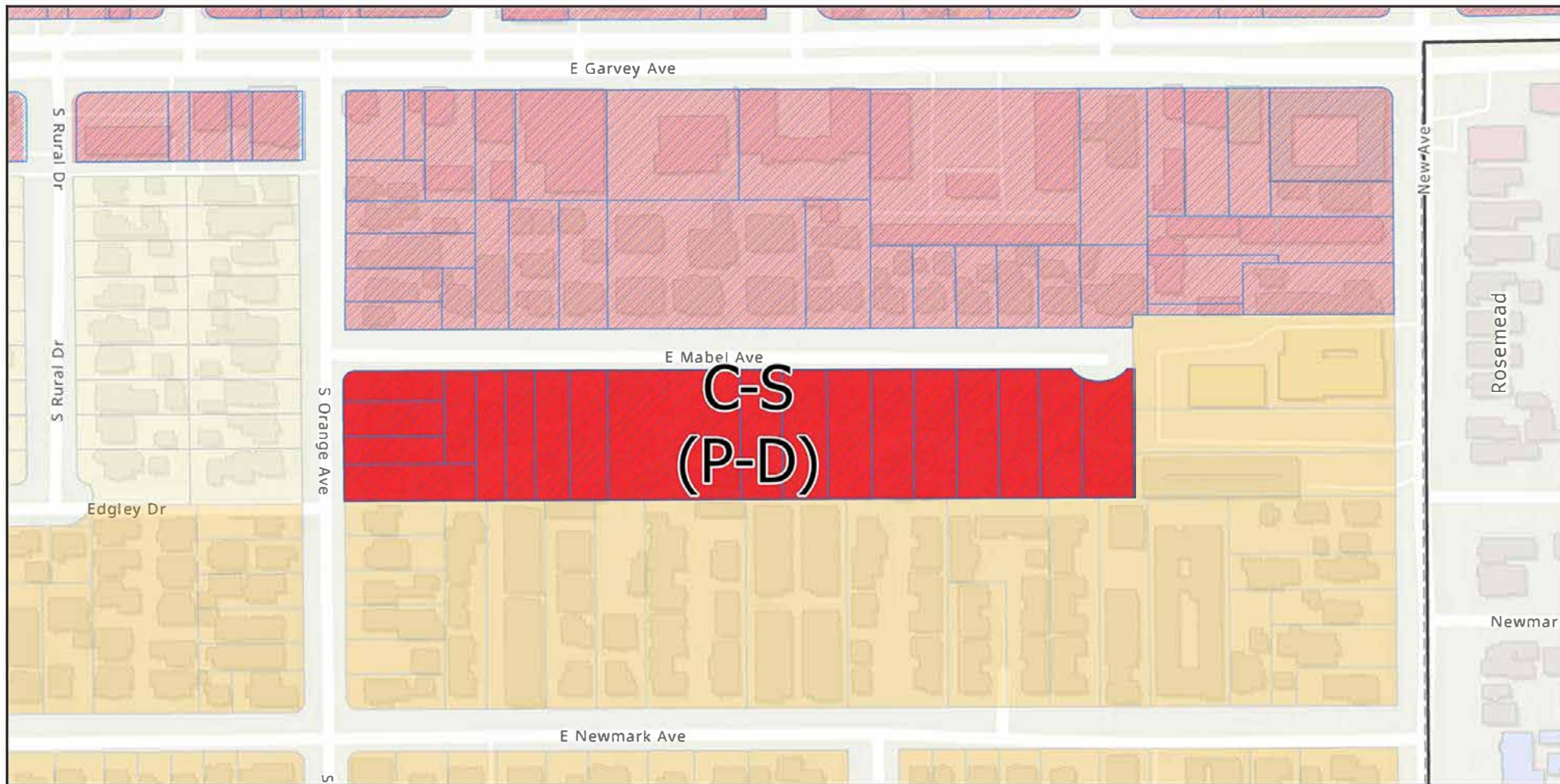
Exisiting Zoning Map



0 0.01 0.03 0.06 Miles

Zoning Legend

■ Commercial Services (C-S)	■ High-Density Residential (R-3)	■ Commercial Services (C-S)	■ Garfield Village - Commercial Services (GVC-S)
■ Shopping Center (S-C)	■ Neighborhood Shopping (N-S)	■ Commercial/Professional (C-P)	■ Garfield Village - Neighborhood Shopping (GVC-N)
Zoning	■ Shopping Center (S-C)	■ Open Space (O-S)	
■ Single-Family Residential (R-1)	■ Central Business Commercial (C-B)	■ Office Professional (O-P)	
■ Medium-Multiple Residential (R-2)	■ Regional Specialty Center (R-S)		
			City Boundaries
			 Monterey Park
			 Sphere of Influence



Zone Change 23-02

Existing Zoning Map

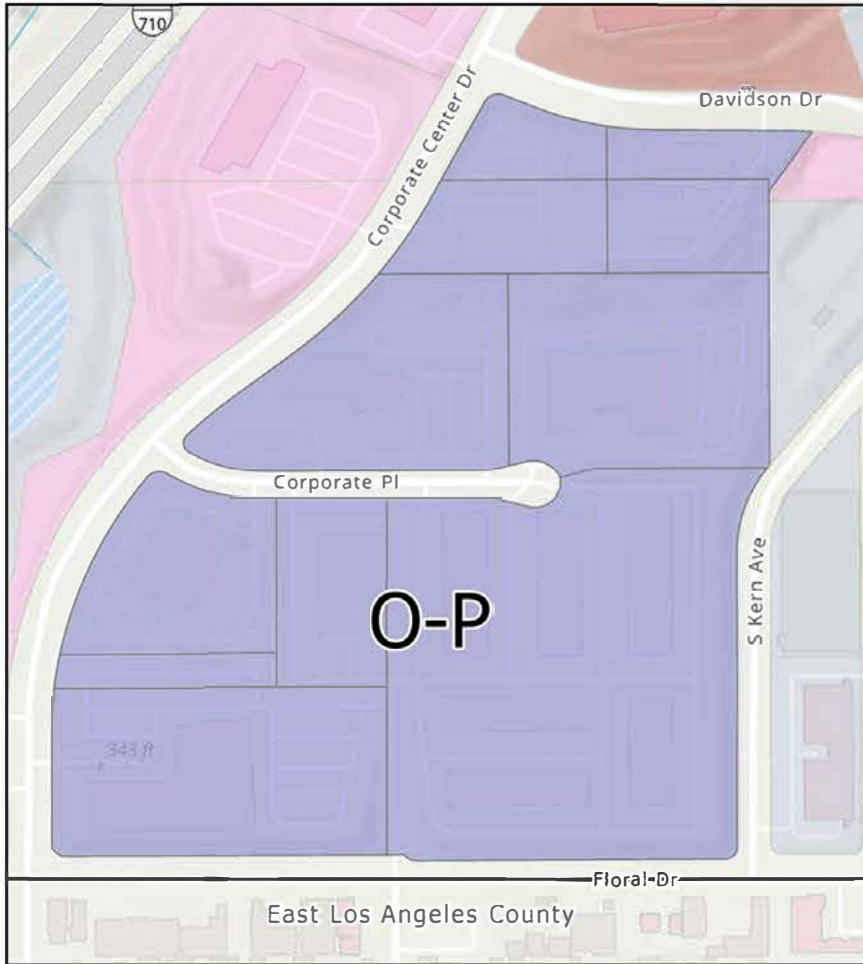


0 0.02 0.03 0.06 Miles



ATTACHMENT 2

Proposed Zoning Maps (Enlarged)



Zone Change 23-02

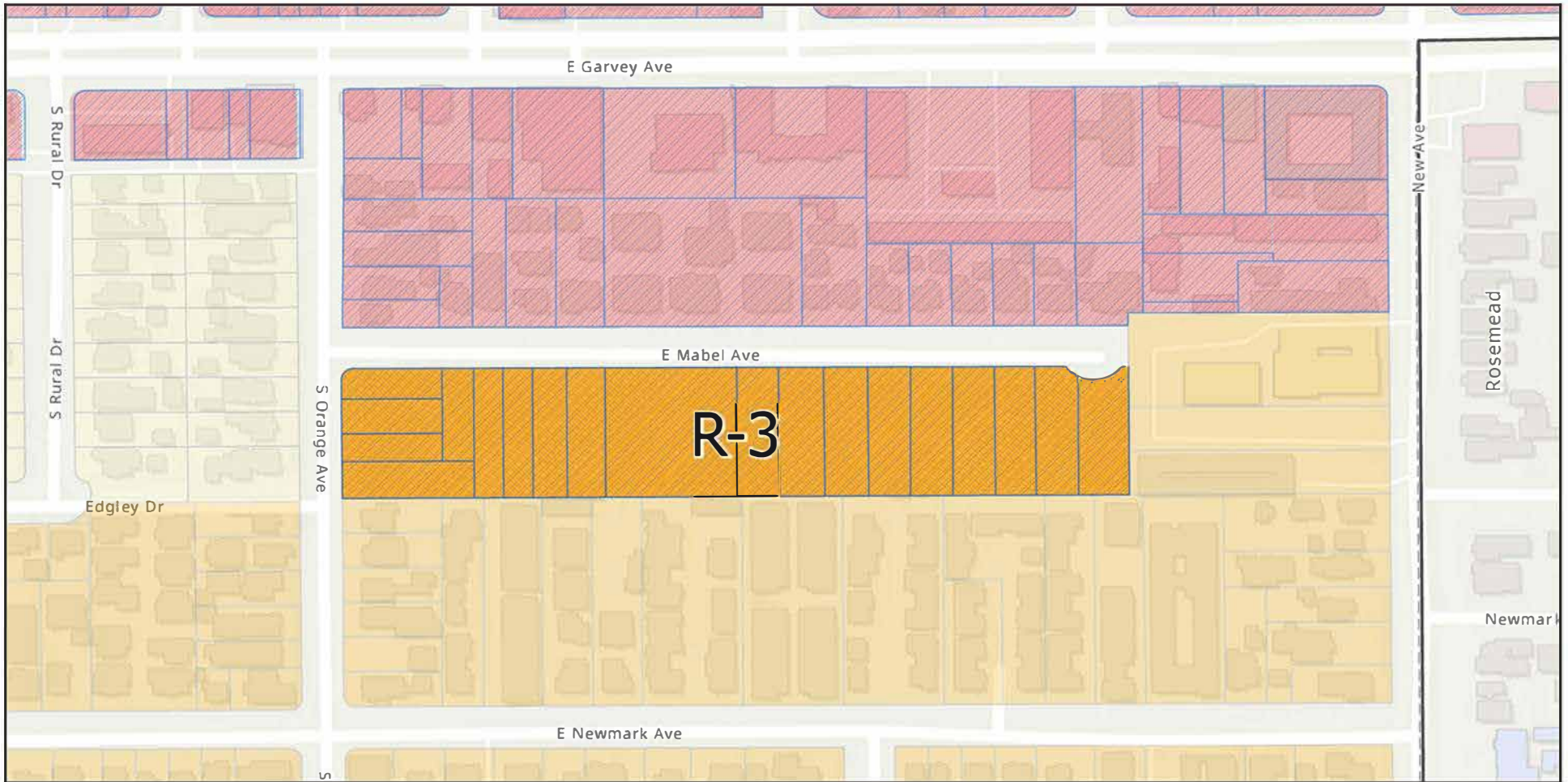
Proposed Zoning Map



0 0.01 0.03 0.06 Miles

Zoning Legend

Office Professional (O-P)	Neighborhood Shopping (N-S)	Commercial/Professional (C-P)	Garfield Village - Neighborhood Shopping (GVC-N)
Zoning	Shopping Center (S-C)	Open Space (O-S)	City Boundaries
Single-Family Residential (R-1)	Central Business Commercial (C-B)	Office Professional (O-P)	Monterey Park
Medium-Multiple Residential (R-2)	Regional Specialty Center (R-S)	Garfield Village - Commercial Services (GVC-S)	Sphere of Influence
High-Density Residential (R-3)	Commercial Services (C-S)		



Zone Change 23-02

Proposed Zoning Map



0 0.02 0.03 0.06 Miles

Zoning Legend			
High Density Residential (R-3)	High-Density Residential (R-3)	Commercial Services (C-S)	Garfield Village - Neighborhood Shopping (GVC-N)
Zoning	Neighborhood Shopping (N-S)	Commercial/Professional (C-P)	Senior Citizen Housing (S-C-H)
Single-Family Residential (R-1)	Shopping Center (S-C)	Open Space (O-S)	City Boundaries
Medium-Multiple Residential (R-2)	Central Business Commercial (C-B)	Office Professional (O-P)	Monterey Park
	Regional Specialty Center (R-S)	Garfield Village - Commercial Services (GVC-S)	Sphere of Influence
		Planned Development (P-D)	

ATTACHMENT 3
Planning Commission Resolution Recommending
Approval to City Council

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MONTEREY PARK, CALIFORNIA RECOMMENDING APPROVAL OF A ZONE
CHANGE NO. 23-02 (ZC-23-02) TO REZONE CERTAIN PROPERTIES FOR
CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN
ELEMENT**

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

SECTION 1: The Planning Commission finds and declares that:

- A. On November 3, 2020, the voters initiated changes to the zoning designations for properties generally located on Monterey Pass Road, Corporate Center Drive, and E. Mabel Avenue for consistency between the General Plan and Zoning Map when it adopted the Land Use and Urban Design Element of the General Plan.
- B. The proposed Project was reviewed by the City Planner for, in part, consistency with the General Plan, and conformity with the MPMC.
- C. In addition, the City reviewed the re-zoning's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, ("CEQA")) and the regulations promulgated thereunder (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The City Planner completed its review and scheduled a public hearing regarding the Project before the Planning Commission for November 14, 2023;
- E. Notice of the Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- F. On November 14, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed re-zoning including, without limitation, information provided to the Planning Commission by the City Planner and public testimony; and
- G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its November 14, 2023 hearing including, without limitation, the staff report submitted by the City Planner.

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

- A. The proposed zone changes will:
 - 1. Change the zoning designation for the following properties to Office Professional (O-P) zone:

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The properties on the south side of Monterey Pass Road, east of its intersection with S. Fremont Avenue, currently zoned Commercial Services (C-S), including 1166 W. Garvey Avenue (APN 5261-003-054) and 212 - 270 Monterey Pass Road (APNs 5261-003-016, 017, 018, 019 and 020).

The properties on the north and south sides of Corporate Place, bounded by Davidson Drive to the north, Kern Avenue and Monterey Pass Road to the east, Floral Drive to the south, and Corporate Center Drive to the west, currently zoned Shopping Center (S-C), including 2525 - 2630 Corporate Place (APNs 5237-024-025, 026, 029, 056) and 1200 – 1600 Corporate Center Drive (APN's 5237-024-05, 066, 067, 068, 055, 071, 072)

2. Change the zoning designation for the following properties to High Density Residential (R-3) zone:

The properties on the south side of E. Mabel Avenue, east of Orange Avenue to the terminus of E. Mabel Avenue, currently zoned CS with a Planned Development (PD) Overlay, including 200-204 S. Orange Avenue (APNs 5259-013-043, 044, 045, 046) and 710-928 E. Mabel Avenue (APNs 5259-013-047, 048, 049, 050, 051, 054, 055, 056, 089, 090, 091, 092, 093, 094 and APNs 5259-014-025, 026, 027, 028, 029, 050, 051, 053, 054, 055, 056, and 057).

- B. Resolution No.12213 certified the results of the voter approved proposition to revise the Monterey Park 2040 Land Use Element Proposition (Measure JJ).

Ordinance No. 2198 approved Measure JJ, which was approved by a vote of the people on November 3, 2020 to revise the Monterey Park 2040 Land Use Element.

- C. Figure LU-3: Land Use Policy Map was adopted as part of the Monterey Park 2040 Land Use Element by the City Council and a vote of the people.

SECTION 3: Environmental Assessment. The Planning Commission reviewed the environmental impacts of this proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The Commission finds as follows:

- D. On December 5, 2019, the City Council adopted Resolution No. 12126 approving a Focused General Plan update to the City's Land Use and Urban Design Element ("GPLU") and Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074).

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- E. The FEIR is a Program EIR that evaluated the environmental impacts resulting from the GPLU implementation.
- F. Changing the zoning designation for those properties within the Innovation/Technology GPLU designation is an activity contemplated by the GPLU and analyzed under the FEIR.
- G. Changing the zoning designation for those properties within the High Density GPLU designation is an activity contemplated by the GPLU and analyzed under the FEIR.
- H. This zone change does not contemplate any changes which will require major revisions to the FEIR nor are there any substantial changes with respect to the circumstances under which the FEIR was undertaken.
- I. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified showing: (1) the zone change will have one or more significant effects not discussed in the FEIR; (2) significant effects previously examined will be substantially more severe than shown in the FEIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or (4) mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment.

SECTION 4: Zone Change Findings. Pursuant to MPMC §§ 21.38.050 and 21.42.010, the Planning Commission finds as follows:

- A. The zone change affects areas that have a voter approved Land Use designation that implements the Monterey Park 2040 Land Use Element (Measure JJ).
- B. The zone change is consistent with the goals, policies and objectives of the General Plan and will create consistency between the General Plan Land Use designations and zone designations on the Zoning Map.
- C. The GPLU Land Use Plan identifies Innovation/Technology designation as an area for primary uses related to research and development, light manufacturing, service commercials, professional offices, entertainment, and breweries/wineries/distilleries. The GPLU also identity retail and service commercial uses as support services within the Innovation/Technology designation.
- D. GPLU Policy 24.1 seeks to ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals and prohibit uses that conflict with those goals.

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- E. The S-C – Shopping Center zone provides for the development of shopping and business centers that serve as major retail attraction for the broader community.
- F. The O-P – Office Professional zone provides for the development of integrated professional, office and limited retail areas that exhibit a diversity of business activity.
- G. The GPLU Land Use Plan identifies High Density designation as an area for primary uses that include attached or detached residential units, with private common open space, at densities ranging from 16.1 – 30 units per acre.
- H. The C-S – Commercial Services zone provides for the development of commercial areas that promote retail and provide transition areas between the City and neighboring communities.
- I. The R-3 – High Density Residential zone provides high density residential housing either attached or detached multiple-family units at a density of 25 units per acre.
- J. The zone change will not adversely affect surrounding properties, as the types of uses currently developed at the properties will conform with the proposed zoning designations of their respective areas.
- K. No development or construction is proposed as part of this zone change.

SECTION 5: Action. The Planning Commission, based upon the evidence and staff report received at the public hearing, recommends that the City Council adopt the draft ordinance and amend the Zoning Map set forth in attached Exhibit “A,” which are incorporated by reference.

SECTION 6: Notice of Determination. The Director of Community Development, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 150694, and any other applicable law.

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

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

SECTION 9: *Construction.* This Resolution must be broadly construed to achieve the purposes stated in this Resolution . It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 10: *Severability.* If any part of this Resolution or its Application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 11: *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 12: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 13: The Planning Commission Chairperson, or presiding officer, is authorized to affix its signature to this Resolution signifying its adoption by the Planning Commission of the City of Monterey Park, and the Planning Commission Secretary is directed to attest.

SECTION 14: The Secretary must certify to the adoption of this Resolution and forward a copy to the City Council.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF
THE CITY OF MONTEREY PARK THIS 14th DAY OF NOVEMBER 2023.**

Jack Chiang, Chairperson

**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 14th day of November 2023, by the following vote of the Planning
Commission:**

**AYES:
NOES:**

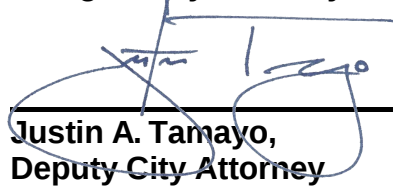
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**ABSTAIN:
ABSENT:**

Jessica Serrano, Secretary

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

By:



**Justin A. Tamayo,
Deputy City Attorney**

Staff Report, ZC-23-02
November 14, 2023

ATTACHMENT 4

Notice of Determination

Notice of Determination

To:

☐ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814



County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Monterey Park
Address: 320 West Newmark Avenue
Monterey Park, CA 91754
Contact: Beth Chow, Interim Planning Manager
Phone: 626-307-1318

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2001011074

Project Title: ZONE CHANGE NO. 23-02 (ZC-23-02)

Project Applicant: City of Monterey Park

Project Location (include county): City of Monterey Park, Los Angeles

- 1166 W. Garvey Avenue, Assessor's Parcel Number (APN) 5261-003-054;
- 212 - 270 Monterey Pass Road, APNs 5261-003-016, 017, 018, 019, 020;
- 2525 - 2630 Corporate Place, APNs 5237-024-025, 026, 029, 056;
- 1200 - 1600 Corporate Center Drive, APNs 5237-024-05, 066, 067, 068, 055, 071, 072;
- 200-204 S. Orange Avenue, APNs 5259-013-043, 044, 045, 046; and
- 710-928 E. Mabel Avenue, APNs 5259-013-047, 048, 049, 050, 051, 054, 055, 056, 089, 090, 091, 092, 093, 094 and APNs 5259-014-025, 026, 027, 028, 029, 050, 051, 053, 054, 055, 056, 057

Project Description:

The Project consists of Zone Changes to selected properties on Monterey Pass Road, Corporate Center Drive, and East Mabel Avenue and proposed the Zone Change Ordinance is within the scope of the City's Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes.

This is to advise that the City of Monterey Park has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
described project. (date)

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): _____ Title: Interim Planning Manager

Date: _____ Date Received for filing at OPR: _____

ATTACHMENT 5
[FEIR \(SCH No. 2001-01-1074\)](#)