

**SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
AGENDA**

**REGULAR SPARC MEETING
Monterey Park City Service Club House
440 South McPherrin Avenue**

**Monday
August 12, 2024
6:00 PM**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

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

Pursuant to Government Code § 54954.3(a), the public may address the SPARC only on matters listed on the Agenda. Those wishing to speak on a listed item should come to the podium, be recognized by the Chairperson, and state your name for the record. Each speaker will be provided a maximum three minutes to address the SPARC. Note, however, that public comment will be received by the SPARC throughout the meeting as part of the workshop.

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 Wong

FLAG SALUTE

Member Philip Chang

ROLL CALL

Chairperson Thomas Wong, Vice Chairperson Vinh Ngo, Member Philip Chang, Member Johnny Kwok, Member Paul Lee, Member Joe Leyva, Member Tammy Sam, Member Victoria Chen Stapleton, Member Maychelle Yee

[1.] CONSENT CALENDAR

1-A. MINUTES

It is recommended that the SPARC consider:

- (1) Approving the minutes for the regular meeting of July 29, 2024; and
- (2) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. WORKSHOP # 2 TO GATHER COMMUNITY INPUT REGARDING LAND USE REGULATIONS AND POTENTIAL FUTURE USES AT SATURN PARK. THE WORKSHOP WILL BE MODERATED BY REPRESENTATIVES FROM WILLDAN ENGINEERING.

It is recommended that the SPARC consider:

- (1) Discussing land use regulations and potential future uses at Saturn Park and receiving and filing the presentation provided by Willdan Engineering. Potential discussion involves current land use regulations; land use designations and governance adopted by voters via Measure JJ in 2020; future land uses based upon California law and Measure JJ; and other, similar, topics. No particular action is recommended for this meeting;
- (2) Continuing the discussion of land use regulations and future uses at Saturn Park to the next scheduled meeting on August 19, 2024; and
- (3) Taking such additional, related, action that may be desirable.

ADJOURN

Next regular scheduled meeting is on August 19, 2024.

**MINUTES
SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
REGULAR MEETING
JULY 29, 2024**

**REGULAR SPARC MEETING
Monterey Park City Service Club House
440 South McPherrin Avenue
Monterey Park, CA 91754**

**MONDAY
July 29, 2024
6:00 PM**

The Saturn Park Advisory Review Committee (SPARC) held a Regular Meeting in the Monterey Park City Service Club House, located at 440 South McPherrin Avenue in the City of Monterey Park, Monday, July 29, 2024, at 6:00pm.

CALL TO ORDER:

Chairperson Wong called the meeting to order at 6:06 p.m.

FLAG SALUTE: Vice-Chairperson Ngo lead the flag salute.

ROLL CALL: Chairperson Wong called the roll:

Members Present: Vice Chairperson Vinh Ngo, Member Philip Chang, Member Johnny Kwok, Member Joe Leyva, Member Tammy Sam, Member Victoria Chen Stapleton, Member Maychelle Yee

Members Absent: Member Paul Lee

ALSO PRESENT: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Director Aguirre, Director of Community Development Jessica Serrano, Planning Manager Beth Chow, Economic Development Manager Joseph Torres, Economic Development Specialist Janice Huang, Office Assistant II Megan Cheung

City Consultants from Willdan Engineering Salvador Lopez and Juliette Arroyo.

- 1. NEW BUSINESS**
- 2. WORKSHOP TO GATHER COMMUNITY INPUT REGARDING LAND USE REGULATIONS AND POTENTIAL FUTURE USES AT SATURN PARK. THE WORKSHOP WILL BE MODERATED BY REPRESENTATIVES FROM WILLDAN ENGINEERING.**

Consultant Mr. Lopez made a presentation about Saturn Park including, current land use regulations, land use designations and initiatives adopted by voters via Measure JJ in 2020, future land uses based upon California law and Measure JJ. He also discussed the formation of the

SPARC Committee, goals and policies of General Plan, and needs and strategies on discussing future uses.

The meeting was opened for public input from the attendees, with a limit of 3 minutes for comments.

Comments received from the public included:

- Question related to any current entitlement applications for properties on Saturn Street;
- Request for additional information about data centers;
- Concern about potential breweries as future uses;
- Opposition to “high-rise”, high-density residential uses;
- Opposition to any residential uses;
- Concern about pedestrian access to current areas around Saturn Park;
- Concern about current building vacancies in Saturn Park;
- Question about the need to focus on re-development of this area when there are other areas in the City that also need redevelopment, ex. Garvey/Garfield;
- Concern about traffic and noise in the area;
- Preference for single-family residential as opposed to multi-family residential, if residential uses are allowed;
- Need to publicize outreach efforts more in the community;
- Concern about proposed data centers’ noise generation and energy usage;
- Support for mixed use retail and residential developments that create walkable neighborhoods;
- Preference to allow for development of senior day care centers or other uses to serve seniors;
- Preference to allow for parks and other open spaces;
- Support for revitalization of Saturn Park, including the affordable housing, with higher densities and moving away from Euclidean zoning;
- Question about the timeline on implementing a Specific Plan;
- Desire to see high end retail establishments that help generate sales tax;
- Concern about uses that do not generate income and may affect taxes for existing residents;
- General questions related to the zoning and planning processes; and
- Applicant for data center in Saturn Park provided a brief presentation of data centers and their benefits to the community and City.

Comments received from members of the SPARC include:

- Need of discussing future uses in the area because the Saturn Park due to high vacancy rates;
- Encouragement for open dialogue and participation that may lead to opportunity for economic growth;
- Request to learn more about data centers and their benefits;
- Request to invite retail and/or mixed use developers to present at future meetings;
- Concerns about latest efforts to change voter approved initiatives for the area;
- Preference for the area to remain viable for innovation and technology uses;
- Desire to create a positive development that could provide economic growth, using the Market Place development as an example;
- Desire to have land uses evolve with the times and community;
- Safety concerns due to vacant buildings and lack of foot traffic currently;

- Desire for an arts district or creation of entertainment spaces geared towards ages 25-50, that currently go outside the city to find amenities;
- Emphasis on ideal and attractive location of Saturn Park with its proximity to the freeway;
- Desire to see change in the area and make the community safe, while allowing positive development of Saturn Park
- Developer’s need for any future development of Saturn Park to make financial sense;
- Willingness to hear and consider opinions of the public for the best uses in Saturn Park;
- Support of higher density residential uses to create “attainable housing”; and
- Interest in what the community opinions for the future land uses.

Comments were received from SPARC members and attendees. No action was taken by the SPARC. The workshop and discussion of land use regulations and future uses at Saturn Park will continue at the next scheduled meeting on August 12, 2024.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 7:35 p.m.



Jessica Serrano
Director of Community Development