

August 29, 2024 SPARC Regular Meeting

Agenda Item No. 2-A – Supplemental Outreach Report

CITY OF MONTEREY PARK CALIFORNIA



Saturn Park Advisory Review Committee (SPARC)

Community Visioning Workshop Series Outreach Report

August 2024





Introduction

This Report is a comprehensive summary of the activities associated with the series of SPARC community visioning workshops. The series was designed to solicit input and feedback from participants and residents and to provide information for the Saturn Park Advisory Review Committee (or “SPARC”) to develop a recommendation to City Council for the Saturn Park land use planning moving forward.

The Saturn Park Advisory Review Committee was formed by the Monterey Park City Council to help determine if alternative and/or additional land uses could help to reinvigorate the Saturn Park site. The SPARC will consider public feedback as it develops and forms its recommendation to the City Council for a possible plan to help revitalize the site under its current permitted uses or under a broader range of land uses.

Willdan facilitated these workshops and captured the community feedback needed for the SPARC to formulate its recommendations to the City Council. The team put together an outline of the topics to be addressed at each meeting. These workshops were structured to give the SPARC and attendees information on Saturn Park and existing land use and zoning regulations in order to facilitate productive conversations and feedback at the meetings. Participants included SPARC members, residents, and other stakeholders.

Attached at the end of this report is a series of documents associated with each meeting and written/email comments received outside of the meetings. These attachments support the summaries provided below.

Purpose

The purpose of the series of workshops was to engage the public in envisioning a future for the site that the community at-large can generally

support. Community feedback, suggestions, and ideas are important to help achieve a broad consensus among various stakeholders.

The objective of the workshops is a final recommendation to the full City Council on how to best move forward with a vision for the site.

The role of the SPARC is to receive public comment and guidance, help achieve consensus and to advise the City Council on a path forward or alternatively a recommendation of a no change option.

The Site



The Saturn Park Site and Vicinity, aerial image

The Saturn Park site, also known as McCaslin Business Park, was named after the original owner and developer Lowry B. McCaslin in the 1940s. The site was originally a quarry for mining decomposed granite then developed into a business park in the 1970s with office uses, particularly a corporate office center. The site was fully utilized in the 1980s, but over the past 10 years has declined in building occupancy and usefulness. In addition, the post-pandemic office market has shifted as in-person office attendance has been reduced/replaced as companies continue to offer remote or hybrid



work models resulting in driving the demand for office space down and vacancy rates up.

Today the site is a mix of multiple, privately-owned parcels. In addition to office use, other uses include warehousing and distribution. Lack of land use diversities, high vacancies, unimproved older buildings, and underutilization of the site extend over large portions of the area. The site is adjacent to single family neighborhoods to the southwest, north and northwest. The Edison electrical substation is located southeast of the site and the I-60 Freeway is located to the south. Further southeast is a commercial/retail development known as The Market Place.

The site is directly accessed by Potrero Grande Drive to the south through both Atlas Avenue at the southern edge of the site and Saturn Street at the eastern edge of the site. A series of three driveways from Potrero Grande also provide direct access from the southern edge of the site.

The topography is sloping. A range of building types, sizes, layout, styles/themes, and construction methods are found throughout. The site overall does not appear to be a uniform business park, with inconsistent and lackluster streetscapes, inconsistent signage, an overabundance of parking lots, and lack of pedestrian accessibility contributing to an outdated industrial/office park model.



Saturn Park Occupancy (yellow=vacant buildings; blue=occupied buildings; green=partially vacant buildings)

**Site Information
Saturn Park**

- Size: 64.6 acres
- Building Area: 2,164, 909 sq. ft.
- Number of Parcels: 19
- Number of Owners: 12
- Parking Spaces: +/- 3,450
- Unoccupied Building Square Footage: approximately 82%

Land Use Designation:
Innovation /Technology

Regulating Plan:
Floor Area Ratio: 0.60
Max Height: 40 FT

Primary Uses:
Research and development
Light manufacturing
Service commercial
Professional offices
Entertainment
Breweries/wineries/distilleries

Other Permitted Uses:
Trade and technical schools
Public utilities
Data Centers
Similar uses per zoning regulations

Prohibited Uses:
Warehousing
Freight terminals
Vehicle storage
Heavy manufacturing

SPARC Committee

In April 2024, discussions were held with the Planning Commission to discuss the issues surrounding the underutilization of Saturn Park and explore ideas for expansion of existing permitted uses.

On May 22, 2024, the City Council established the SPARC to solicit public input on future land uses of Saturn Park as part of the implementation of the General Plan Land Use and Urban Design Element. The SPARC is made up the following members:

Council Members:

Mr. Thomas Wong- Chairperson
Mr. Vinh Ngo- Vice-Chairperson

Selected Members of the Public:

Mr. Philip Chang
Mr. Johnny Kwok
Mr. Paul Lee
Mr. Joe Leyva
Ms. Tammy Sam
Ms. Victoria Chen Stapleton
Ms. Maychelle Yee

Their role is to gather public input and based on that input decide if the existing allowable land uses should remain as contained in the General Plan and Land Use Element or should include more flexible uses.

Background

Although concerns and issues surround the site, such as high vacancy rates, the site also presents an opportunity for a re-imagined place. Therefore, the City Council moved to form the SPARC to develop recommendations with community feedback.

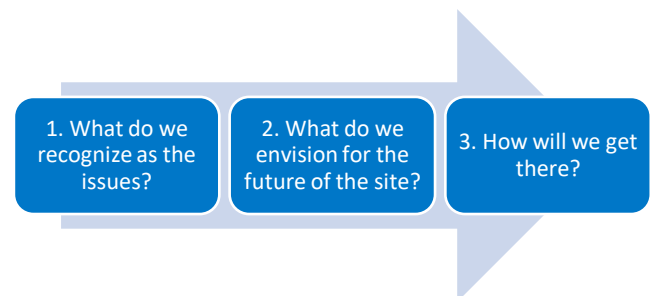
While community outreach is being conducted, the City Council voted to impose a moratorium on new development within the site for an initial 45 days and with a subsequent 3-month

extension, which is set to expire on October 31, 2024.

The visioning process is a precursor to any activities surrounding preparing a land use plan for the site.

The Visioning Process

There are no current plans for the future of Saturn Park (other than what is provided in Monterey Park's General Plan and the Land Use Element adopted through Measure JJ). This visioning process is intended to, with an open mind, see what possibilities are available and desired by the broader neighborhood and community. Although there are constraints to achieving a desired future, beginning with a general consensus among various stakeholders will help to shape a plan that could address some of the concerns surrounding the site. The visioning process for a Saturn Park future can be illustrated in three steps, as shown below.



The Workshop Series

The community workshop series was designed to be engaging and informative. Four workshop meetings were scheduled and publicly noticed. Three have occurred and the fourth and last is scheduled for August 29, 2024. The Chair opened each meeting; provided an introduction of the purpose of the meetings, accepted public comment and introduced the consulting team. Language interpreters were available as needed. City staff were available to assist as needed.



The City mailed out meeting notice flyers to residents and businesses within 500 feet of the Saturn Park site. The City’s website has a page for the “Public Workshops” which explains the purpose of the SPARC and workshops. It can be accessed at:

<https://www.montereypark.ca.gov/1636/Saturn-Park-Advisory-Review-Committee-SP>

The City hired Willdan as consulting facilitators for the workshop series. Mr. Salvador Lopez, Director of Planning, and Ms. Juliet Arroyo, Principal Planner, provided presentations, lead exercises, and documented the process.

WORKSHOP NO. 1 – LISTENING SESSION

This first meeting served as the beginning of the visioning process by listening to public comments. Oral comments were written on large poster boards, then compiled. The public presented some ideas, asked questions, considered concerns, and mentioned the conditions of the site today.

Because the visioning is focused on possible future land uses, participants mentioned some of the land uses they might like to see.



Comments were received in favor of allowing more uses, as well as comments in favor of keeping the current permitted uses in place without changes. The following were some potential uses mentioned:

- Pedestrian friendly development
- Mixed Use
- Arts District
- Retail
- Grocery stores
- Public amenities (senior center, dog park)
- Residential/Housing
- Open space/gathering spaces
- Entertainment

WORKSHOP NO. 2 – WORKING GROUPS

Out of the comments from Meeting No. 1 came four general possible land use categories.

Land Use Categories:

- 1) Innovation/Technology
- 2) Housing/residential
- 3) Commercial
- 4) Public/Open Space

This meeting was developed as a working group exercise to encourage small group dialog and discussion. The participants and SPARC members gathered around four tables led by the facilitators from Willdan. The group discussed each of the four land use categories, reviewed comments from Meeting No. 1, helped to define the land uses, and discussed the strengths, weaknesses, opportunities, and constraints for each.

Although there was input regarding all potential development, there was a common theme of wanting **low intensity development and growth** while being **sensitive to the outlying residential neighborhoods**.



WORKSHOP NO. 3 – RANKING EXERCISE

Based on the feedback from Meeting No. 2, most participants generally supported a low-intensity, neighborhood serving development option.

A presentation was given that described the purpose of the workshop series and explained the ranking exercise. The presentation introduced the seven use categories based on input from Workshop No. 2. These categories are:

“Innovation/Technology”
(current conditions)



“Low Density Residential”



“Medium Density Residential”

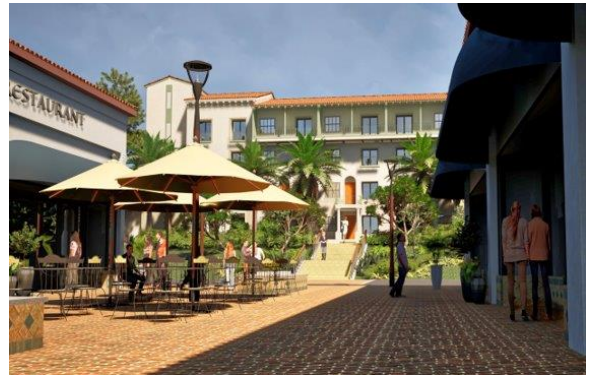


“High Density Residential”





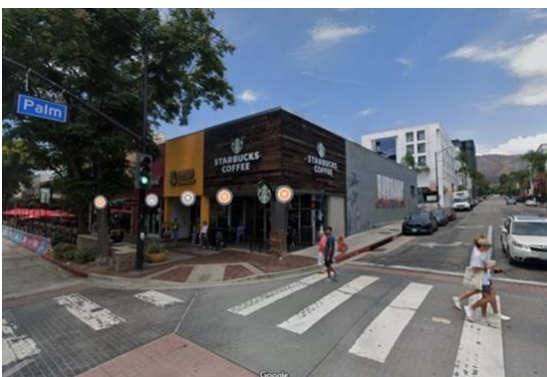
“Mixed Use”



“Public/Open Space”



“Neighborhood Serving Commercial”





Workshop No. 3 was intended to be an independent activity to provide an opportunity to express individual thoughts and preferences of land uses that came out of the last two workshops.

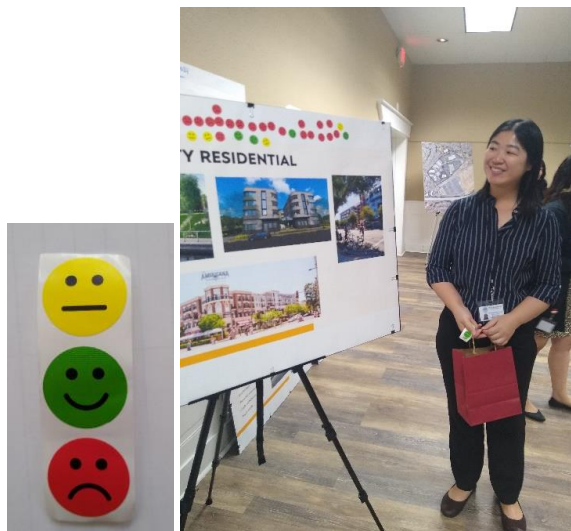
More in-depth explanation and visual examples were provided. These examples were merely images to help convey what each category means. This was more of a vision exercise than a planning exercise.

The exercise began by describing types of developments that fall within each use category. Photos and illustrations (as shown above) were provided as samples only. The presentation explained the following ranking options using colored stickers as follows:

Green Sticker (with smiley face) – Means general support for this use category.

Yellow Sticker (with indifferent face) – Means neutral support but with reservation, and a need for more information, or with conditions.

Red Sticker (with disappointed face) – Means general disapproval of this use category.



Ranking Exercise

All meeting attendees were given a set of Green/Yellow/Red stickers for each category and given the opportunity to place one of the three options for each of the categories that best reflects their preference. The following was recorded:

Results

The category of **Innovation/Technology** received the highest support with 47.5 percent of participants ranking this category with a “Green” sticker.

The category of **Mixed Use** received 38.4 percent support.

The category of **Neighborhood Serving Commercial** received the highest unsure support with 28.2 percent of the participants ranking this category with a “Yellow” sticker, followed closely by Innovation/Technology.

Residential uses, in all densities, did not seem to gather most of the support among the participants, but **Mixed Use** and **Neighborhood Serving Commercial** appear to have broader support, likely with some reservations and conditions.

The category of **Public/Open Space** received the highest disapproval with 66.7 percent of the participants ranking this category with a “Red” sticker. Followed closely by “High Density Residential” and “Medium Density Residential”.

Wall Post- It Notes

The following note from a participant was included in the exercise.

1. Regional Sports Center

Public Comments

Members of the public came up to the microphone and voiced comments, concerns, and questions about the process. Some provided support for keeping the existing zoning unchanged and some provided support for



allowing more flexible uses to re-invigorate the site.

TABLE 1. RANKING EXERCISE RESULTS

USE CATEGORY	Green	Yellow	Red	Total
Innovation/Technology	19 (47.5%)	11 (27.5%)	10 (25.0%)	40 (100%)
Low Density Residential	12 (31.6%)	6 (15.8%)	20 (52.6%)	38 (100%)
Medium Density Residential	12 (31.6%)	4 (10.5%)	22 (57.9%)	38 (100%)
High Density Residential	10 (25.6%)	4 (10.3%)	25 (64.1%)	39 (100%)
Mixed-Use	15 (38.4%)	9 (23.1%)	15 (38.5%)	39 (100%)
Neighborhood Serving Commercial	14 (35.9%)	11 (28.2%)	14 (35.9%)	39 (100%)
Public/Open Space	11 (28.2%)	2 (05.1%)	26 (66.7%)	39 (100%)

MEETING NO. 4 – SPARC RECOMMENDATIONS (Pending)

At Meeting No. 4 the SPARC will hear additional testimony from the Public, a brief presentation from Willdan summarizing the process and feedback received. The SPARC will then deliberate and discuss as a committee followed by a vote on motion(s) reflecting their recommendations to City Council on how to proceed with the planning for the site.

WORKSHOP FINDINGS

A consensus was not found among the workshop participants. Some residents support keeping the site’s current allowable uses unchanged. Other participants wanting to see a more economically robust Monterey Park appeared to support more flexible uses.

Mixed Reactions

The participants had mixed options for allowing a broader range of uses for the future of the site. There was a group of participants that favored keeping the site’s current zoning and land use designation the same. Another group favored allowing more uses to help invigorate the site and support a stronger, more economically viable, Monterey Park. Another group was still unsure about the process, and what they were commenting on, or felt they would rather listen than provide feedback.

A group of participants commented that Monterey Park should allow for more housing opportunities to help realize its share of housing needs across the State.

Surprisingly, although participants expressed an interest in open space and recreational uses in Meeting No. 1 and 2, the “Public/Open Space” use category received the greatest number of “Red” stickers among the seven use categories at Meeting No. 3.

If planned well, it appears that there could be support for “Mixed Use” and “Neighborhood Serving Commercial” introduced to the site. These participants were receptive to having “Mixed-Use” including “Low Density Residential” to “Medium Density Residential”.

Concerns

Some participants expressed concerns about traffic, noise, pollution, with future development, particularly with a broader range of uses. Concerns were also raised about the City meeting its Regional Housing Needs Allocation. Participants were also concerned about the City’s tax base and felt that allowing commercial uses could increase City revenues.

Questions

There were questions on the process of changing the zoning and allowable uses and whether that would be done by City Council approval or by the voters.



NEXT STEPS

Following a formal recommendation from the SPARC as a committee, the SPARC members will present the recommendations to the City Council at a future meeting, likely in September or October 2024. The City Council will consider the SPARC recommendations, receive public testimony, deliberate and discuss a course of action for the site.

EXHIBITS:

1. Posted SPARC Agendas, Meetings 1-3 (with written communications)
2. Wildan Meeting Summaries/Notes (Meetings 1-3)
3. PowerPoint Presentations (Meetings 1-3)
4. Sign-In Sheets (Meetings 1-3)
5. Outreach Flyer

Exhibit No. 1

SPARC Agendas

Monday, July 29, 2024

Monday, August 12, 2024

Monday, August 19, 2024

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

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

**Monday
July 29, 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.

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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

Vice Chairperson Ngo

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.] 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.**

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 12, 2024; and**
- (3) Taking such additional, related, action that may be desirable.**

ADJOURN

Next regular scheduled meeting is on August 12, 2024.

**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

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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

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

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

**Monday
August 19, 2024
6:30 PM**

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PUBLIC PARTICIPATION

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CALL TO ORDER

Chairperson Wong

FLAG SALUTE

Member Johnny Kwok

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 August 12, 2024; and
- (2) Taking such additional, related, action that may be desirable.

[2.] NEW BUSINESS

2-A. WORKSHOP # 3 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:

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- (3) Taking such additional, related, action that may be desirable.

ADJOURN

Next regular scheduled meeting is on August 29, 2024.

**MINUTES
SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
REGULAR MEETING
AUGUST 12, 2024**

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

**MONDAY
August 12, 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, August 12, 2024, at 6:00pm.

CALL TO ORDER:

Chairperson Wong called the meeting to order at 6:01 p.m.

FLAG SALUTE: Member Philip Chang lead the flag salute.

ROLL CALL:

Chairperson Wong called the roll:

Members Present: 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

Members Absent: None.

ALSO PRESENT: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Fire Chief Chris Thompson, Director of Finance Martha Garcia, Director of Public Works Shawn Igoe, Director of Recreation and Community Services Robert Aguirre, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Planning Manager Beth Chow, Finance Manager Laura Borjon, Office Assistant II Megan Cheung

City Consultants from Willdan Engineering: Salvador Lopez, Juliet Arroyo, Jennifer Maria, and Chad Brown.

[1.] CONSENT CALENDAR

1-A. MINUTES

Action Taken: The SPARC approved and adopted the meeting minutes for the regular meeting of July 29, 2024.

Motion: Moved by Vice-Chairperson Ngo and seconded by Member Sam, motion carried by the following vote:

Ayes: SPARC Members: Wong, Ngo, Chang, Kwok, Leyva, Sam, Stapleton, Yee

Noes: SPARC Members: None

Absent: SPARC Members: None

Abstain: SPARC Members: Lee

Recusal: SPARC Members: None

[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.

Consultant Salvador Lopez made a presentation about Saturn Park including: land area, occupied vs. unoccupied space, number of lots, number of parking spaces, current land use regulations and primary uses. Additionally, information was presented about the City's role in development, pending data center application at Saturn Park, and a summary of community input received at the July 29, 2024 meeting.

Consultant Juliet Arroyo led working group exercises and attendees participated in round table discussions led by Willdan facilitator, including Salvador Lopez, Juliette Arroyo, Jennifer Maria, and Chad Brown. The working group exercises involved having the participants review comments from SPARC Workshop #1 and select which of the following land use categories it belongs to: innovation/technology (current zoning), residential/housing, retail/commercial, and public uses (parks/open space, government/education). The participants were instructed to provide what the strengths, weaknesses, opportunities, and/or threats were for each of the uses.

Comments received from the public included:

Table 1:

- Overall, group was supportive of more development at Saturn Park.
- Innovation/Technology:
 - Concerns: does not fit in with this area due no large universities nearby; group was not against data centers, but have concerns about current proposal due to lack of employment opportunities, needs a public component and better buffering;
- Housing/Residential:
 - Acceptable: residential okay if it is low impact; blends with existing uses; condos/townhomes; mixed use and medium density (3-stories) with retail and walkable area; amenities such as walking paths/trails would be good for residents;

- Not Acceptable: mostly against high-density residential;
- Concerns: vacant retail; RHNA goals should be considered; city lacks affordable housing; retail should be walkable;
- Retail/Commercial:
 - Acceptable: family-oriented; arts district on a portion of the site with local businesses, including service; a pavilion with rotating uses; art walk event in an art center with art space easement; walkable; retail can face main roadways; commercial in moderation;
 - Not Acceptable: no big box retail; Montebello has big box retailers;
 - Concerns: consider business interests;
- Public Uses (parking/open space, government/education):
 - Acceptable: recreation area for exercising (portion of site); circular walking trails with a dog walk; good example: Almanor Park, Alhambra; pocket park would be with demonstration/botanical gardens, with native California plants.

Table 2:

- Overall, group wants to keep the area as is and does not support any new development and were concerned about impacts to the surrounding community. A minority of the group was supportive of new development to support economic vitality.
- Innovation/Technology:
 - Acceptable: want to keep the area as is;
 - Concerns: want to keep area quiet; undesirables and unsafe conditions; noise impacts such as a grocery store and delivery trucks; rodents; trash; crime;
- Housing/Residential:
 - Acceptable: minimal support; would consider low-density single-family development; a minority of this group was open to residential development
 - Not Acceptable: area is too small for affordable housing; no apartments or townhomes; no density;
 - Concerns: building height and view obstruction; traffic; noise
- Retail/Commercial:
 - Acceptable: minority of this group was open to neighborhood serving retail/commercial;
 - Not Acceptable: no commercial, retail or entertainment;
 - Concerns: existing infrastructure/street grid cannot support new development; traffic and noise impacts;
- Public Uses (parking/open space, government/education):
 - Acceptable: open space barrier should be provided between existing residential and any new development; indoor/covered open space sensitive to the outlying residential; pickleball courts; free public pool.

Table 3:

- Overall, the group reached consensus on many topics although there were differences in opinion.
- Innovation/Technology:
 - Acceptable: data center (although there were mixed opinions about whether this use should be allowed); life science business; medical device manufacturing;
 - Concerns: traffic impacts; energy consumption;
- Housing/Residential:
 - Acceptable: affordable housing; mixed use to create housing and convenience to retail/food service and freeways; senior housing;
 - Not Acceptable: affordable housing;
 - Concerns: City's RHNA numbers and progress towards meeting the housing goals; consider proximity to Edison site;
- Retail/Commercial:
 - Acceptable: higher-end retail; Amazon Fresh; food services; medical device manufacturing; promote local businesses; make more welcoming to nearby residents; new tax revenues; new jobs;
 - Not Acceptable: no commercial uses;
 - Concerns: preserve residential feel; high number of commercial vacancies; traffic; noise;
- Public Uses (parking/open space, government/education):
 - Acceptable: regional sports center including tennis, pickleball courts, racquetball; swimming pool;
 - Not Acceptable: No recreation;
 - Concerns: current facilities are run down; risk losing access to existing pool due to its condition; closest regional sports center too far from MPK; private ownership of properties makes it difficult to create more open space; City has not intention to purchase land at Saturn Park; traffic concerns; data center proposal could include public park with playground and/or dog park and offer fiber optic capabilities to nearby residents.

Table 4:

- There was a mixture of opinions for and against new development. There was a request for examples of what is low, medium, and high density.
- Innovation/Technology:
 - Acceptable: expansion of cemetery; tech incubator; Edison training area; technology related school; tech job; EV charging stations; data centers bring utility taxes, \$400 million on improvements; undergrounding power lines; other businesses will benefit from data center investments.
 - Not Acceptable: electrical infrastructure;
 - Concerns: potential environmental impacts of data centers;
- Housing/Residential:

- Acceptable: mixed use and higher density;
- Not Acceptable: no mixed use or high density;
- Concerns: business owner in the area worried about housing impacting his business including traffic to and from and his ability to sell his business in the future, but not opposed to residential; more fire protection desired, questions about police services; traffic; ample parking for any use; high density residential would bring undesirable conditions;
- Retail/Commercial:
 - Acceptable: Whole foods, Trader Joes, Sprouts, Amazon Fresh, not Ralphs; sales tax, more revenue; potential revitalization; more jobs;
 - Concerns: no retail demand; traffic; trash; increased crime; theft; noise; inability to fill current vacancies; most worried about residential that abuts the businesses; pedestrian safety; no sidewalks; environmental impacts; focus on bringing in more complimentary industries;
- Public Uses (parking/open space, government/education):
 - Acceptable: dog park; manmade lake with recreation; pickleball courts; community theater; playhouse; fine arts center; amphitheater; musical (enclosed);
 - Not Acceptable: No recreation;
 - Concerns: wants a buffer with residential.

Wall Charts (direct quote from participants):

- Innovation/Technology:
 - Tech Incubator; should be close to Cal Tec; research center.
- Housing/Residential:
 - Some rental residential units; some condominiums;
 - No affordable housing;
 - Mixed-use housing (medium to high density);
 - Bunker Hill Apartments (example);
 - Medium density; 10-12 units per acre; 70 acres can yield 500 to 600 units.
 - Single family use, no high-density housing.
- Retail/Commercial:
 - Tell the State of California to stop being anti-business. Chevron moved to Texas after being in California for 100 years.
- Public Uses (parking/open space, government/education):
 - Green space near Edison powerlines;
 - This is such an important topic and change. After antics, we have little time for actual impact; and
 - “Smorgasburg” concept, weekend public market, high end market, retail.

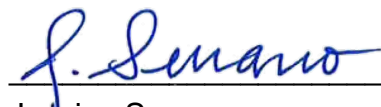
Written Comments submitted prior to or on August 12, 2024 (see Attachments 1-4):

- Email from Jairo Avalos, dated August 6, 2024
 - Supports mixed use development at Saturn Park and provided case studies.
- Email from Deb, dated August 7, 2024
 - Provided research with regulations from other municipalities regarding data centers.
 - Supports residential development at Saturn Park.
- Email from Joe Leyva, dated August 12, 2024
 - Provide link to article about impacts of data centers including delay in conversion to clean energy in CA, increase in electrical bills for everyone else, increased risk of blackouts, and increase water use, among others.
- Handout from Scott Rynders, submitted August 12, 2024
 - Draft Saturn Park Data Center Zoning Overlay Areas

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 19, 2024.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 7:42 p.m.



Jessica Serrano
Director of Community Development

Attachments:

1. Email from Jairo Avalos, dated August 6, 2024
2. Email from Deb, dated August 7, 2024
3. Email from Joe Leyva, dated August 12, 2024
4. Handout from Scott Rynders, submitted August 12, 2024

SPARC Meeting Minutes
August 12, 2024

ATTACHMENT 1
Email from Jairo Avalos, dated August 6, 2024

Cheung, Megan

From: Serrano, Jessica
Sent: Monday, August 26, 2024 3:55 PM
To: Cheung, Megan
Subject: FW: Sent over Saturn Park ideas but email was blocked



JESSICA SERRANO • **DIRECTOR OF COMMUNITY DEVELOPMENT**
320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754
Office (626) 307-1463
Email • jserrano@montereypark.ca.gov

From: Jairo Avalos <jairo.r.avalos@gmail.com>

Sent: Wednesday, August 7, 2024 12:23 PM
To: Wong, Thomas <twong@MontereyPark.ca.gov>
Cc: Ngo, Vinh T. <vngo@MontereyPark.ca.gov>; Alvarez, Inez <ialvarez@MontereyPark.ca.gov>; Wong, Diana <DWong@MontereyPark.ca.gov>; Serrano, Jessica <jserrano@MontereyPark.ca.gov>
Subject: Re: Sent over Saturn Park ideas but email was blocked

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you all!

On Tue, Aug 6, 2024 at 9:57 PM Wong, Thomas <twong@montereypark.ca.gov> wrote:

Thanks! Want to make sure we incorporate this as something for the committee to think about.

Sent from my iPhone

On Aug 6, 2024, at 9:34 PM, Ngo, Vinh T. <vngo@montereypark.ca.gov> wrote:

Thanks Jairo,

Hope to see you at the next SPARC meeting. If not, we will be sure to share your vision of a mixed-use community of high density housing over retail.

Vinh

Sent from my iPhone

On Aug 6, 2024, at 7:10 PM, Jairo Avalos <jairo.r.avalos@gmail.com> wrote:

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attempting to resend with smaller images (I also sent this earlier to Sal from Will Dan which seemed to go through)

Hi,

Thank you for working on this project and incorporating the community's input. It is vital for the city and all of us who live nearby that the Saturn Park area gets revitalized. The area today is a ghost town, with tons of empty parking lots, no sidewalks, and a dangerous feeling. Families and residents don't feel safe walking around that area, especially close to sunset or in the early morning. The best way to change this is to bring life to the Saturn Park area, while providing amenities that all residents can enjoy.

I wanted to pass on some ideas that should be considered and put into the plan, specifically that we should:

- 1. Allow and encourage the development of housing above retail
- 2. Let this area be zoned in such a way that housing density and building height are maximized

1. Allow and encourage the development of housing above retail

By allowing and encouraging housing to be built over retail, the area will be transformed. New residents will make the area vibrant and safe. Having retail on the ground floor of residential will allow for businesses to open up that can cater to the new residents and everyone in the surrounding community. Building housing right above those ground floor businesses will mean that there will always be people to patronize them.

I wanted to share two case studies of places that have done something similar to what we are trying to do with Saturn Park. These areas were industrial and then changed to be residential, where housing was built above ground floor retail.

Case studies

Park & Paseo
Santa Ana CA

<https://parkandpaseo.com/>

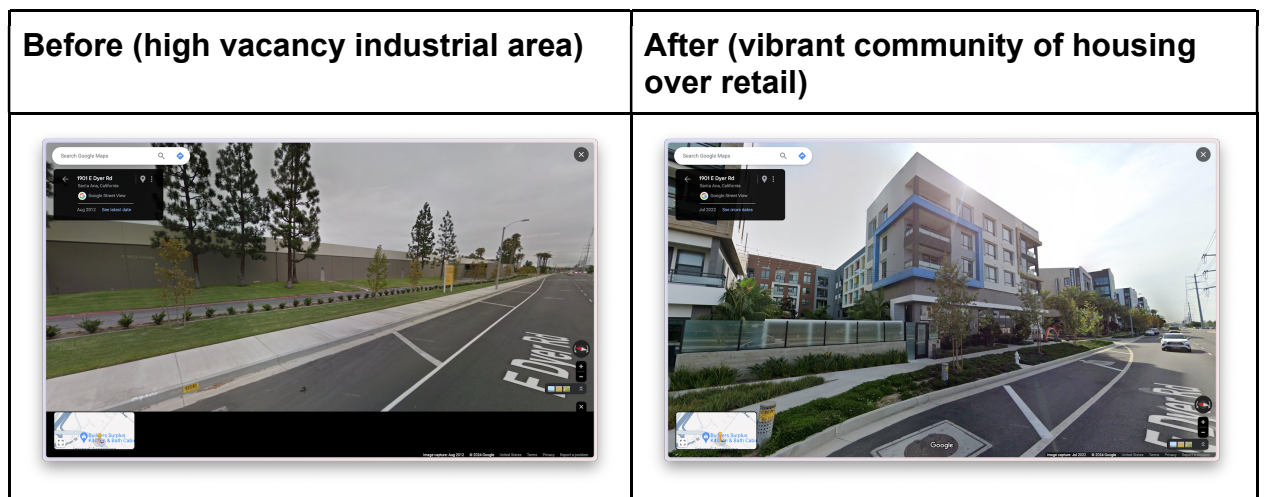
<Park & Paseo copy.png>

Park & Paseo is exactly the type of development we should be allowing and incentivizing in the Saturn Park area. Park & Paseo is a development that has

- Housing above retail (coffee shops, beauty spas, etc)
- A community park, with space for a food truck to drive into
- Community running/walking loop
- Dog park & Basketball courts
- Gym
- A coworking space

It has amenities for all residents and for people in the surrounding community. All spaces are active at all hours of the day and residents don't have to travel far to get their basic needs met, this means less driving and traffic and more living.

This development area is almost IDENTICAL to the Saturn Park area. It is right near a freeway and used to be an industrial area with high vacancy until changes were made to allow for this type of development. The similarities are very clear and the benefits to allowing this are very clear as well



Culdesac

Tempe, AZ

<https://culdesac.com/>

<Cul de sac copy.png>

Culdesac is a housing development where the ground floor can be retail or additional units of housing. The flexibility allows the space to evolve with the community and their needs. This development is particularly great because it incorporates a

- Grocery store
- Gym
- Laundry
- Barber shop
- Restaurant
- Bike shop

among other things. Having all key necessities like food and entertainment in the same space both increases the taxes that the city gets but also reduces car dependency (and traffic) because all basic necessities are easily accessible. The development also provides car and scooter-share on-site for when those are needed.

This is another example of a successful project of housing over retail that has revitalized an area that didn't have much happening for years.

2. Let this area be zoned in such a way that housing density and building height are maximized

Hand in hand with point #1, it's important that we incentivize beneficial projects like this by ensuring that they can get built. Potential partners to redevelop this site will be swayed more by allowing the maximum density and building height so that projects can pencil out.

Thank you once again for adding these thoughts and ideas to the development team's discussion and I hope we can move forward with allowing and incentivizing these types of uses.

On Tue, Aug 6, 2024 at 8:05 AM Wong, Thomas
<twong@montereypark.ca.gov> wrote:

Our filters can be pretty aggressive, maybe try again, and send to Inez as well? If it still doesn't come through, we can have IT check.

Sent from my iPhone

On Aug 6, 2024, at 7:52 AM, Jairo Avalos
<jairo.r.avalos@gmail.com> wrote:

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mayor Wong and Mayor Pro tem Ngo,

I sent over an email with some ideas for Saturn Park, along with some useful short examples of types of good developments to allow but I received a note saying the email was blocked. Do you all know if emails sent with images or links etc are blocked? I would love for you two to be able to see the examples.

SPARC Meeting Minutes
August 12, 2024

ATTACHMENT 2
Email from Deb, dated August 7, 2024

From: [Deb SGV](#)
To: [Ngo, Vinh T.](#); [Wong, Thomas](#); [Yiu, Yvonne](#); [Lo, Henry](#); [Sanchez, Jose](#); [MPClerk](#); [CMO](#); [Serrano, Jessica](#); slopez@willdan.com
Subject: Saturn Park - Data Center Laws From AZ, VA
Date: Wednesday, August 7, 2024 10:14:25 PM
Attachments: [Fairfax County VA Data-Centers-Draft-text.pdf](#)
[ChandlerAZ DataCenter Final Ordinance.pdf](#)

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi - it's Deb Shibuyama Simone from Orange Ave, less than a quarter mile from the 1977 Saturn site. I spoke at the first SPARC meeting, and plan to speak again this week. I've been doing research and I found several municipalities, counties, and states that have had to retroactively regulate data centers after concerns about noise and power usage.

I'm going to present a synopsis of what I found to the committee, but I wanted to share these two ordinances, directly with all of you, because they sum up the issues well. If we go with the new data center, regulations like this will save a lot of headaches later, literally and figuratively.

Not sure if any of this has already been discussed, but I figured I'd do due diligence.

The issues basically are: Noise, Power Usage, and Accountability.

I plan to advocate for re-zoning that area as residential and putting up some townhomes for younger families, because these new giant data centers seem like more trouble than they're worth. I'll say that in the meeting as well.

Thanks,

Deb



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 23, 2024

ZONING ORDINANCE AMENDMENT – DATA CENTERS Staff Summary

BACKGROUND

On March 19, 2024, the Board of Supervisors (Board) directed staff to prepare a Zoning Ordinance amendment to strengthen the current provisions for data centers and authorized the scheduling of public hearings on an amendment. The [Board Matter](#) stated that the public hearing before the Board should be scheduled for July 2024. Public hearings on a proposed Zoning Ordinance amendment relating to data centers are scheduled for:

- Planning Commission: June 5, 2024, at 7:00 p.m.
- Board of Supervisors: July 16, 2024, at 4:00 p.m.

This document provides a summary of potential options for consideration and draft text for discussion (Attachment 1). The draft text is based on the research included in the [Data Centers Report and Recommendations](#), dated January 9, 2024, and the discussions at the Board's Land Use Policy Committee meeting on March 12, 2024. Prior to the Planning Commission public hearing, a staff report with proposed text will be published.

CURRENT REGULATIONS

The [Zoning Ordinance](#) currently allows data centers in the zoning districts shown in Table 1 below. Lot size and bulk regulations vary according to the zoning district. In addition, transitional screening and barriers are required in accordance with the recently amended [Section 5108](#) of the Zoning Ordinance. Among other provisions, these regulations require a 50-foot-wide landscaped transitional screening yard between industrial and residential uses.

The use standards for data centers include the building size thresholds for by-right development listed in the table below, as well as a requirement that, except in the I-4, I-5, and I-6 Districts, all equipment for cooling, ventilating, or otherwise operating the facility, including emergency power generators and other power supply equipment, be contained in an enclosed building.



PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5507
Phone 703-324-1314
Fax 703-803-6372
www.fairfaxcounty.gov/planning-development

Zoning District	By Right	Special Exception
C-3 (Office) C-4 (High Intensity Office)	Up to 40,000 SF of GFA; or larger if repurposing a building existing on May 10, 2023	Required for larger size; or for increase in height or FAR
I-2 (Low Intensity Industrial) I-3 (Light Intensity Industrial)	Up to 80,000 SF of GFA; or larger if repurposing a building existing on May 10, 2023	Required for larger size; or for increase in height or FAR
I-4 (Medium Intensity Industrial) I-5 (General Industrial) I-6 (Heavy Industrial)	Yes (limited by district height of 75 feet and FAR of 0.5)	Required for increase in height or FAR
PRC (Town Center, Convention/Conference Center) PDC (Planned Development Commercial) PTC (Planned Tysons Corner Urban)	Yes, if shown on the development plan	n/a

Table 1: Current Zoning Permissions¹

POTENTIAL ZONING ORDINANCE REVISIONS

The overall approach of the draft text (Attachment 1) is to add new use standards and revise the existing use standards that apply to data centers permitted by right, and to allow a special exception (SE) application to modify certain of those standards. Similarly, the draft text proposes additional standards for data centers in P districts that could be modified by the Board. This approach recognizes that the potential impacts of a data center may vary based on its size, location, equipment, and other features, as well as the evolving nature of the data center industry. Further, the approach reflects the purpose of each zoning district and intends to guide data centers to the heaviest industrial districts.

Permissions

The draft text revises the permissions for data centers to show that in all conventional districts where a data center is allowed, it could be approved by right, subject to use-specific standards, and an SE could be allowed to modify certain standards. For example, if a use standard specifies a maximum building size or a minimum distance to residential, then an SE could allow for a larger size or a lesser distance. To provide flexibility for the Board, the permission options are broadly proposed to allow the Board to adopt this permission structure (by right with use standards/modifications by SE) for certain districts, while regulations in other districts could require an SE for any data center or disallow any new data centers.

¹Abbreviations used in the table: SF – square feet; GFA – gross floor area; FAR – floor area ratio.

The draft text does not propose any changes to the zoning districts in which data centers are allowed, except for the PRC District. While data centers are currently permitted in the PRC District, no existing or approved data centers are currently located in the PRC District. Additionally, no other industrial uses are allowed in the PRC District except for craft beverage production establishment and small-scale production establishment – uses with a customer focus that is compatible with the Town Center and Convention/Conference Center areas. Therefore, the draft text shows an option to remove the permission for data centers in the PRC District. Additionally, in the P districts, sometimes the proffers allow all or most of the uses permitted in the zoning district. To ensure that a data center is specifically planned for a particular location, the draft text revises the permissions in the P districts to SE (including the PRC District if the use is not removed).

Use Standards

Several new and revised standards are listed in Table 2 and further described below.

	By-right standards	SE standards
Equipment screening/enclosure	All districts	Same
Maximum size	C-3, C-4: 40,000 SF or repurposing I-2 – I-4: 80,000 SF or repurposing	Size limit may be exceeded; zoning district FAR still applies
Setback from residential	200 feet (up to 500 feet)	SE for lesser distance
Distance from Metro	½ mile	SE for lesser distance
Noise study	All districts	Same
Building design standards	Conventional districts: main entrance feature; variation in façade surface every 150 feet; minimum 30% fenestration	SE or development plan: submit architectural sketches, sight line studies; variation in massing if within 200 feet of residential

Table 2: Data Center Use Standards

In addition to the use-specific standards, all SE uses must comply with the general SE standards in the Zoning Ordinance and must be in harmony with the Comprehensive Plan. The general SE standards (subsection [4102.1.F](#)) include, among other standards, that the proposed use must not adversely affect the use or future development of neighboring properties. The Comprehensive Plan review includes the Policy Plan and any site-specific text and may recommend that issues such as green building and renewable energy commitments, stormwater quality, and other environmental topics be addressed. On December 6, 2022, the Board authorized consideration of a Comprehensive Plan [amendment](#) to update the Countywide Policy Plan. The first stage of community engagement is scheduled to begin in the summer of 2024.

Revised use-specific standards are shown in the draft text to mitigate potential impacts. Certain standards that apply to by right development could be modified as part of an SE process. In addition to the standards below, staff is reviewing whether additional provisions should be considered for surface containment around above-ground fuel tanks.

- Screening and enclosure of equipment – The Zoning Ordinance currently requires equipment for data centers (HVAC, generators, etc.) to be in an enclosed building, except in the I-4, I-5, and I-6 Districts. The draft text includes several revisions to this standard: (a) removes the exception for the I-4, I-5, and I-6 Districts; (b) adds that the purpose of the provision is to provide visual screening and reduce noise; (c) requires equipment to be fully enclosed, except where the Director of Land Development Services determines that it is not mechanically feasible and adds a requirement for a screening wall if the equipment cannot be fully enclosed; and (d) adds a requirement for a screening wall for any accessory electrical substation. The changes recognize that certain types of systems, such as a cooling tower, cannot be located within an enclosed building.
- Size thresholds for by-right data centers – The potential for certain localized impacts of data centers increases in accordance with the gross floor area. Size thresholds allow data centers to be approved by right up to a certain size, or larger with SE approval. In order to guide data centers to locate in the I-5 and I-6 Districts, the heaviest industrial areas in the County, no additional building size limit is proposed for these districts. Each district’s limitations on floor area ratio would continue to apply.
 - C-3 and C-4: These are commercial office districts. Recognizing that data centers are industrial uses which may not be compatible with the surrounding development, the Zoning Ordinance currently allows a maximum size of 40,000 square feet of gross floor area, or a larger size with repurposing of an existing building or with SE approval in a new building. No changes are proposed for these districts. However, options are included to remove the allowance for a larger by-right size with repurposing or to add a maximum size of 200,000 square feet of GFA for a data center proposed by right through repurposing.
 - I-2, I-3, and I-4: The draft text adds the I-4 District to the standard that currently applies to I-2 and I-3, which limits the maximum size of a data center to 80,000 square feet of gross floor area. As with the standard that applies to C-3 and C-4, the 80,000-square-foot limit can be exceeded with SE approval or with the repurposing of an existing building; options are included to remove the allowance for a larger by-right size with repurposing or to add a maximum size of 200,000 square feet of GFA for a data center proposed by right through repurposing.
- Setback from residential – Setbacks can minimize potential visual and noise impacts on surrounding areas. A new standard is included in the draft text that requires a data center building and/or its equipment (e.g., HVAC, generators) to be located a minimum distance from residential zoning, and a lesser distance would be allowed with SE approval. The proposed standard refers to an “R district” which includes both conventional and planned

district residential areas in accordance with subsection [9100.11](#) of the Zoning Ordinance. The draft standard includes a setback of 200 feet, but a broad range could be considered. This setback is based on a review of other setbacks in the Zoning Ordinance for uses which can have impacts on adjacent residential property including, among other uses, 100 feet for a barn for livestock or poultry with an agricultural operation, 150 to 250 feet for an extraction activity, and 250 feet for a crematory. In addition, Loudoun County, with the recent update of its zoning ordinance, requires a 200-foot setback for a data center from residential property.

- Distance from Metro – Because of the expectation for pedestrian activity and active street fronts, and the desire to put high-population and employment centers near transit, data centers would not generally be compatible with the type of development planned for transit station areas and other areas near Metro stations. Therefore, a standard is included in the draft text that would not allow a data center within ½ mile of a Metro station entrance without SE approval. The SE approval would allow an innovative data center form, such as wrapping a building with active uses, to be accommodated on a site-specific basis.
- Noise study – To ensure that data centers incorporate the features needed to mitigate potential noise impacts and comply with the Noise Ordinance, the draft text includes a standard requiring a noise study to be submitted for by right data centers as well as those undergoing rezoning or SE review. The standard also requires a post-construction noise study to confirm compliance with the Noise Ordinance prior to issuance of a Nonresidential Use Permit. Noise studies have been submitted as part of the review of certain data centers within Fairfax that have been approved by a rezoning or SE, and are required by other jurisdictions, including Loudoun County.
- Building design – A data center is an industrial building, and many have large blank facades. To facilitate a high-quality building design, standards are proposed for by-right data centers. The draft standards are objective and would require building designs that include a main entrance feature, façade variation, and a minimum amount of fenestration design features, which can include faux windows. For data centers undergoing rezoning or SE review, architectural renderings and sight-line studies would be required to demonstrate that the building would be reflective of a high-quality design. For data centers that are closer to residential areas, a variation in massing would also be required, such as changes in the building height.

Submission requirements

The draft text includes new submission requirements for a rezoning or SE to support the use standards for a noise study and architectural depictions.

NEXT STEPS

Community meetings are scheduled for:

Thursday, May 2, 2024, at 12:00 noon

Thursday, May 2, 2024, at 7:00 p.m.

Monday, May 6, 2024, at 7:00 p.m.

Wednesday, May 8, 2024, at 12:00 noon

All four meetings will be virtual and include the same content. The different dates and times are intended to provide flexibility for attendees. Information about these meetings is posted on this website: <https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments>.

In addition, questions and comments can be directed to Carmen Bishop, Deputy Zoning Administrator, at 703-324-1314, or ffx-data-centers@PublicInput.com. A staff report with the proposed amendment will be published before the Planning Commission public hearing.

ATTACHMENT

1. Draft Zoning Ordinance Text for Discussion

**Proposed Zoning Ordinance Amendment – Data Centers
Draft Text for Discussion
April 23, 2024**

ARTICLE 4 - USE REGULATIONS

4101. Use Tables

INSTRUCTION: Revise permissions for Data Center to add SE for I-4, I-5, I-6, as shown in Table 4101.1 below. Table 4101.2, Option 1 removes the permission for a data center in the PRC District, and both options revise the planned district permissions to SE. ***In addition to the options shown below, consider all options for permissions – P and/or SE and/or if shown on a development plan for planned districts; or not permitted in***

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply					
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6						
Industrial Uses																																		
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.																																		
Data Center																	P SE	P SE											P SE	P SE	P SE	P SE	P SE	4102.6.A

4. Use Table for Planned Development Districts

TABLE 4101.2: Use Table for Planned Development Districts

✓ = permitted if shown on final development plan/PRC development plan and PRC plan;
 ✓/SE = permitted if shown on final development plan/PRC development plan and PRC plan, or as special exception if not on plan(s)
 SE = special exception; SP = special permit; blank cell = not allowed
 A = allowed as accessory use only; A+ = permitted as an associated service use;
 AP = allowed with approval of administrative permit

Use	PDH		PRC					PDC		PRM		PTC	PCC		Use-Specific Standards NOTE: General Standards also apply
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/Conference Center	Principal	Secondary	Principal	Secondary		Principal	Secondary	
Industrial Uses															
Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.															
Data Center OPTION 1						✓	✓	✓ SE				✓ SE			4102.6.A
Data Center OPTION 2						✓ SE	✓ SE	✓ SE				✓ SE			4102.6.A

4102. Use Standards

INSTRUCTION: Revise the standards as shown below. Renumber/reletter as needed. *Options included below.*

6. Industrial Uses

Freight Movement, Warehousing, and Wholesale Distribution

A. Data Center

Standards applicable to all data centers:

- (1) ~~In all districts except the I-4, I-5, and I-6 Districts, To provide visual screening and reduce noise levels, all equipment necessary for cooling, ventilating, or otherwise operating the facility, including power generators or other power supply equipment, must be contained within an fully enclosed, except where determined by the Director to not be mechanically feasible. building where the use is located. This includes emergency power generators and other emergency power supply equipment. If the equipment is not enclosed, it must be screened by a wall or similar barrier. In addition, any accessory electrical substation must be screened by a wall or similar barrier.~~

- (2) In the C-3 and C-4 Districts, the maximum building size is 40,000 square feet of gross floor area. However, this size limit may be exceeded:
 - (a) If the use is located in a building existing on ~~May 10, 2023~~ *(insert effective date of the amendment)*; or *[option to delete this allowance for a larger size in an existing building or to add a maximum size of up to 200,000 square feet of gross floor area when the use is located in an existing building]*
 - (b) With special exception approval in accordance with subsection 8100.3.
- (3) In the I-2, ~~and I-3,~~ and I-4 Districts, the maximum building size is 80,000 square feet of gross floor area. However, this size limit may be exceeded:
 - (a) If the use is located in a building existing on ~~May 10, 2023~~ *(insert effective date of the amendment)*; or *[option to delete this allowance for a larger size in an existing building or to add a maximum size of up to 200,000 square feet of gross floor area when the use is located in an existing building]*
 - (b) With special exception approval in accordance with subsection 8100.3.
- (4) Any data center building, equipment for cooling, ventilating, or otherwise operating the facility, power generator, or other power supply equipment must be located at least 200 feet from the lot line of an R district. A lesser distance may be allowed with special exception approval in accordance with subsection 8100.3. *[option for a minimum distance up to 500 feet, and for a different distance within the 500-foot limit for I-5 and I-6 than other districts]*
- (5) A data center building must be located at least one-half mile from a Metro station entrance. A lesser distance may be allowed with special exception approval in accordance with subsection 8100.3.
- (6) Prior to site plan approval, a noise study must be submitted demonstrating to the Zoning Administrator's satisfaction that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code. In addition, prior to issuance of a Nonresidential Use Permit, a post-construction noise study must be submitted demonstrating to the Zoning Administrator's satisfaction that the operation complies with the Noise Ordinance.

Standards when permitted by right:

- (7) A data center building must include a main entrance feature that is differentiated from the remainder of the building façade by a change in building material, pattern, texture, color, or accent material. The entrance feature must also either project or recess from the adjoining building plane.
- (8) All building façades must include:
 - (a) A change in the facade surface for every 150 horizontal feet of at least one of the following: building material, pattern, texture, color, or accent material; and
 - (b) Windows, doors, or similar fenestration design features such as faux windows, must be distributed horizontally and vertically across the façade and comprise a minimum of 30 percent of the individual façade.

Standards when permitted by development plan or special exception:

- (9) A data center building must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight line studies. The building should have a high-quality design as evidenced by the use of materials, color, and texture. If the building is located less than 200 feet *[distance to match the distance in*

A(4) above] from an R district, it should include changes in building height or other design techniques to provide variation in building mass as viewed from the nearby residential district.

INSTRUCTION: Add rezoning and special exception submission requirements for a data center. Renumber as needed.

ARTICLE 8 - ADMINISTRATION, PROCEDURES, AND ENFORCEMENT

8101. Submission Requirements

2. Zoning Map Amendments (Rezoning)

E. Supporting Reports and Studies

The following additional information must be submitted:

(12) Data Center

For a rezoning to allow a data center, the application requires the following additional information:

- (a) A noise study demonstrating that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code.
- (b) Architectural depictions of the proposed building and associated equipment as viewed from all lot lines and street lines.

3. Special Exceptions, Special Permits, and Variances

D. Additional or Modified Submission Requirements for Specific Special Exception Applications

The following are additional or modified submission requirements for special exception applications for:

(8) Data Center

- (a) A noise study demonstrating that the operation of the data center will comply with the Noise Ordinance, Chapter 108.1 of the County Code.
- (b) Architectural depictions of the proposed building and associated equipment as viewed from all lot lines and street lines.

ORDINANCE NO. 5033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING ARTICLES II. DEFINITIONS, AND XXII. ADDITIONAL HEIGHT AND AREA REGULATIONS OF CHAPTER 35 OF THE CITY CODE OF THE CITY OF CHANDLER, RELATING TO DATA CENTERS.

WHEREAS, in accordance with A.R.S. 9-462, the legislative body may adopt by ordinance, any change or amendment to the regulations and provisions as set forth in the Chandler Zoning Code; and

WHEREAS, this amendment, including the draft text, has been published as an 1/8-page display ad in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days' notice of time, date and place of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code, on October 19, 2022.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Section 35-200, of Article II. Definitions, of Chapter 35 of the City Code of the City of Chandler, is hereby amended by adding the following definition:

Data Center: A facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data.

Section 2. Section 35-2214, of Article XXII. ADDITIONAL HEIGHT AND AREA REGULATIONS, of Chapter 35, of the City Code of the City of Chandler, is hereby added to read as follows:

35-2214. Data Centers.

- (1) Data Centers are not permitted to operate in the City of Chandler unless explicitly approved as part of a Planned Area Development zoning district. Data Centers that are ancillary to another primary use are permitted if they a) occupy no more than ten percent of the building footprint, b) are used to serve the enterprise functions of the on-site property owner and are not used to lease data storage and processing services to third parties, and c) are not housed in a separate stand-alone structure on the parcel.
- (2) Before a Data Center is constructed within a Planned Area Development zoning district, the property owner proposing to build a Data Center must comply with the following:

- a. The Data Center operator or property owner must notify residents within a half-mile radius of the parcel, including any affiliated homeowners' association operating within the half-mile radius, that the property owner intends to build and operate a Data Center on the property. The notice required in this section must be mailed to all postal addresses and homeowners' association addresses contained within a half-mile radius extending from the property line where the proposed Data Center will be built.
 - b. The Data Center operator must schedule and attend two neighborhood meetings with residents to describe the project and the proposed sound-mitigation aspects of the project design. Notice of the neighborhood meetings must be mailed to all residents and homeowners associations within a half-mile radius of the parcel. A representative of the developer or owner with decision-making authority on the design of the Data Center must attend the neighborhood meetings. The Data Center operator or property owner must also post a sign on the subject property, at least fifteen days before each neighborhood meeting, in accordance with design standards specified in Section 35-2601.1. The sign must be located along an arterial street or other high-visibility location as reasonably determined by the Zoning Administrator. The content of the sign shall (i) be consistent with the City's generally applicable sign guidelines for posting signs for notification of neighborhood meetings, (ii) include the applicant name and contact information, a brief description of the Data Center project, and the date, time, and location of the neighborhood meeting, and (iii) must be reviewed and approved by the Zoning Administrator before installation. The applicant must remove the sign at the conclusion of the citizen review process.
- (3) Upon request by City staff after issuance of a certificate of occupancy and commencement of the operation of the Data Center, the operator of a Data Center must provide an on-site neighborhood liaison between the hours of 8:00 am and 10:00 pm MST each day to respond to complaints about noise emanating from the Data Center.
 - (4) Before the first neighborhood meeting is held, the property owner proposing to build a Data Center must conduct a sound study performed by a third-party acoustic engineer to document baseline sound levels in the area of the proposed Data Center, including noise levels measured at the property line of the nearest property to the Data Center property that is planned or zoned for residential land uses, or other noise sensitive use as reasonably determined by the Zoning Administrator. The property owner must provide a copy of the results of the study to the City before the first neighborhood meeting.
 - (5) The Data Center must be designed and built to incorporate sound mitigation methods sufficient to prevent the sound levels emanating from the Data Center (as determined by a third-party acoustic

engineer) from exceeding the ambient noise levels that were observed in the baseline study. Design specifications for such sound mitigation must be provided to the City before building permit approval.

- (6) Upon issuance of a certificate of occupancy or certificate of completion, whichever occurs first, the Data Center operator must conduct a noise study performed by a third-party acoustical engineer to document noise levels emanating from the Data Center measured at the property line of the nearest property to the Data Center property that is planned or zoned for residential land uses, or other noise sensitive use as reasonably determined by the Zoning Administrator during peak operation of the Data Center mechanical equipment. The Data Center operator must also conduct an additional noise study, as measured at the property line of the nearest property to the Data Center property that is planned or zoned for residential land uses, or other noise sensitive use as reasonably determined by the Zoning Administrator, annually during peak operation of the Data Center mechanical equipment for five years after completion of the initial post-construction noise study. The Data Center operator must provide the results of the noise study to the City within thirty days of the anniversary of the date on which the certificate of occupancy or certificate of completion was issued by the City.
- (7) If the Data Center operator intends to use backup power generators on the parcel, the operator must maintain a public website announcing the times when the generators will be in operation. Any routine operation of the backup generators, including for testing purposes, must be announced on the website at least twenty-four hours in advance. The operator shall also notify the City of Chandler Communications and Public Affairs Department at least 24 hours in advance of a test. Unless the generators are supplying backup electrical supply during a power outage, backup generators may operate between the hours of 9:00 am and 5:00 pm, Monday through Friday, excluding holidays. Upon request by City staff, the Data Center operator must provide the address of the website where the notices required by this section are published.

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

Section 4. Providing for Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 5 day of December, 2022.

ATTEST:

Dana R. Dizon
CITY CLERK

Kevin Harthe
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 8 day of December, 2022.

ATTEST:

Dana R. Dizon
CITY CLERK

Kevin Harthe
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5033 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8 day of December, 2022, and that a quorum was present thereat.

Dana R. Dizon
CITY CLERK



APPROVED AS TO FORM:

Sharon Allen
CITY ATTORNEY TA

Published in the Arizona Republic on: December 16, and December 23, 2022.

REFERENCED EXHIBIT(S) AND/OR ATTACHMENT(S) ON FILE AT THE CITY CLERK'S OFFICE.

SPARC Meeting Minutes
August 12, 2024

ATTACHMENT 3
Email from Joe Leyva, dated August 12, 2024

From: [Joe Leyva \(HPC\)](#)
To: [Serrano, Jessica](#); [Chow, Beth](#)
Subject: Explosion of power-hungry data centers could derail California clean energy goals
Date: Monday, August 12, 2024 9:22:07 AM

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I thought you would be interested in this story I found on MSN: Explosion of power-hungry data centers could derail California clean energy goals - <https://www.msn.com/en-us/money/companies/explosion-of-power-hungry-data-centers-could-derail-california-clean-energy-goals/ar-AA1oEeJN?ocid=socialshare&cvid=d1ac5d9c115243e8b60ddadbc9ff2dba&ei=33>



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└ A Santa Clara neighborhood sits in the shadow of a large data center. There are more than 50 data centers in the city of Santa Clara that consume 60% of the power from the municipal utility called Silicon Valley Power. ((Paul Kuroda / For The Times)
© (Paul Kuroda / For The Times)

Near the Salton Sea, a company plans to build a data center to support artificial intelligence that would cover land the size of 15 football fields and require power that could support 425,000 homes.

In Santa Clara — the heart of Silicon Valley — electric rates are rising as the municipal utility spends heavily on transmission lines and other infrastructure to accommodate the voracious power demand from more than 50 data centers, which now consume 60% of the city's electricity.

And earlier this year, Pacific Gas & Electric told investors that its customers have proposed more than two dozen data centers, requiring 3.5 gigawatts of power — the output of three new nuclear reactors.



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Vantage Data Center in Santa Clara is equipped with its own electrical substations. ((Paul Kuroda / For The Times)
© (Paul Kuroda / For The Times)


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While the benefits and risks of AI continue to be debated, one thing is clear: The technology is rapacious for power. Experts warn that the frenzy of data center construction could delay California's transition away from fossil fuels and raise electric bills for everyone else. The data centers' insatiable appetite for electricity, they say, also increases the risk of blackouts.

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Even now, California is at the verge of not having enough power. An analysis of public data by the nonprofit GridClue ranks California [49th of the 50](#) states in resilience — or the ability to avoid blackouts by having more electricity available than homes and businesses need at peak hours.

“California is working itself into a precarious position,” said Thomas Popik, president of the Foundation for Resilient Societies, which created GridClue to educate the public on threats posed by increasing power use.

The state has already extended the lives of Pacific Gas & Electric Co.'s Diablo Canyon nuclear plant as well as some natural gas-fueled plants in an attempt to avoid blackouts on sweltering days when power use surges.

Worried that California could no longer predict its need for power because of fast-rising use, an association of locally run electricity providers called on state officials in May to immediately analyze how quickly demand was increasing.

The California Community Choice Assn. [sent its letter](#) to the state energy commission after officials had to revise their annual forecast of power demand upward because of skyrocketing use by Santa Clara's dozens of data centers.



L A large NTT data center rises in a Santa Clara neighborhood. ((Paul Kuroda / For The Times))
© (Paul Kuroda / For The Times)

The facilities, giant warehouses of computer servers, have long been big power users. They support all that Americans do on the internet — from online shopping to streaming Netflix to watching influencers on TikTok.

But the specialized chips required for generative AI use far more electricity — and water — than those that support the typical internet search because they are designed to read through vast amounts of data.

▶ **Related video:** Saving on your next energy bill in Bakersfield and across Kern (KERO 23 Bakersfield, CA)



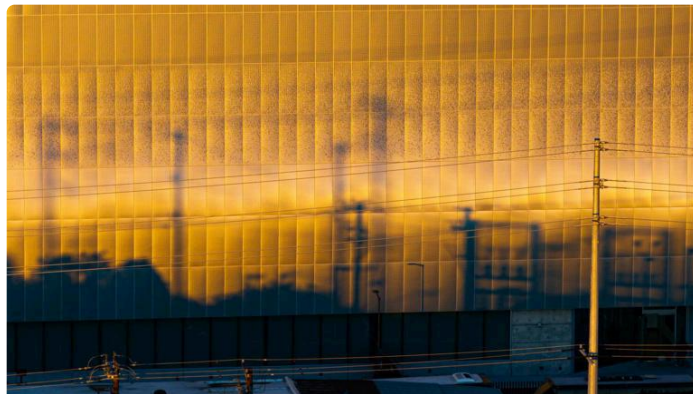
A ChatGPT-powered search, according to the International Energy Agency, consumes 10 times the power as a search on Google without AI.

And because those new chips generate so much heat, more power and water is required to keep them cool.

“I’m just surprised that the state isn’t tracking this, with so much attention on power and water use here in California,” said Shaolei Ren, associate professor of electrical and computer engineering at UC Riverside.

Ren and his colleagues [calculated](#) that the global use of AI could require as much fresh water in 2027 as that now used by four to six countries the size of Denmark.


Driving the data center construction is money. Today’s stock market rewards companies that say they are investing in AI. Electric utilities profit as power use rises. And local governments benefit from the property taxes paid by data centers.



Transmission lines are reflected on the side of the NTT data center in Santa Clara. ((Paul Kuroda / For The Times)
© (Paul Kuroda / For The Times)

Silicon Valley is the world's epicenter of AI, with some of the biggest developers headquartered there, including Alphabet, Apple and Meta. OpenAI, the creator of ChatGPT, is based in San Francisco. Nvidia, the maker of chips needed for AI, operates from Santa Clara.

The big tech companies leading in AI, which also include Microsoft and Amazon, are spending billions to build new data centers around the world. They are also paying to rent space for their servers in so-called co-location data centers built by other companies.



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In a Chicago suburb, a developer recently [bought 55 homes](#) so they could be razed to build a sprawling data center campus.

Energy officials in northern Virginia, which has more data centers than any other region in the world, have proposed a transmission line to shore up the grid that would [depend on coal plants](#) that had been expected to be shuttered.

In Oregon, Google and the city of The Dalles [fought for 13 months](#) to prevent the Oregonian from getting records of how much water the company's data centers were consuming. The newspaper won the court case, learning the facilities drank up 29% of the city's water.

By 2030, data centers could account for as much as 11% of U.S. power demand — up from 3% now, according to analysts at Goldman Sachs.

"We must demand more efficient data centers or else their continued growth will place an unsustainable strain on energy resources, impact new home building, and increase both carbon emissions and California residents' cost of electricity," [wrote](#) Charles Giancarlo, chief executive of the Santa Clara IT firm Pure Storage.


Santa Clara a top market for data centers



Boys ride their bikes on Main Street near a large data center in Santa Clara. ((Paul Kuroda / For The Times)
© (Paul Kuroda / For The Times)

California has [more than 270 data centers](#), with the biggest concentration in Santa Clara. The city is an attractive location because its electric rates are 40% lower than those charged by PG&E.

But the lower rates come with a higher cost to the climate. The city's utility, Silicon Valley Power, [emits more greenhouse gas](#) than the average California electric utility because 23% of its power for commercial customers comes from gas-fired plants. Another 35% is purchased on the open market where the electricity's origin can't be traced.



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The utility also gives data centers and other big industrial customers a discount on electric rates.


While Santa Clara households pay more for each kilowatt hour beyond a certain threshold, the rate for data centers declines as they use more power.

The city receives millions of dollars of property taxes from the data centers. And 5% of the utility's revenue goes to the city's general fund, where it pays for services such as road maintenance and police.

An [analysis last year](#) by the Silicon Valley Voice newspaper questioned the lower rates data centers pay compared with residents.

"What impetus do Santa Clarans have to foot the bill for these environmentally unfriendly behemoth buildings?" wrote managing editor Erika Towne.

In October, Manuel Pineda, the utility's top official, told the City Council that his team was working to double power delivery over the next 10 years. "We prioritize growth as a strategic opportunity," he said.



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He said usage by data centers was continuing to escalate, but the utility was nearing its power limit. He said 13 new data centers were

under construction and 12 more were moving forward with plans.

“We cannot currently serve all data centers that would like to be in Santa Clara,” he said.



└ Dozens of data centers have been built for artificial intelligence and the internet in Santa Clara. ((Paul Kuroda / For The Times))
© (Paul Kuroda / For The Times)

To accommodate increasing power use, the city is now spending heavily on transmission lines, substations and other infrastructure. At the same time, electric rates are rising. Rates had been increasing by 2% to 3% a year, but they jumped by 8% in January 2023, another 5% in July 2023 and 10% last January.

Pineda told The Times that it wasn't just the new infrastructure that pushed rates up. The biggest factor, he said, was a spike in natural gas prices in 2022, which increased power costs.

He said residential customers pay higher rates because the distribution system to homes requires more poles, wires and transformers than the system serving data centers, which increases maintenance costs.

Pineda said the city's decisions to approve new data centers "are generally based on land use factors, not on revenue generation."

Loretta Lynch, former chair of the state's public utilities commission, noted that big commercial customers such as data centers pay lower rates for electricity across the state. That means when transmission lines and other infrastructure must be built to handle the increasing power needs, residential customers pick up more of the bill.

"Why aren't data centers paying their fair share for infrastructure? That's my question," she said.

PG&E eyes profits from boom

The grid's limited capacity has not stopped PG&E from wooing companies that want to build data centers.

"I think we will definitely be one of the big ancillary winners of the demand growth for data centers," Patricia Poppe, PG&E's chief executive, told Wall Street analysts on an April conference call.

Poppe said she recently invited the company's tech customers to an event at a San José substation.

"When I got there, I was pleasantly surprised to see AWS, Microsoft, Apple, Google, Equinix, Cisco, Western Digital Semiconductors, Tesla, all in attendance. These are our customers that we serve who want us to serve more," she said on the call. "They were very clear: they would build ... if we can provide."

In June, PG&E revealed it had received 26 applications for new data centers, including three that need at least 500 megawatts of power, 24 hours a day. In all, the proposed data centers would use 3.5 gigawatts. That amount of power could support nearly 5 million homes, based on the average usage of a California household of 6,174 kilowatts a year.

In the June presentation, PG&E said the new data centers would require it to spend billions of dollars on new infrastructure.

Already PG&E can't keep up with connecting customers to the grid. It has fallen so far behind on connecting new housing developments that last year legislators passed a law to try to shorten the delays. At that time, the company [told Politico](#) that the delays stemmed from rising electricity demand, including from data centers.

In a statement to The Times, PG&E said its system was "ready for data centers."

The company said its analysis showed that adding the data centers would not increase bills for other customers.

Most of the year, excluding extreme hot weather, its grid "is only 45% utilized on average," the company said.

"Data centers' baseload will enable us to utilize more of this percentage and deliver more per customer dollar," the company said. "For every 1,000 MW load from data centers we anticipate our customers could expect 1-2% saving on their monthly electricity bill."

The company added that it was "developing tools to ensure that every customer can cost-effectively connect new loads to the system with minimal delay."

Lynch questioned the company's analysis that adding data centers could reduce bills for other customers. She pointed out that utilities earn profits by investing in new infrastructure. That's because they get to recover that cost — plus an annual rate of return — through rates billed to all customers.

"The more they spend, the more they make," she said.

In the desert, cheap land and green energy





— A geothermal plant viewed from across the Salton Sea in December 2022. ((Gina Ferazzi / Los Angeles Times))
© (Gina Ferazzi / Los Angeles Times)

The power and land constraints in Santa Clara and other cities have data center developers looking for new frontiers.

“On the edge of the Southern California desert in Imperial County sits an abundance of land,” begins the sales brochure for the data center that a company called CalEthos is building near the south shore of the Salton Sea.

Electricity for the data center’s servers would come from the geothermal and solar plants built near the site in an area that has become known as Lithium Valley.

The company is negotiating to purchase as much as 500 megawatts of power, the brochure said.

Water for the project would come from the state’s much fought over allotment from the Colorado River.

Imperial County is one of California’s poorest counties. More than 80% of its population are Latino. Many residents are farmworkers.

Executives from Tustin-based CalEthos told The Times that by using power from the nearby geothermal plants it would help the local community.

“By creating demand for local energy, CalEthos will help accelerate the development of Lithium Valley and its associated economic benefits,” Joel Stone, the company’s president, wrote in an email.

“We recognize the importance of responsible energy and water use in California,” Stone said. “Our data centers will be designed to be as efficient as possible.”

For example, Stone said that in order to minimize water use, CalEthos plans a cooling system where water is recirculated and “requires minimal replenishment due to evaporation.”

Already, a local community group, Comite Civico del Valle, [has raised concerns](#) about the environmental and health risks of one of the

nearby geothermal plants that plans to produce lithium from the brine brought up in the energy production process.

One of the group's concerns about the geothermal plant is that its water use will leave less to replenish the Salton Sea. The lake has been decreasing in size, creating a larger dry shoreline that is laden with bacteria and chemicals left from decades of agricultural runoff. Scientists have tied the high rate of childhood asthma in the area to dust from the shrinking lake's shores.

James Blair, associate professor of geography and anthropology at Cal Poly Pomona, questioned whether the area was the right place for a mammoth data center.

"Data centers drain massive volumes of energy and water for chillers and cooling towers to prevent servers from overheating," he said.

Blair said that while the company can tell customers its data center is supported by environmentally friendly solar and geothermal power, it will take that renewable energy away from the rest of California's grid, making it harder for the state to meet its climate goals.

This story originally appeared in [Los Angeles Times](#).

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'It's Deeply Disconcerting' Scientists Are Raising Concerns About...

52 12

SPARC Meeting Minutes
August 12, 2024

ATTACHMENT 4
Handout from Scott Rynders, submitted
August 12, 2024

DRAFT

Saturn Park
Data Center Zoning Overlay Areas

Section 1. Establishment of the Saturn Park Specific Plan Overlay Areas. The City Council establishes the Saturn Park Specific Plan, which shall be applicable to the area of the City shown in Exhibit A – Specific Plan Boundary Map; and establishes Zoning Overlay Area 1 and Zoning Overlay Area 2, shown in Exhibit B – Zoning Overlay Areas, to establish permissive zoning and use standards for data centers, and other permitted uses set forth in the Monterey Park Municipal Code (MPMC) and Monterey Park General Plan (General Plan).

Section 2. Purpose. The Saturn Park Specific Plan is intended to guide the development of that portion of the City of Monterey Park as shown on the Specific Plan Boundary Map. The proposed overlays intend to further guide development by ensuring the following:

- A. The Saturn Park Specific Plan provides appropriate regulatory controls and incentives to implement expressed policies set forth in the General Plan; and
- B. Encourage development of a mix of uses as designated in the General Plan and the Saturn Park Specific Plan; and
- C. Expand the economic base of the City by providing additional employment opportunities and attracting new revenue to the region.

Section 3. Specific Plan Overlay Areas. The Saturn Park Specific Plan establishes two overlay areas as shown below in Exhibit B – Zoning Overlay Areas.

Section 4. Existing and Proposed Land Use and Zoning.

The overlay areas are meant to ensure consistency with the underlying General Plan Land Use designation while also advancing the purpose of the Saturn Park Specific Plan by expanding permissible uses, and expressly permitting data center development within the overlay areas.

Section 5. Relationship to Monterey Park Municipal Code.

This Specific Plan was prepared in conformity with Government Code §§ 65451, et seq. Together with the zoning regulations adopted by the MPMC, and other applicable law, this Specific Plan sets forth the regulations for the Saturn Park Specific Plan area. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of the MPMC as amended, and any other relevant ordinances. Wherever this Specific Plan contains provisions which establish regulations which are different from, more restrictive, or more permissive than would be allowed pursuant to the provisions contained in the MPMC, this Specific Plan shall prevail and supersede the applicable provisions of the MPMC and those relevant ordinances.

Exhibit A. Specific Plan Boundary Map



Exhibit B. Zoning Overlay Areas



Exhibit No. 2

Willdan Meeting Summaries/Notes

Monday, July 29, 2024

Monday, August 12, 2024

Monday, August 19, 2024

SPARC COMMUNITY WORKSHOP NO.1 (July 29, 2024)

PUBLIC & COMMITTEE COMMENTS AND IDEAS RECEIVED

POTENTIAL USES FOR THE FUTURE

1. Multi-use/mixed use complexes
2. Birthday venues/entertainment facilities
3. Live/work places
4. Variety of eating establishments
5. Higher end grocery stores like a Trader Joe's
6. If housing is the plan, it should be single family residential
7. Dog park
8. Open space/park space
9. Entertainment options
10. Retail
11. Arts district
12. Residential/Mixed use
13. Coffee shops
14. Senior day care center, with programming activities
15. Affordable housing opportunities
16. Community serving uses

POSSIBLE GOALS FOR THE FUTURE

1. Missing uses for young kids.
2. Close to freeway with easy access.
3. Maybe consider office conversion to residential.
4. Increase the local tax base. In other areas, for example, places have residential over retail, increases the tax base.
5. I support residential and there are ways to minimize issues.
6. Walkable neighborhoods results in less traffic, fewer cars.
7. The area could serve the 25 to 50 year old age groups, including parents, kids. We need more live/work areas. Monterey Park should be more proactive in providing walkable areas.
8. Multi-modal transportation where cars are less important.
9. This is an opportunity to reverse suburban sprawl, provide affordable housing, and build a walkable area. The hope is to look at zoning in a different way. Need to move away from Euclidean zoning where cities are sectioned off by uses. Thriving metropolitan cities have mixed uses.
10. Great opportunity to re-envision Monterey Park. Opportunity to address urban sprawl.
11. Opportunity to re-envision area with an open mind.
12. I want to see development. One example is the commercial center developed from a former trash site.
13. As time goes on we should make land use changes to better fit the community.
14. There are lots of options. We need to reinvent the area for the next 40 to 50 years into the future.

15. We should look at the highest and best use along with what the public wants.
16. Economy is shifting dramatically and fundamentally.
17. There are economic opportunities.
18. Need higher density.
19. Re-invent and identity.
20. Need a better vision to be effective the next 50 years. Positive/tax base/generates business.
21. Affordability is important. Residents seek to keep younger family members close by.

ISSUES AND CONCERNS ABOUT THE FUTURE

1. Don't want 10-story buildings.
2. Not excited about new residential development.
3. Data centers bring noise and power issues, what can they provide.
4. Bringing in retail, will bring in more trucks and noise.
5. Concern, if mixed use, safety issues, plus what can the buildings be used as.
6. If we do pursue open space and dog parks, how do we pay for that, does it impact our taxes.
7. Funds could be used to benefit the community with higher end grocery stores, which could generate more taxes as well.
8. Data centers are useful, but bring issues such as noise, energy use, utilities.
9. If we allow housing, the demand for more schools, for example, will go up.
10. Concern from existing businesses if zoning changes, what does this mean.
11. Will citizen's taxes go up.

CHALLENGES TODAY/EXISTING CONDITIONS

1. Safety is a concern, area feels dangerous. The site is a creepy place. Nothing is going on. At night the area feels dangerous.
2. There are no sidewalks. The area lacks pedestrian access.
3. Parking lots are empty.
4. Saturn Park used to be vibrant in the 1970s to 2000s. At one point Saturn Park was full. Saturn Park stalled. In the 1980s it was vibrant. Deterioration occurred over the years.
5. There are high vacancies. Vacancy rate at 70 percent currently, therefore the reason for this Committee.
6. Office space is not coming back.
7. What uses can come if buildings can't support it.
8. Breweries have a host of problems.
9. Nothing is happening at the site.
10. As a property owner since 2008, we have a tenant lease. Land owners need to make a profit, but are willing to put money into the site.
11. We are on pause, to realize the future opportunity, the economy has shifted, such as the work from home model. We need to look at trends, and we need to know what to be informed about.
12. We don't have affordable housing in the city.
13. Data centers do not help residents.
14. Need to drive out of city to enjoy uses.

15. Area is stalled with no life. Doing nothing results in deterioration.
16. Data centers are useful but bring issues such as noise, energy use, utilities.
17. Site has large empty buildings.

GENERAL COMMENTS

1. We could do better with outreach. Outreach should have been better.
2. There are other areas within the city (vacant lots) that currently have proposed uses/mixed uses.
3. Why not look at other areas of the city, such as Garfield, Atlantic for example.
4. This is a loophole. Voters already approved land uses which do not include housing. Trying to get around what the voters enacted.
5. City has been able to generate revenue with development of the Marketplace.
6. Want to learn more about data centers -- Data center applicant at 1977 Saturn presented the project. Advantages, next to So Cal Edison is a great site, capacity is great for high electricity use.
7. Something needs to be done to improve this area.
8. Suggested inviting retailers and mixed use developers to present to SPARC.

QUESTIONS AND ANSWERS

1. How have existing properties been marketed, as data centers?
2. Have any proposed uses been submitted.
3. What types of inquiries have been received from developers? Answer - one pending application, plus a second expressing interest.
4. Inquiries have been received for housing, office, and data center development/occupancy.
5. Marketing has been for data centers.
6. Love the city, access, would data centers require a zone change?
7. We are keeping an open mind. Nothing has been determined.
8. The city is rezoning the whole city, piece by piece.
9. 1980 Saturn is listed for sale. Data center, retail, housing, are all expressing an interest in the property.
10. How are we moving forward with land we do not own. Is the City using eminent domain to take over properties and build? How does the city dictate land use without owning the properties? Answer – we as the city are providing the framework for allowing certain uses per the general plan and other planning rules. We are not purchasing or taking any property under ownership.
11. Can the buildings be converted to residential.

SPARC COMMUNITY WORKSHOP NO. 2 (August 12, 2024)
GROUP TABLE DISCUSSIONS & EXERCISES

Meeting focused on the following potential future uses:

1. Innovation/Technology (current zoning)
2. Housing/Residential (possible future)
3. Commercial (possible future)
4. Public (possible future)

Discussion was guided by the “Strengths”, “Weaknesses”, “Opportunities”, and “Constraints” the site poses.

Working group tables:

Table participants included about 10 community members and 2 SPARC members, all providing input. The four table discussions were simultaneous and facilitated by:

1. Juliet Arroyo, Willdan
2. Sal Lopez, Willdan
3. Jennifer Maria, Willdan
4. Chad Brown, Willdan

INNOVATION/TECHNOLOGY

<p>Table 2 Table included mostly residents of the residential neighborhood located northwest of the site and two SPARC members. The general sentiment of the residents is to keep the area as is and were not supportive of any new development and feel the area should remain untouched. The group is very sensitive to new development and concerned with the impacts it could bring on their surrounding community. The SPARC members actively heard resident’s concerns and stated their support for a new vision for Saturn Park, which included residential, neighborhood serving retail/commercial, open space and economic vitality. The general comments received include: they chose to buy/live in this area because of its quiet environment; with new development comes undesirables and unsafe conditions; noise and nuisance impacts associated with new commercial development such as delivery trucks at rear docking locations, potential for rodents and trash, crime, etc..They are ok with driving to access services and want to see the area stay the same.</p>	<p>Table 1 The group discussion seemed to focus on two areas:</p> <p>1) It didn’t seem like Monterey Park is the type of place for the type of development envisioned under this zoning category. There are no big universities in the area that would attract this type of development.</p> <p>2) Data Centers. The group was not necessarily for or against data centers, but they are concerned about the current proposal at the site. The issue of employment came up and that data centers did not employ many people and that was a negative. The current proposal could be better if it integrated more of a public component, had better buffering, and fit in better.</p>
<p>Table 3 The participants initially felt that there were no uses proposed on the list of 16 proposed uses that fall under this category. Some individuals wanted to know what uses were already in place at the site. There was an eventual consensus that a data center was an appropriate use to place under this category. There were mixed feelings on whether data centers should be an allowed use at the site. It was highlighted that data centers could generate increased revenues for the city, as well as brand the city as innovative. Some considerations introduced were the potential impacts to traffic conditions and levels of energy consumption. Some additional ideas were briefly introduced for consideration, such as a Life Science business and Medical Device manufacturing.</p>	<p>Table 4 Suggestions included:</p> <ul style="list-style-type: none"> • Expansion of cemetery • Tech incubator • Edison training area • Technology related school • Tech job • EV charging • Maybe low density <p>SPARC member mentioned: 400 million in upgrades for the data center, tax on the power. Data center makes sense in, interest in data center uses, potential impacts, environmental impacts. Comments about not liking the electrical infrastructure adjacent and crossing the area. Undergrounding power lines.</p>

HOUSING/RESIDENTIAL

<p>Table 2</p> <ul style="list-style-type: none"> • Minimal support of housing/residential • Would consider low-density single-family development. There was some discussion on lot sizes • Feel that the area is too small for affordable housing • Not supportive of affordable housing and density. Inquired about the meaning of affordable housing and if it meant Section 8. • Not supportive of residential densities such as apartments and townhomes. <p>Concerned about building heights and views, traffic, noise.</p>	<p>Table 1</p> <p>There is already residential in the area around the site, any new residential should be low impact and blend with the existing. Condos and townhomes would be ok. Retail uses and a walkable area seemed to be desirable but concerns about vacant retail on the bottom came up. Medium density housing would be ok. Three-story townhomes would be ok. City has a RHNA housing goal that should be taken seriously. The group was against high density. The participants felt that housing in Monterey Park is very unaffordable (\$1 million for a house), and this is an issue to be addressed, especially for families. Retail should be walkable. Can walk to Costco but not back. Local businesses like coffee shops should be walkable. Existing streets are designed wrong for housing. Amenities should include trails and pathways, would be good for residents. Overall, there seemed to be consensus among the table that townhomes would be ok and that medium density would be ok, but the table seemed to be mostly against high density residential.</p>
<p>Table 3</p> <p>Initial discussions at the table surrounded the topic of RHNA numbers and the city’s current progress with meeting State requirements. After a brief discussion of this topic, there were preferences expressed both in favor of and against affordable housing projects. Interest was expressed for mixed-use developments to create additional housing and convenience of access to retail & food services, as well as freeways. Senior housing was introduced and some consensus amongst the table members was expressed. It was expressed that this proposed use could make the site livelier and increase the tax base. A consideration mentioned during the discussion was the proximity of site to So Cal Edison.</p>	<p>Table 4</p> <p>Residential, yes and no. One of the table participants is a business owner in the area and was worried about housing impacting on his business, the traffic to and from it, and his ability to sell his business in the future. It was my understanding that he wasn’t opposed to housing, but wary of its potential impacts and relationship to his business. Mixed Use: Not in favor of mixed use. Would like to be able to keep current uses, in particular existing businesses. Community commentary: More fire protection desired, questions about police. How all this is funded. Traffic fear. Would like to have ample parking for any use. Fear that high density residential would bring undesirable conditions.</p>

COMMERCIAL

<p>Table 2</p> <ul style="list-style-type: none"> • Not supportive of commercial development • No retail development • No entertainment • Existing infrastructure/street grid cannot support new development. There will be traffic and noise impacts on the adjacent residential streets • Asked if there was a plan to expand Potrero Grande and made comment about site accessibility (ingress/egress) due to current configuration, such as the one-way segment that limits access to south of the 60. 	<p>Table 1</p> <p>Desire for an arts district – In a portion of the site, where there are local businesses, small, like a bodega, and small services. A pavilion that had rotating uses. An art walk event could be included. Building an art center, include an art space easement. Small, family oriented businesses. “Cool” area. An area that defines Monterey Park with foot traffic.</p> <p>No big box retail, Monterey Park is mom and pop businesses. Montebello has the big box retailers. Business interests have their own strategies, consider an area that meets their interests. Commercial can be family-oriented, and can help to keep schools open. Stores can be on main roadways. Commercial should be in moderation. Townhomes and commercial could mix. The area could help to grow businesses from very small to medium size.</p>
<p>Table 3</p> <p>Initial conversation about commercial uses involved what the group defined as commercial. Some participants expressed that they were not interested in any commercial uses at the site whatsoever. Concerns were raised about preserving the residential feel of the area, the possibility of a high volume of commercial vacancies over time, as well as potential noise pollution created by semi trucks delivering goods. Other participants expressed an interest in commercial businesses that can bring in higher-end retail, Amazon Fresh, food services and medical device manufacturing. The conversation evolved into an opportunity to promote local businesses with the opportunities to provide services to the community, making it much more welcoming to residents living near the site. It was discussed that adding commercial uses to the site could bring in new tax revenue and create new jobs for residents.</p>	<p>Table 4</p> <p>Strength: sales tax, more revenue, potential revitalization, jobs.</p> <p>Weaknesses: no retail demand, traffic, trash, increased crime, theft, noise, inability to fill current spaces, most worried about high density or any density that abuts the business, fear of pedestrians being impacted by traffic, there are no sidewalks.</p> <p>Opportunities: investment in pursuing the data center (“feels natural”), possible. environmental impact. Maybe focus on bringing in more complimentary industries.</p> <p>Since the data center is putting in so much money, surely other businesses may generate off of it.</p> <p>Desired: Whole foods, Trader Joes, Amazon Fresh, and Sprouts, not Ralphs.</p>

PUBLIC

<p>Table 2</p> <ul style="list-style-type: none"> • General support for open space • Would be open to park space that’s sensitive to the outlying residential and recommended an open space barrier to protect the surrounding residential neighborhoods • Open to indoor/covered open spaces • Other outdoor recreational facilities such as pickle ball and a free public pool 	<p>Table 1</p> <p>Would like to see a recreation area for exercising (portion of site). Trails that meander along the site. On the back side of site, next to housing, can be walking trails. Can include a dog walk. Circular trails for strolling and jogging.</p> <p>Almanor Park in Alhambra is a good example. A pocket park would be fine, it does not have to be a big park. Demonstration gardens and botanical gardens would be good, with native California plants.</p>
<p>Table 3</p> <p>A regional sports center to bring in access to such sports as tennis, pickleball, racquetball, but more importantly a swimming pool that would benefit the local High Schools, as well as allow for swim competitions. The current facilities are somewhat run down and there is a risk of losing access to the existing local pool due to its condition. The closest regional sports center is difficult to gain access to because of how far it is from Monterrey Park. A robust conversation ensued about the difficulty to secure publicly accessible open space given the private ownership of each property at the site. It was explained that the city has no intention of purchasing or gaining ownership of any properties at the site. It was also explained that property owners would need to allow public access to their property or donate property to the city to create open space at the site. Concerns regarding impacts to traffic conditions and increased congestion were voiced. The idea of creating additional roads was explored, but the group came to the conclusion that this would not alleviate any increases in traffic congestion. It was proposed that the data center under review could perhaps create a publicly accessible park with a playground and/or a dog park. It was also suggested that it would be nice for the data center to offer fiber optic capabilities to residents residing in close proximity to the site.</p>	<p>Table 4</p> <p>Dog park was stated as a potentially public use. There was confusion about how we could have public uses if everything on the site was already private. Mayor and facilitator helped shift from “what we don’t want” to what would you like to see, what could you appreciate in the area.</p> <p>Desires expressed: Man-made lake with recreation, pickle ball court, community theater, playhouse, fine arts center, amphitheater, musical, enclosed area. Group wants a buffer with residential.</p>

Wall charts, Post-It notes, direct quotes

The following were transcribed from handwritten notes placed on each category by participants

INNOVATION/TECHNOLOGY

1. Tech Incubator, should be, close to Cal Tech, for example research center.

HOUSING/RESIDENTIAL

1. Some rental/some condominiums.
2. We would not want affordable housing.
3. Mixed-use housing (medium to high density).
4. Bunker Hill Apartments (example).
5. Mixed-use housing (medium to high density).
6. Medium density, one acre for 10 to 12 townhouses, or 70 acres designed well can carry 500 to 600.
7. Single family use, no high-density housing.
8. Mixed-use housing!

COMMERCIAL

1. Tell the State of California to stop being anti-business. Chevron moved to Texas after being in California for 100 years.

PUBLIC

1. Green space near Edison powerlines.
2. This is such an important topic and change. After antics, we have little time for actual impact.
3. "Smorgasburg" concept, weekend public market, high end market, retail

Emerging themes

The following themes and topics appeared to emerge as prominent and reoccurring from the table discussions combined.

- Mixed Use (mixed reactions)
- Density (mixed reaction to low and medium density, opposed to high density)
- Open Space/Parks/Trails/Recreation (want)
- Retail vacancies (concern)
- Grocery stores (want)
- No change to current zoning (mixed reactions)
- Arts pavilion (want)
- Blend site uses with surrounding areas and create buffers (want)
- Traffic and streets don't support new development (concern)

SPARC COMMUNITY WORKSHOP NO. 3 (August 19, 2024)

RANKING EXERCISE & COMMUNITY FEEDBACK

PRESENTATION

Sal Lopez from Willdan provided a summary of the two previous meetings and explained the ranking exercise developed for this workshop. He stated that the task is simply asking for public feedback and not to design a project. There are two paths, one path is for no change to the current zoning and the other path seeks a change to the zoning and allowable uses. He mentioned that low intensity development emerged as a theme from Workshop No. 2. Questions from the attendees asked if housing is for renters or owners, if distance from Southern California Edison considers EMFs, and about the visioning process.

He explained the following seven use categories that emerged providing visual illustrations and density ranges (pursuant to the City’s General Plan) for residential categories.

USE CATEGORY	Currently Allowed	Not Currently Allowed
Innovation/Technology	X	
Low Density Residential		X
Medium Density Residential		X
High Density Residential		X
Mixed Use		X
Neighborhood Serving Commercial		X
Public/Open Space		X

RANKING EXERCISE AND RESULTS

Mr. Lopez asked participants to place one of three stickers on the board for each category. The green sticker indicating personal general support for development within the category, the yellow sticker indicating some support but with reservations, and the red sticker indicating general disfavor of development within that category. The following results were recorded.



USE CATEGORY	Green	Yellow	Red	Total
Innovation/Technology	19 (47.5%)	11 (27.5%)	10 (25.0%)	40 (100%)
Low Density Residential	12 (31.6%)	6 (15.8%)	20 (52.6%)	38 (100%)
Medium Density Residential	12 (31.6%)	4 (10.5%)	22 (57.9%)	38 (100%)
High Density Residential	10 (25.6%)	4 (10.3%)	25 (64.1%)	39 (100%)
Mixed Use	15 (38.4%)	9 (23.1%)	15 (38.5%)	39 (100%)
Neighborhood Serving Commercial	14 (35.9%)	11 (28.2%)	14 (35.9%)	39 (100%)
Public/Open Space	11 (28.2%)	2 (05.1%)	26 (66.7%)	39 (100%)

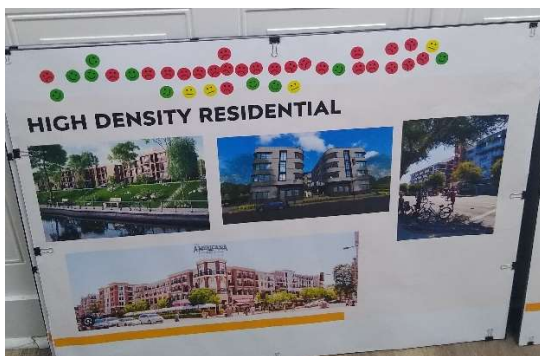
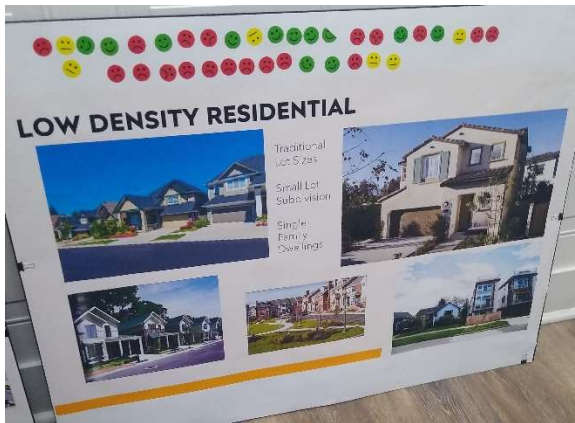
Note: "Total" reflects the total number of stickers placed for each use category and does not necessarily reflect the number of persons that participated in the exercise.

The results show mixed reactions to possible future development within each category. It appears that a significant number of participants see the current zoning favorably, giving "Innovation/Technology" 47.5 percent of stickers for "Green". The category of "Public/Open Space" received the highest percentage of "Red" or unfavorable ranking at 66.7 percent. Among the residential categories, "High Density Residential" received the highest percentage of disfavor, followed by "Medium Density Residential" then "Low Density Residential". "Mixed Use" and "Neighborhood Serving Commercial" received equal favorable and unfavorable ratings. See photos below showing final results.

Participants were also provided Post-It notes to additionally add any comments. The following single comment was provided.

1. Regional Sports Center

**PHOTOS OF USE CATEGORIES
AFTER RANKING EXERCISE
WITH FINAL RESULTS**



PUBLIC COMMENT

During the meeting the public had the opportunity to give oral comments at the speaker's stand. The Chair stated that public comments are taken at each meeting and that there is a fourth meeting next week and then a City Council meeting where opportunity for comments will also be given. In addition, the Chair stated that written comments can also be provided by emailing City elected officials, staff, or Willdan. The Chair explained the process and reiterated that the SPARC wants ideas, but also understands that doing nothing is an option.

The following comments were provided:

An attendee asked for more information about the square footage of the proposed data center in Saturn Park. Staff mentioned that it is 203,491 square feet on a 14.5 acre site.

An attendee mentioned a complaint that the youth don't have a place to go in Monterey Park.

An attendee mentioned that open public space is not very practical. Low density and medium to high density could be considered given surroundings.

An attendee mentioned that the problem in Saturn Park is that the property owners are asking too much money for the land, sites are too expensive and developers are going elsewhere and gave a comparison with Atlantic Square.

An attendee mentioned that kids have limited options, the pool is closed, and water damage at a city gym. City has to fix facilities.

One attendee mentioned dog parks and Trader Joe's when scouting for locations.

Another attendee mentioned decreased school enrolment and if schools are going to close. Need to meet housing goal of 5,200 units, a moral obligation, a burden all of the city should share. A home valued at \$1 million is not affordable and the city needs to attract families.

An attendee mentioned that a rezone was not a part of the plan in the Land Use element and the 2020 General Plan.

An attendee mentioned that there are lots of empty retail shops.

An attendee mentioned that the current infrastructure and circulation at and surrounding the site is not made for more uses.

An attendee asked generally those that don't support change, what they have to present as an option, seeing the city as stagnant with a lack of investment.

An attendee asked for clarification, will the City Council decide or will the voters get to decide.

Staff mentioned that there have been inquiries from persons about housing, retail, data centers and mentioned that the moratorium is temporary and that 1980 Saturn Avenue is currently for sale.

An attendee asked where the density ranges come from. It was clarified that ranges are from the City's General Plan

An attendee asked for more clarification, if moving forward with a rezone, would Saturn Avenue be a dividing line, with different zoning north of the demarcation versus south of the line. Would recommendations allow different zoning in different directions.

An attendee mentioned that the voters already decided on zoning with approval of Measure JJ and is concerned about a precedent being set.

SPARC member expressed that the map showing vacancy is misleading because it shows land area but only some of the sites are vacant and for sale. Staff clarified that the vacancy rates are for buildings.

An attendee, a resident since 1983, appreciated having this opportunity to give input and give residents a chance to speak. The city should have the chance to change the rules to make improvements.

Exhibit No. 3

PowerPoint Presentations

Monday, July 29, 2024

Monday, August 12, 2024

Monday, August 19, 2024

City of Monterey Park

**McCaslin Business Park
(Saturn Park)**



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

MEETING #1

**JULY 29, 2024
6:00PM**

PURPOSE

THE CITY OF MONTEREY PARK IS CONSIDERING ALLOWING A WIDER RANGE OF LAND USES WITHIN THE SATURN PARK OFFICE COMPLEX LOCATED AT THE SOUTHERN EDGE OF THE CITY.

IN APRIL 2024, THE PLANNING COMMISSION HELD TWO MEETINGS RECOGNIZING SOME OF THE CHALLENGES OF THE SITE AND RE-IMAGINING A NEW MIX OF LAND USES.

BEFORE EMBARKING ON A SPECIFIC PLANNING PROCESS FOR THE SITE, THE CITY COUNCIL WOULD LIKE TO HEAR FROM ALL STAKEHOLDERS WITH VARIOUS INTERESTS IN THE SITE AND THE NEIGHBORHOOD.

THE INTENTION IS TO BRING A MORE DISTINCT IDENTITY TO SATURN PARK THAT BEST SERVES THE CITY.

SATURN PARK



ROLE OF THE ADVISORY REVIEW COMMITTEE

RECOGNIZING THAT THE SITE IS EXPERIENCING HIGH VACANCIES AND UNDERUTILIZATION, ON MAY 22, 2024, THE CITY COUNCIL ESTABLISHED A COMMITTEE TO FURTHER EXAMINE WHAT TYPE OF MIX WOULD BE OPTIMAL GIVEN PUBLIC FEEDBACK.

THE SATURN PARK ADVISORY REVIEW COMMITTEE, OR **SPARC**, WAS FORMED WITH THE MAYOR AND MAYOR PRO-TEM AS THE CHAIR AND VICE CHAIR, THEN EXPANDED TO INCLUDE REPRESENTATIVES OF VARIOUS STAKEHOLDERS.



SPARC MEMBERSHIP

Council Members	Members
Thomas Wong – Chairperson Vinh Ngo – Vice- Chairperson	Philip Chang Johnny Kwok Paul Lee Joe Leyva Tammy Sam Victoria Chen Stapleton Maychelle Yee

NEXT STEPS

TONIGHT IS THE FIRST OF FOUR WORKSHOPS INTENDED TO UNDERSTAND THE CHALLENGES OF THE SITE AND RE-IMAGINE A FUTURE TAKING INTO CONSIDERATION THE GENERAL PLAN, MARKET CONDITIONS, AND HOW TO BEST INTEGRATE THE SITE WITHIN THE NEIGHBORHOOD AND SERVE THE CITY OF MONTEREY PARK.

MEETING NO. 1 – INTRODUCTIONS, BACKGROUND, SOLICIT INPUT

MEETING NO. 2 & 3 – WORKING GROUPS TO DEVELOP SPECIFIC APPROACHES TO PLANNING TOPICS

MEETING NO. 4 – DEVELOP RECOMMENDATIONS FOR THE FULL CITY COUNCIL BASED ON WORKSHOP FEEDBACK

SEPTEMBER 2024:

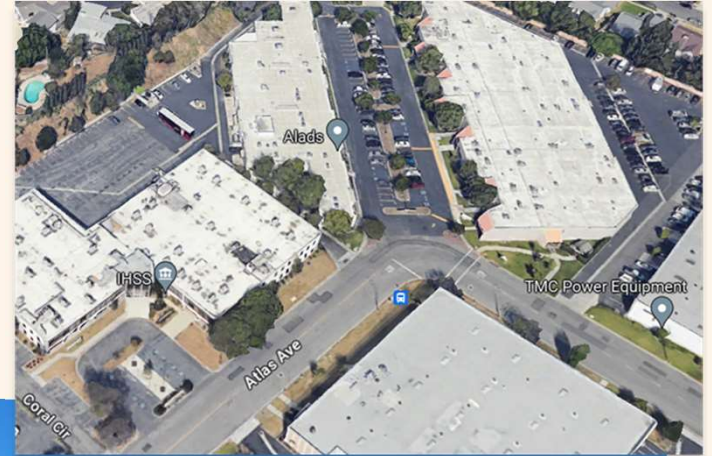
CITY COUNCIL PROVIDES DIRECTION ON HOW TO PROCEED WITH THE SATURN PARK PLANNING PROCESS

SATURN PARK HISTORY

1937-1995: Owned by Lowry B. McCaslin. Formerly a quarry for mining decomposed granite

1947-1954: Adjacent residential neighborhoods developed

1970: McCaslin built industrial park



LAND USE BACKGROUND

1996-1997: City adopted moratorium on use and storage of hazardous materials

1998: Measure D – approved by voters – added Office Professional Zone

2020: **Measure JJ** – approved by voters – adopted the GPLUE

- This measure supersedes anything that occurred before

GENERAL PLAN DESIGNATION AND ZONING



McCaslin Business Park (Saturn Park)

General Plan Designation

Innovation / Technology

Zoning

Office Professional (O-P)

Primary Uses:

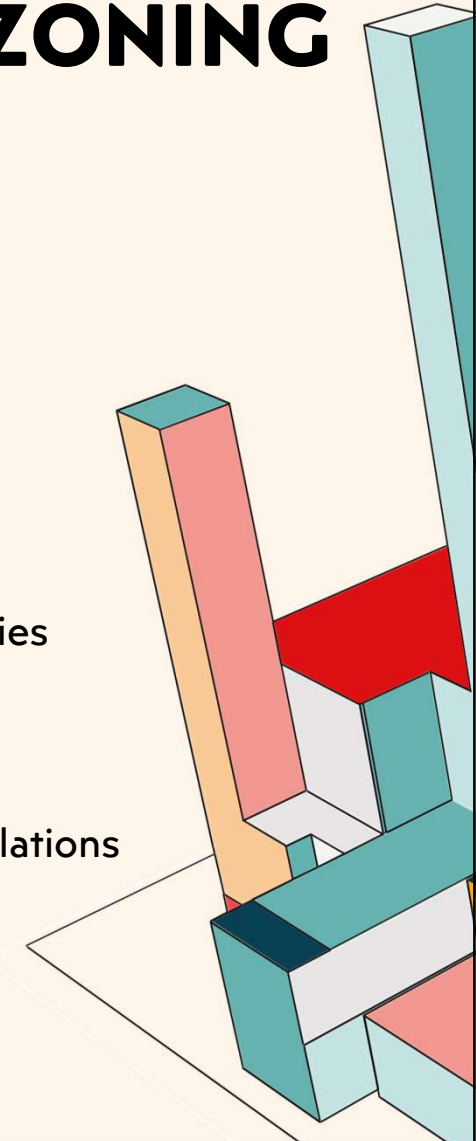
Research and development
Light manufacturing
Service commercial
Professional offices
Entertainment
Breweries/ wineries/distilleries

Other Permitted Uses:

Trade and technical schools
Public utilities
Similar uses per zoning regulations

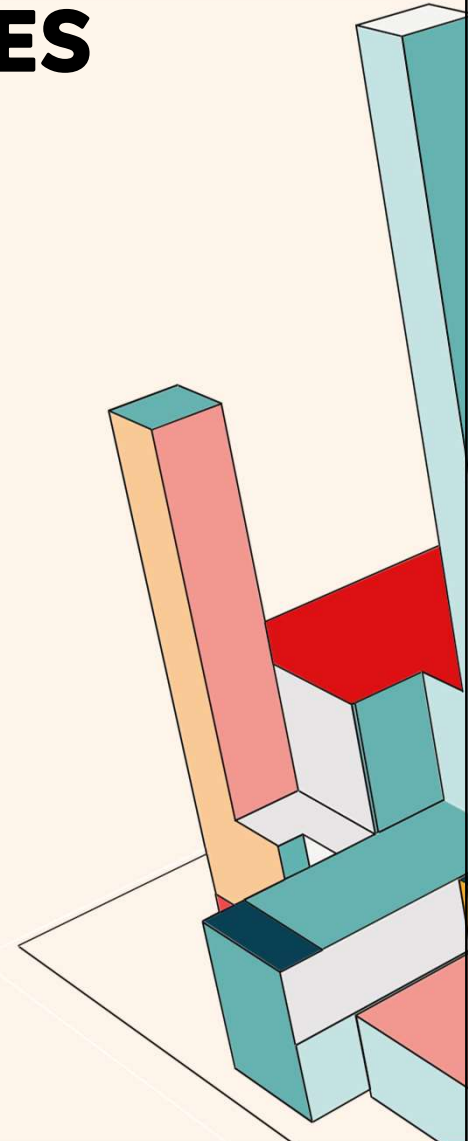
Prohibited Uses:

Warehousing
Freight terminals
Vehicle storage
Heavy manufacturing



GENERAL PLAN GOALS AND POLICIES

- **GOAL 1** - Commercial districts that allow a variety of retail, service, and entertainment uses and that **accommodate flexibility over time**.
- **Policy 1.1** - Flexibility. Ensure zoning regulations provide flexibility regarding allowed uses.



MORATORIUM

June 18, 2024 - The City Council adopted Urgency Ordinance 2245 instituting a Moratorium prohibiting permits for land use entitlements with Saturn Park.

July 17, 2024 – City Council adopted an Ordinance to extend the Moratorium an additional 3 months and additional adjustments were made to the language of the Moratorium.

This Moratorium will allow time for SPARC to evaluate expanded uses at Saturn Park while implementing the goals and policies of the General Plan.

LAND USE CHALLENGES

- Outdated industrial/office park model
- High vacancy rates and underutilized lots
- Unimproved older buildings
- Lack of pedestrian accessibility
- Lackluster streetscape
- Lack of land use diversity
- Inconsistent design theme
- Over abundance of parking lots
- Lack of consistent signage
- Lack of connections within surrounding uses



A re-envisioning of Saturn Park can address the challenges and become a destination and provide a sense of place.



WE WANT TO HEAR FROM YOU

What are your thoughts?

Should we break out of the office mentality?

What is your vision?

Is it time to make changes?

What is the highest and best use of the area?

Allow for more expansion of uses and flexibility?

FOLLOW-UP MEETINGS

MONDAY, AUGUST 12 – 6:00 - 7:30PM

MONDAY, AUGUST 19 - 6:30 - 8PM

THURSDAY, AUGUST 29 – 6:00 - 7:30PM

MONTEREY PARK SERVICE CLUBHOUSE
440 SOUTH MC PHERRIN AVENUE
MONTEREY PARK, CA 91754

THANK YOU

You may also provide additional comments by email to:

slopez@willdan.com



City of Monterey Park

**McCaslin Business Park
(Saturn Park)**



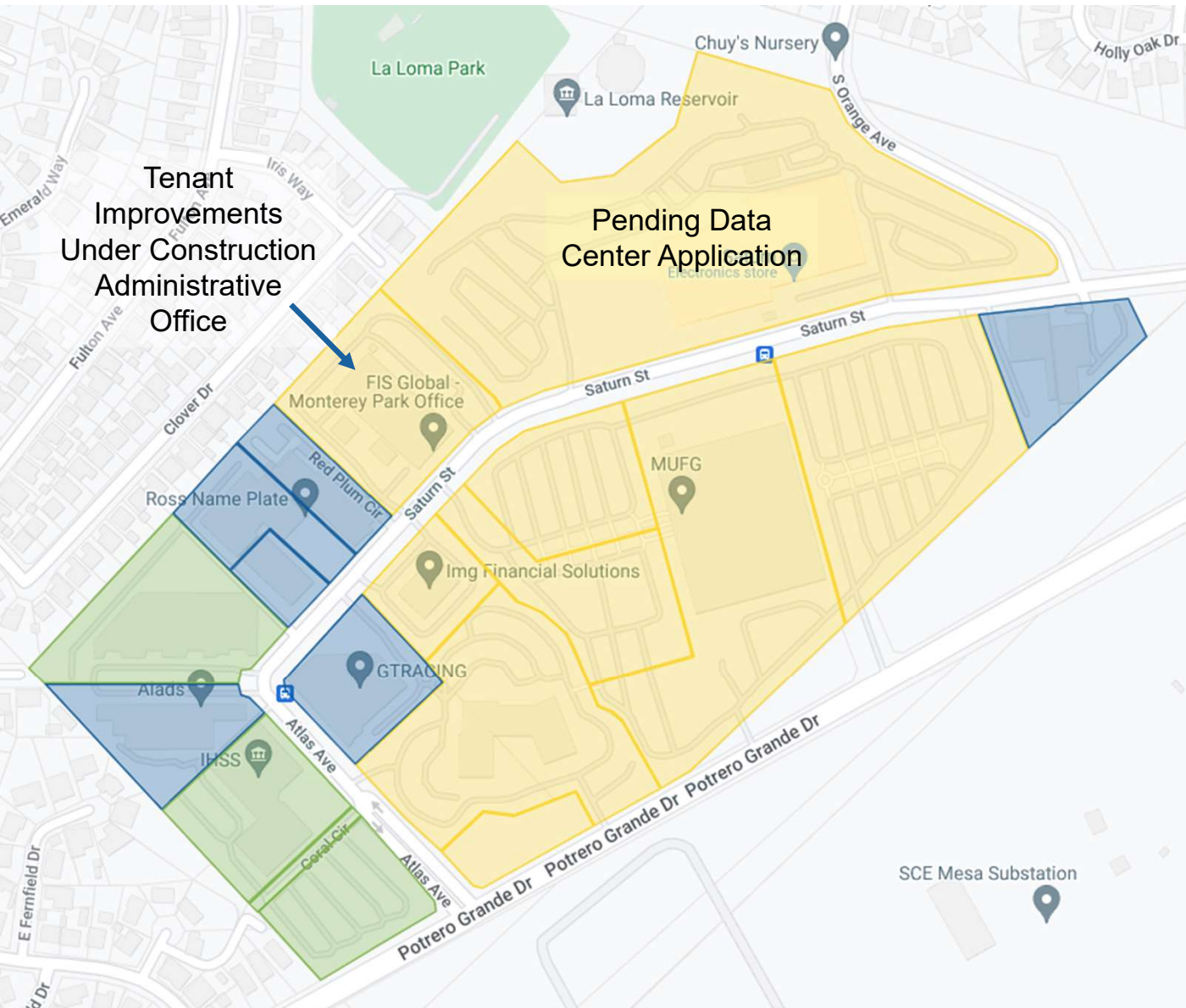
**SATURN PARK ADVISORY
REVIEW COMMITTEE
(SPARC)**

MEETING #2

**AUGUST 12, 2024
6:00PM**

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)

THE SATURN PARK ADVISORY REVIEW COMMITTEE, OR **SPARC**, WAS FORMED WITH THE MAYOR AND MAYOR PRO-TEM AS THE CHAIR AND VICE CHAIR AND INCLUDES REPRESENTATIVES OF VARIOUS STAKEHOLDERS.



SATURN PARK DATA:

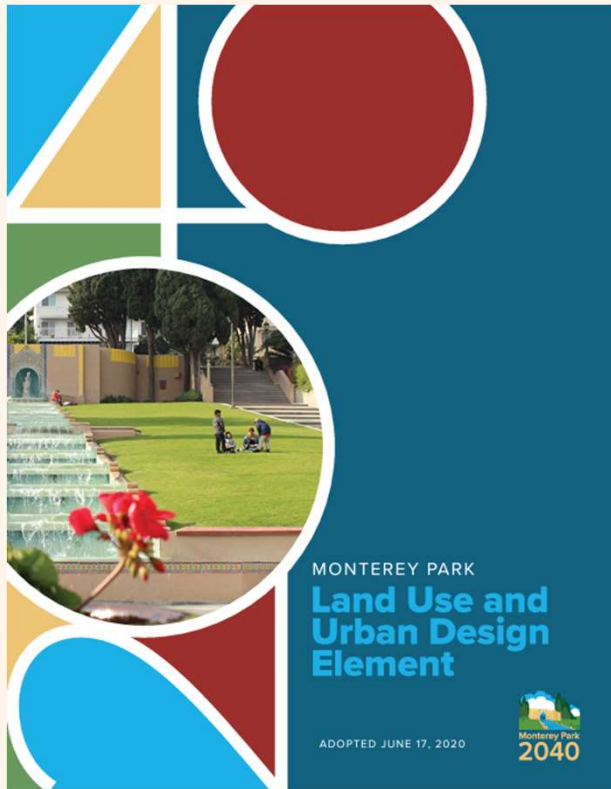
- Total Land Area: 64.6 acres
- Total Building Area: 2,164,909 SF
- Total Unoccupied Building Area: 1,708,101 SF
- # of Lots: 19
- # of Property Owners: 12
- # of (E) Parking Spaces: ~3,450

Unoccupied Buildings 82%

LEGEND:

- Occupied
- Partially Occupied
- Unoccupied

GENERAL PLAN LAND USE ELEMENT



Land Use Designation:
Innovation / Technology

Regulating Plan:

- Floor Area Ratio: 0.60
- Max Height: 40 FT

Primary Uses:
Research and development
Light manufacturing
Service commercial
Professional offices
Entertainment
Breweries/
wineries/distilleries

Other Permitted Uses:
Trade and technical schools
Public utilities
Similar uses per zoning
regulations

Prohibited Uses:
Warehousing
Freight terminals
Vehicle storage
Heavy manufacturing

Voter Approved Measure JJ
– November 3, 2020

THE CITY'S ROLE IN DEVELOPMENT

- THE SPARC COMMITTEE IS INTENDED TO LEAD A PROACTIVE PROCESS TO DISCUSS LAND USE DUE TO HIGH VACANCY IN THE AREA

THE CITY DOES NOT BUILD BUSINESSES OR HOUSING, BUT ESTABLISHES ZONING THAT ALLOWS FOR CERTAIN TYPES OF USES

THE CITY DOES NOT OWN ANY OF THE LAND IN SATURN PARK

THE CITY DOES NOT INTEND TO BUY OR ACQUIRE SATURN PARK

NO PLANS OR DEVELOPMENT PROPOSALS HAVE BEEN PRESENTED TO THE CITY

THE CITY HAS RECEIVED ONE APPLICATION TO REDEVELOP THE PROPERTY AT 1977 SATURN INTO A DATA CENTER. THAT APPLICATION IS IN REVIEW.

THE CITY HAS RECEIVED INQUIRIES FROM INTERESTED PARTIES ABOUT POSSIBLE FUTURE USES, BUT NOTHING HAS BEEN PRESENTED TO THE CITY FORMALLY.

COMMUNITY INPUT FROM MEETING NO. 1 ON JULY 29, 2024

COMMENTS IN FAVOR OF ALLOWING MORE USES, AS WELL AS COMMENTS IN FAVOR OF KEEPING THE CURRENT PERMITTED USES IN PLACE WITHOUT CHANGES WERE RECEIVED.

THE FOLLOWING WERE SOME POTENTIAL FUTURES USES MENTIONED:

- PEDESTRIAN FRIENDLY DEVELOPMENT
- MIXED USE
- ARTS DISTRICT
- RETAIL
- GROCERY STORES
- PUBLIC AMENITIES (SENIOR CENTER, DOG PARK)
- RESIDENTIAL/HOUSING
- OPEN SPACE/GATHERING AREAS
- ENTERTAINMENT

NEXT STEPS

TONIGHT IS THE SECOND OF FOUR WORKSHOPS INTENDED TO UNDERSTAND THE CHALLENGES OF THE SITE AND RE-IMAGINE A FUTURE TAKING INTO CONSIDERATION THE GENERAL PLAN, MARKET CONDITIONS, AND HOW TO BEST INTEGRATE THE SITE WITHIN THE NEIGHBORHOOD AND SERVE THE CITY OF MONTEREY PARK.

MEETING NO. 1 – INTRODUCTIONS, BACKGROUND, SOLICIT INPUT

MEETINGS NO. 2 & 3 – WORKING GROUPS TO FURTHER EXPLORE POSSIBLE FUTURE USES

MEETING NO. 4 – SPARC CONSIDERS POTENTIAL RECOMMENDATIONS TO THE FULL CITY COUNCIL. THOSE RECOMMENDATIONS WOULD BE CONSIDERED DURING A PUBLIC CITY COUNCIL MEETING.

TONIGHT'S WORKING GROUP EXERCISE:

- * JOIN ONE OF THE ROUND TABLES
- * AN ASSIGNED FACILITATOR WILL LEAD THE GROUP DISCUSSION
- * REVIEW THE COMMENTS RECEIVED FROM MEETING NO. 1
- * SELECT WHAT USE CATEGORY IT BELONGS IN:
 1. INNOVATION/TECHNOLOGY (CURRENT ZONING)
 2. RESIDENTIAL/HOUSING
 3. RETAIL/COMMERCIAL
 4. PUBLIC USES (PARKS/OPEN SPACE, GOVERNMENT/EDUCATION)
- * INDICATE WHAT THE STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND/OR CONSTRAINTS ARE IF THE SATURN SITE WERE DEVELOPED WITH THAT FUTURE USE

PARTICIPATION GUIDELINES

- * THE FACILITATOR WILL ASSIST WITH LEADING THE DISCUSSION
- * PROVIDE A RESPECTFUL AND SUPPORTIVE ATMOSPHERE
- * ALLOW EVERYONE TO PARTICIPATE AND SHARE THEIR THOUGHTS
- * STRIVE TO UNDERSTAND YOUR TABLEMATES' COMMENTS
- * STAY ON TOPIC SO THAT EVERYONE HAS TIME TO SHARE
- * KEEP COMMENTS BRIEF AND CONCISE, GIVEN TIME CONSTRAINTS

FOLLOW-UP MEETINGS

MONDAY, AUGUST 19 - 6:30 - 8PM

THURSDAY, AUGUST 29 - 6:00 - 7:30PM

MONTEREY PARK SERVICE CLUBHOUSE
440 SOUTH MC PHERRIN AVENUE
MONTEREY PARK, CA 91754

THANK YOU

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to:

slopez@willdan.com



City of Monterey Park

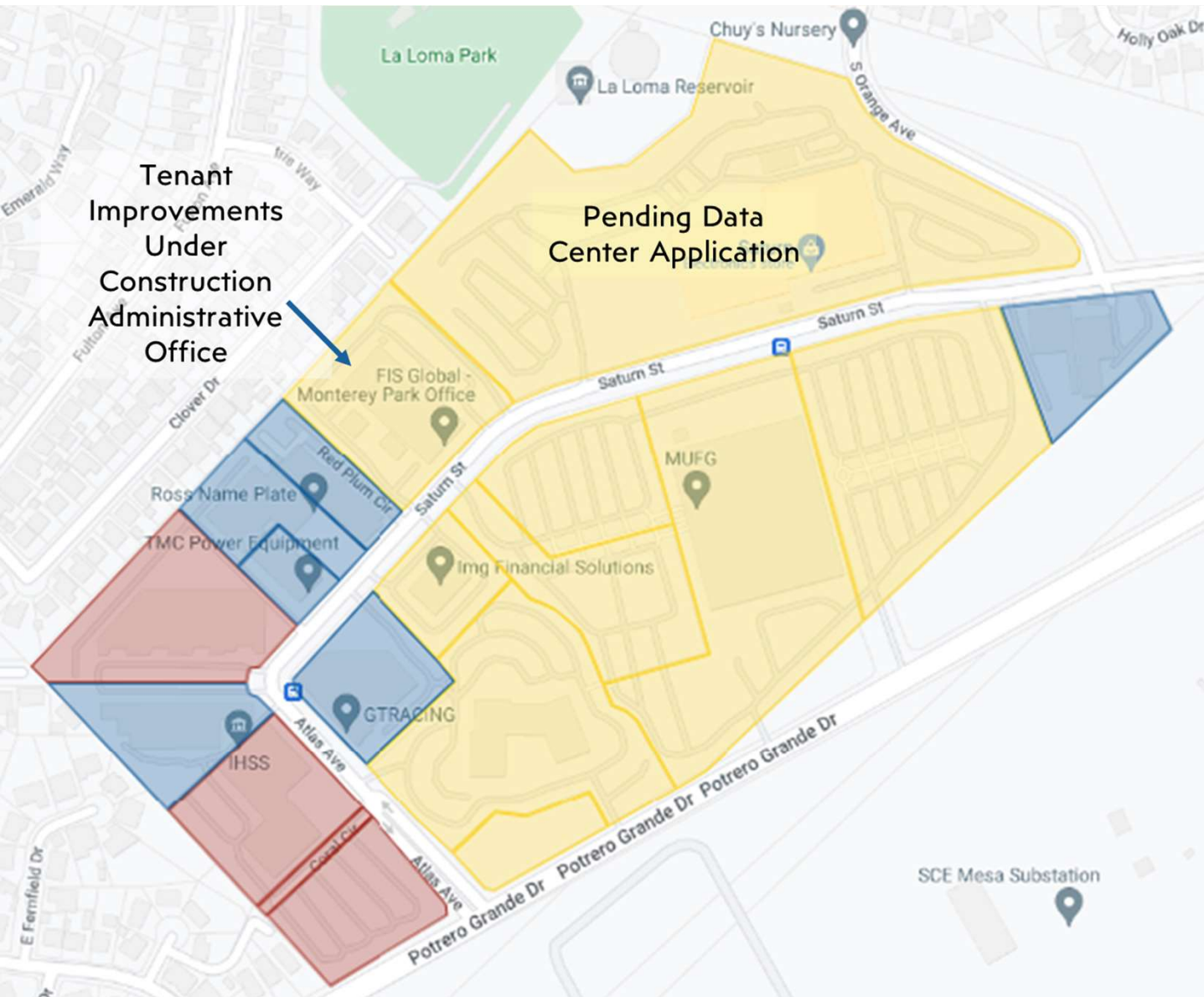
**McCaslin Business Park
(Saturn Park)**



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

MEETING #3

**AUGUST 19, 2024
6:30PM**



SATURN PARK DATA:

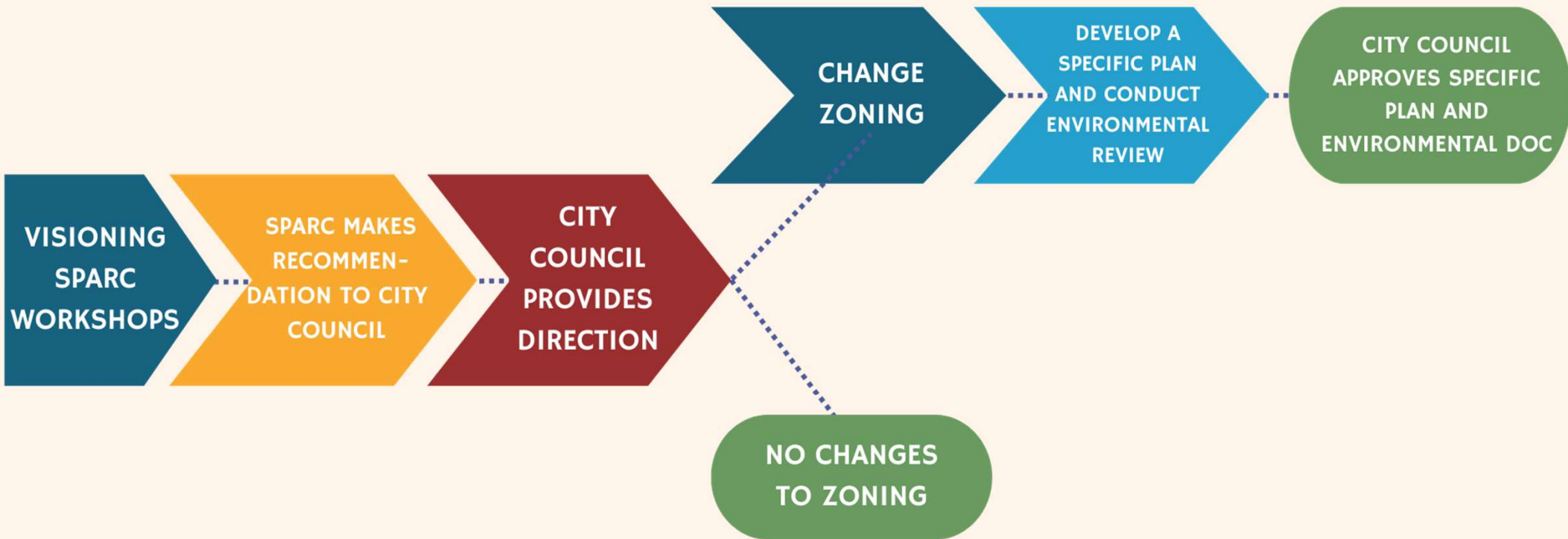
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Unoccupied Buildings 82%

LEGEND:

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- Partially Occupied
- Unoccupied

SPARC VISIONING PROCESS



DEVELOPMENT REVIEW PROCESS

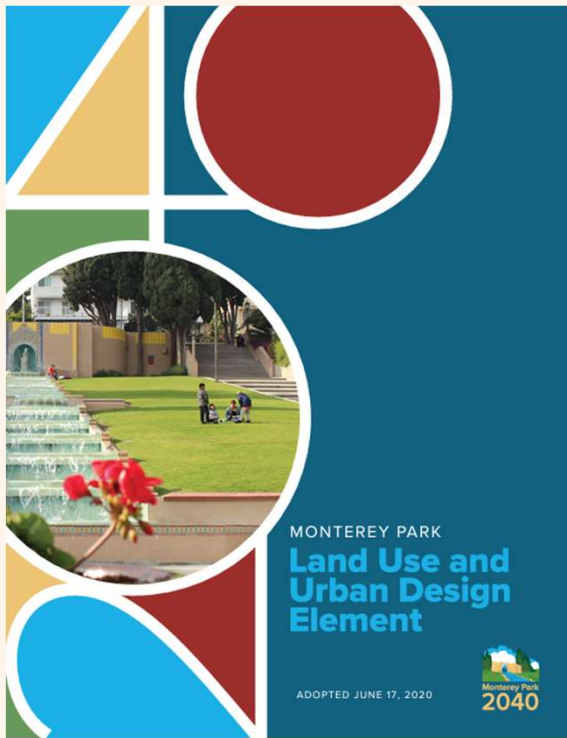
PLANS SUBMITTED
TO CITY

STAFF AND AGENCIES
REVIEW PLANS FOR
COMPLIANCE

CONDUCT
ENVIRONMENTAL
REVIEW & CREATE
DEVELOPMENT
AGREEMENT

CITY COUNCIL APPROVES
PLANS, ENVIRONMENTAL
DOC. & DEVELOPMENT
AGREEMENT

GENERAL PLAN LAND USE ELEMENT



Land Use Designation:

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Heavy manufacturing

Voter Approved Measure JJ –
November 3, 2020

COMMUNITY INPUT FROM MEETING NO. 1

COMMENTS WERE RECEIVED IN FAVOR OF ALLOWING MORE USES, AS WELL AS COMMENTS IN FAVOR OF KEEPING THE CURRENT PERMITTED USES IN PLACE WITHOUT CHANGES.

THE FOLLOWING WERE SOME POTENTIAL FUTURE USES MENTIONED:

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- MIXED USE
- ARTS DISTRICT
- RETAIL
- GROCERY STORES
- PUBLIC AMENITIES (SENIOR CENTER, DOG PARK)
- RESIDENTIAL/HOUSING
- OPEN SPACE/GATHERING AREAS
- ENTERTAINMENT

COMMUNITY INPUT FROM MEETING NO. 2

GROUP DISCUSSIONS HELPED TO DEFINE FUTURE POTENTIAL USES IN MORE DETAIL. USES DISCUSSED INCLUDE:

- INNOVATION/TECHNOLOGY
- HOUSING/RESIDENTIAL
- COMMERCIAL
- PUBLIC

THE FOLLOWING GENERAL THEMES EMERGED:

- CONCERN OVER POSSIBLE FUTURE COMMERCIAL (RETAIL) VACANCIES
- KEEP SITE AS IS (CURRENT ZONING)
- RESIDENTIAL DENSITY
- MIXED USE DEVELOPMENT
- HAVE NEW DEVELOPMENT INTEGRATE WITH SURROUNDINGS (BUFFERS, LOCATION, OPEN SPACE, ETC.)
- GENERAL SUPPORT FOR PARK AND RECREATIONAL USES
- GENERAL SUPPORT FOR **NEIGHBORHOOD SERVING** COMMERCIAL

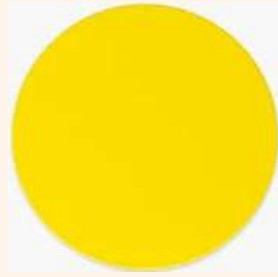
TONIGHT'S PARTICIPATION EXERCISE:

INDEPENDENT ACTIVITY

VISUAL EXAMPLES OF IDEAS AND THEMES FROM LAST TWO WORKSHOPS

EXPLANATION OF EACH TYPE OF LAND USE

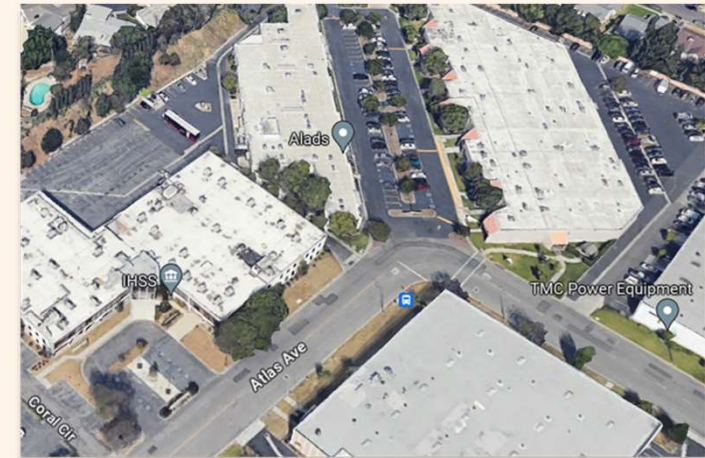
RANKING OF USES



INNOVATION TECHNOLOGY

Primary Uses that are allowable today:

- Research and development
- Light manufacturing
- Service commercial
- Professional offices/Office space
- Entertainment
- Breweries/ wineries/distilleries
- Trade and technical schools
- Public utilities



RESIDENTIAL/HOUSING

❖ Low Density - Single-Family Residential

Traditional Lot Sizes
Small Lot Subdivisions



❖ Medium Density - Multi-Family Residential

Urban Townhomes
Duplex/Triplex



❖ Multi-Family Residential - High Density

Apartments
Condominiums



LOW DENSITY RESIDENTIAL



Traditional
Lot Sizes

Small Lot
Subdivision

Single-
Family
Dwellings



MEDIUM DENSITY RESIDENTIAL

Multifamily Residential



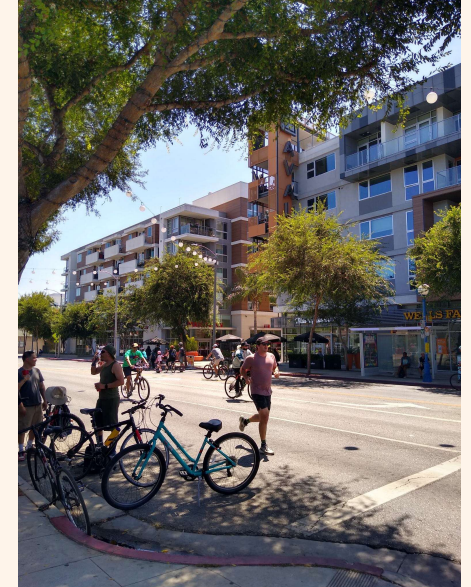
Urban
Townhomes

Duplexes

Triplexes



HIGH DENSITY RESIDENTIAL



MIXED USE DEVELOPMENT (MIX OF COMMERCIAL & RESIDENTIAL)



NEIGHBORHOOD SERVING COMMERCIAL

Restaurants and Eateries

Coffee Shop

Neighborhood Grocery Store

Wellness/Fitness Facilities

Personal Care (nail salons, barber shops, dry cleaning, etc.)

Family oriented businesses

Small/Specialized Retail



PUBLIC / OPEN SPACE



Landscaped buffers

Senior Center

Public Parks (outdoor recreation, dog park)

Pedestrian Friendly Spaces (Walk/Bike Trails)

Passive Garden Space

Open Space for Farmers Markets/Food Trucks

EV Charging Stations



TONIGHT'S PARTICIPATION EXERCISE:

INDEPENDENT ACTIVITY

VISUAL EXAMPLES OF IDEAS AND THEMES FROM LAST TWO WORKSHOPS

EXPLANATION OF EACH TYPE OF LAND USE

RANKING OF USES



FOLLOW-UP MEETINGS

THURSDAY, AUGUST 29 – 6:00 - 7:30PM (#4)

MONTEREY PARK SERVICE CLUBHOUSE
440 SOUTH MC PHERRIN AVENUE
MONTEREY PARK, CA 91754

SEPTEMBER 2024 (TBD) - CITY COUNCIL MEETING

THANK YOU

You may also provide additional comments by email
to:

slopez@willdan.com



Exhibit No. 4

Sign-In Sheets

Monday, July 29, 2024

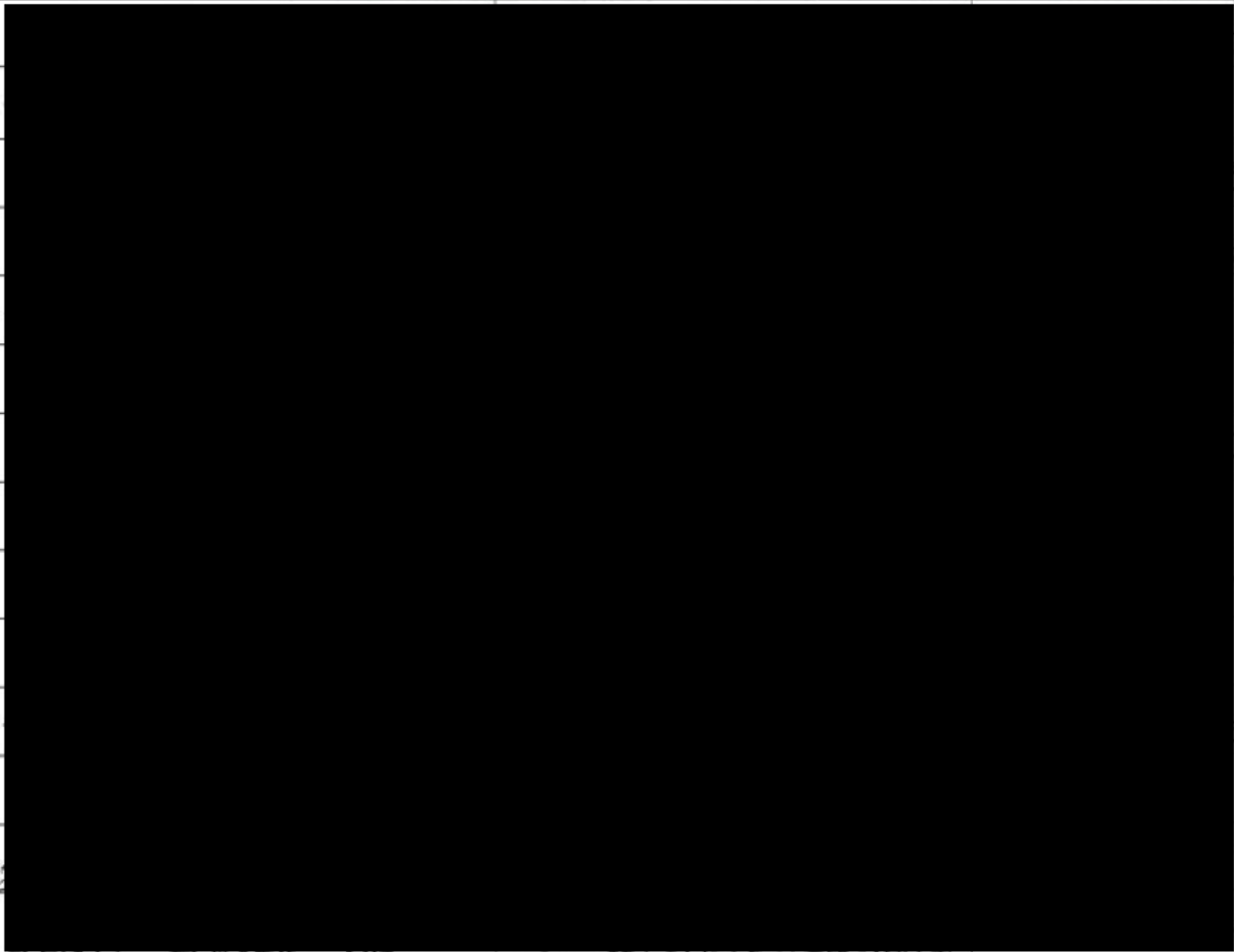
Monday, August 12, 2024

Monday, August 19, 2024

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)

WORKSHOP #1

~~JULY~~ AUGUST 29, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
Victoria Stapleton			8
Charles Stapleton			51
Siu Fong			2
Yang C. Lin			
BRYAN MARSH			
Menny Lo			
Joe Loyun			7-7130
Vincent Tsang			
Dean Karaman			4
Trey Fourtice			
Sean Fortunato			3
JOHNNY KWOK			
Eric Roybal			3
Lucia Roybal			444

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)

WORKSHOP #1

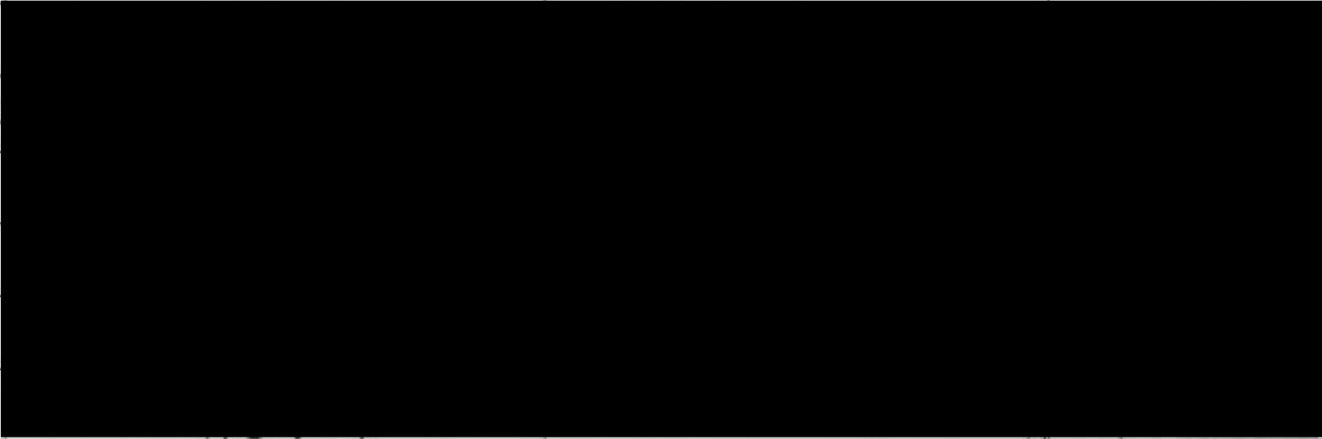
~~JULY~~ AUGUST 29, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
TAMMY SPAN	[REDACTED]		
Philip Chaney			
Tara Lee			
Cindy Lee			
Amy Lewis			
Tilda Doherty			
Lenny Doherty			
David Jones			

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)

WORKSHOP #1

~~JULY~~ ~~AUGUST~~ 29, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
Oliver Wang			
Mayastata Yee			
SCOTT RYNDERS			
D. SIMONE			
London Greglin			
Blake Britton			

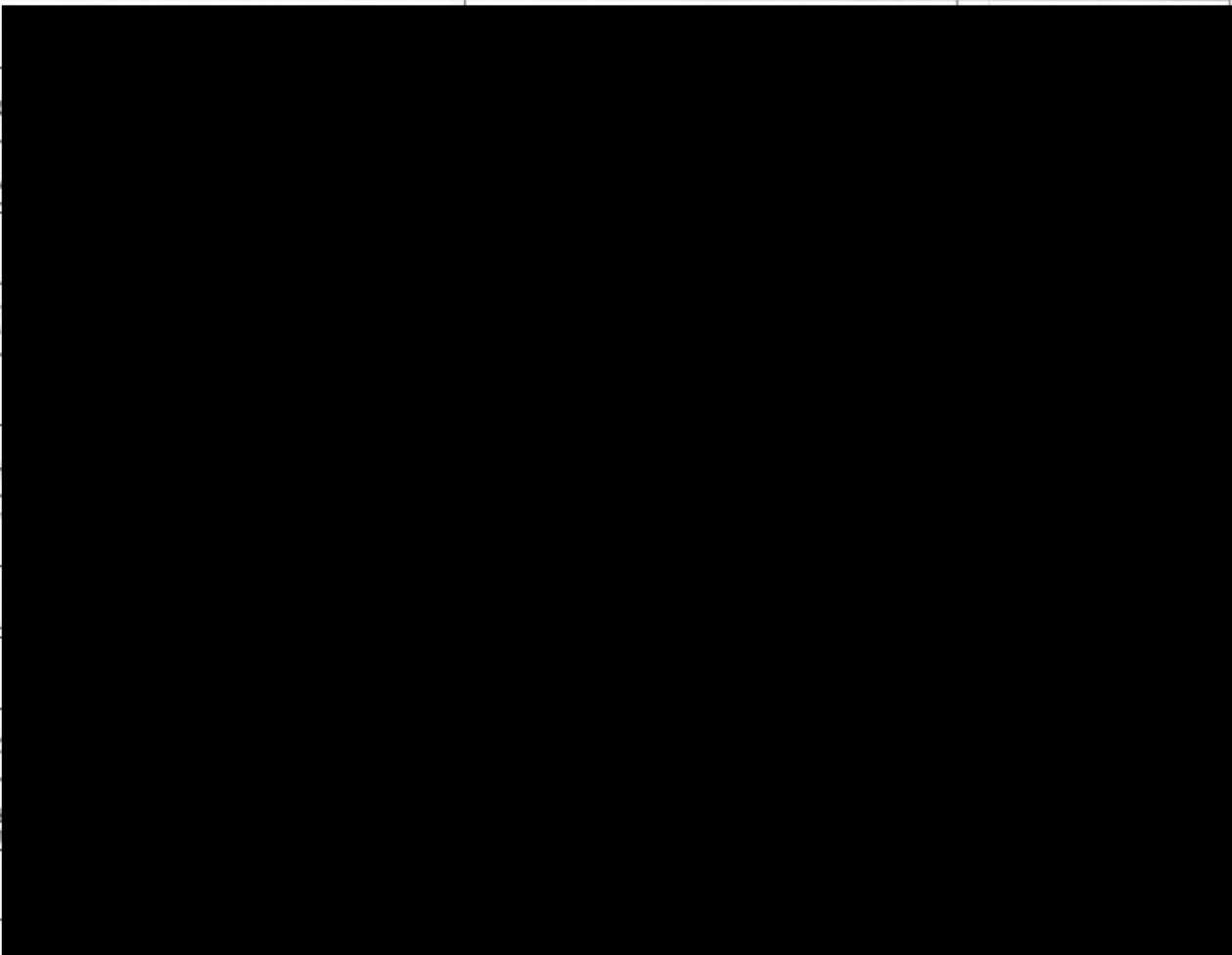
566.
5068

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
 WORKSHOP #2
 AUGUST 12, 2024

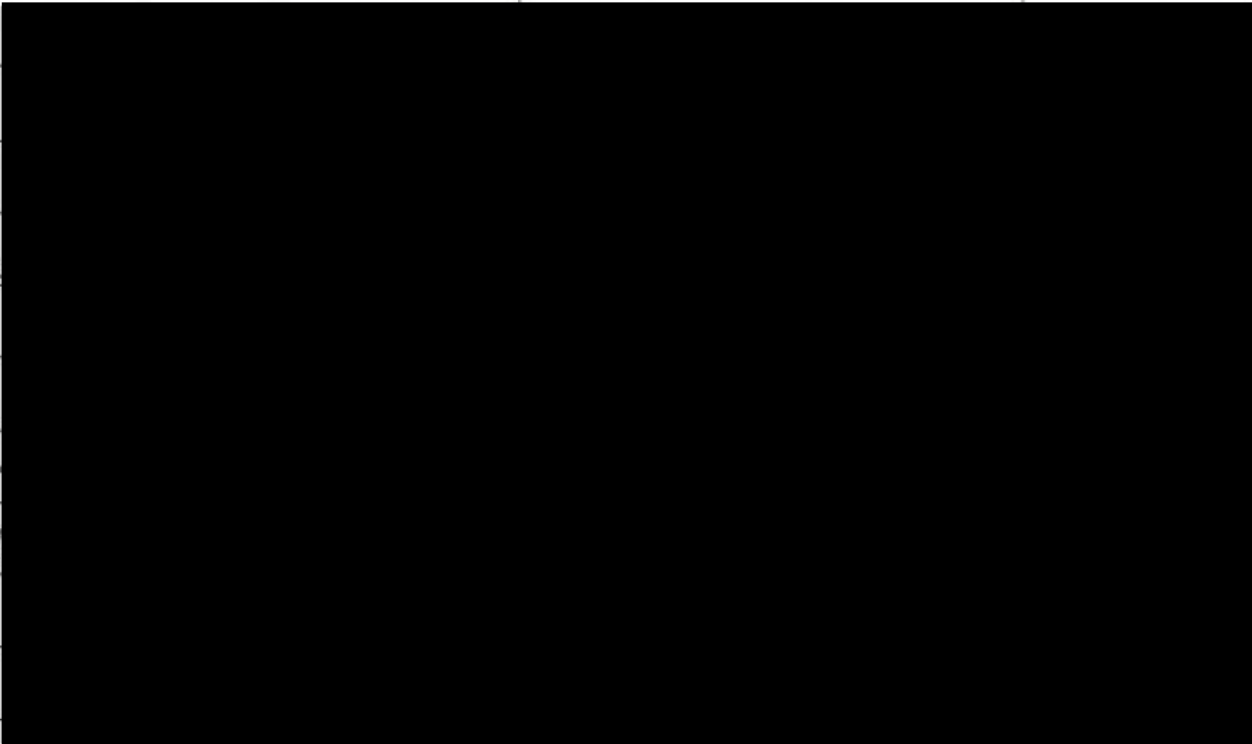
NAME	ADDRESS	EMAIL	PHONE NUMBER
Yang C. Lin			
Victoria Stapleton			
Charles Stapleton			
Joe A. Leyva			
John + Lina Romo			
Chia-Chia J.			
Maxwell Yee			
Dean Kanemitsu			
Loni Shibuyama			
Sarnij C.			
Philip Chung			
Cindy Yee			
Denise Maeda			
Lou Rabell			

2309
30
110
4
51

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
 WORKSHOP #2
 AUGUST 12, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER		
CHECK Wong (Tommy), KWOK					
VINCENT TSANG			31		
SCOTT RYNDERS			23		
Aram Basmajlan					
Kevin Lo			19		
TAMMY SAM					
Sarah Boyd			20		
Sebastian Cortes					
Elizabeth Yang			64		
Sam Zhai					
LINNEA GONG			60		
SAM CHEUNG			18		
Ling Zhang			92		

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
WORKSHOP #2
AUGUST 12, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
Eric Royal			
Andrzej			
Jackie Mtz			
Sharon Inocencio-Sugita			
Oliver Way			
Dave Soucs			
JOE BUENA			
Travis Kaya			
Andy Yam			
Joseph Delgadillo			

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
 WORKSHOP #3
 AUGUST 19, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
Paul Chung			
Sharon Sugita			
Sal Melendez			
Damian Jose			
Maya Yee			
Ling Zhang			
Wendy Tong			
SCOTT RYNDERS			
Eric Paykal			
Lucia Paykal			
Vincent Wong			
TAMMY SAM			
Cindy Yee			
Jason Ngo			

50
62
49
44
93
6

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
 WORKSHOP #3
 AUGUST 19, 2024

NAME	ADDRESS	EMAIL	PHONE NUMBER
Joe A Leyva			
Victoria Stapleton			
Buck Stapleton			
BRYAN MARSH			
Johnny Kwok			
Jaakie Mtz			
Rolando Chavez			
Paul Reusz			
Dean Kameita			
HONGLOVE			
Amit Zay			
Erich Burgman			
ATRON WONG			
KING LAM			

0209

SATURN PARK ADVISORY REVIEW COMMITTEE (SPARC)
WORKSHOP #3
AUGUST 19, 2024

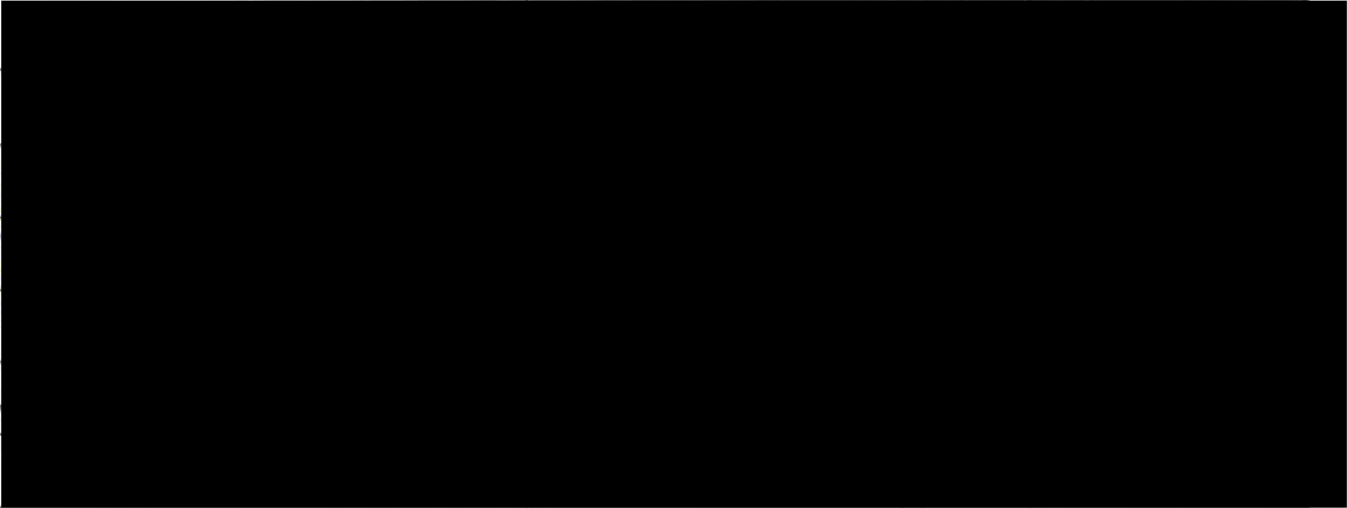
NAME	ADDRESS	EMAIL	PHONE NUMBER
James Wong			
Yang C. Lin			
Albert & Sheila			
Christine Wong			
Stacy Villalobos			
Sebastian Cortes			
Dawn Rock			

Exhibit No. 5

Outreach Flyer

English

Traditional Chinese

Spanish



Community Workshops

Saturn Park Advisory Review Committee (SPARC)

Get Involved in Shaping the Future of Saturn Park!

Join SPARC members and stakeholders to share your thoughts on development ideas for Saturn Park. Together, we'll discuss land use and zoning to help create a Specific Plan that supports a vibrant Monterey Park!

- Monday, July 29..... 6-7:30pm**
- Monday, August 12..... 6-7:30pm**
- Monday, August 19..... 6:30-8pm**
- Thursday, August 29..... 6-7:30pm**

Monterey Park
Service Club House
440 South McPherrin Avenue
Monterey Park, CA 91754



626-307-1315



planningpermitcounter@montereypark.ca.gov



社區研討會

Saturn辦公園 諮詢審查 委員會

(Saturn Park Advisory Review Committee, 簡稱 SPARC)

參與塑造Saturn辦公園的未來！

陪同SPARC成員和利益相關者，分享您對Saturn辦公園開發理念的想法。我們將一起討論土地使用及分區，以幫助制定“特定計劃”城市指南(Specific Plan) 來支持一座充滿活力的蒙特利公園市！

- 7月29日 星期一.....6-7:30pm
- 8月12日 星期一.....6-7:30pm
- 8月19日 星期一.....6:30-8pm
- 8月29日 星期四.....6-7:30pm

蒙特利公園 Service Club House
440 South McPherrin Avenue
Monterey Park, CA 91754



626-307-1315



planningpermitcounter@montereypark.ca.gov



Talleres Comunitarios

Comité Asesor de Revisión de Saturn Park (SPARC)

¡Involúcrate en dar forma al futuro de Saturn Park!

Únase a los miembros de SPARC y a las partes interesadas para compartir sus pensamientos sobre las ideas de desarrollo para Saturn Park. ¡Juntos, discutiremos el uso de la tierra y la zonificación para ayudar a crear un Plan Específico que apoye un Monterey Park vibrante!

- Lunes, 29 de julio..... 6-7:30pm**
- Lunes, 12 de agosto..... 6-7:30pm**
- Lunes, 19 de agosto..... 6:30-8pm**
- Jueves, 29 de agosto..... 6-7:30pm**

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626-307-1315



planningpermitcounter@montereypark.ca.gov



13191 Crossroads Parkway North, Suite 405
Industry, CA 91746-3443
562.908.6200 | 800.499.4484 | Fax: 562.695.2120

www.willdan.com