

## January 19, 2022 City Council Meeting

Corrected: Item No. 4B - Attachment 2 Housing Element Resolution Page 3-6 of the Housing Constraints Analysis of the City of Monterey Park Housing Element, January 2022

[https://www.montereypark.ca.gov/DocumentCenter/View/12599/Housing-Element\\_CityCouncilDraft\\_011322-1](https://www.montereypark.ca.gov/DocumentCenter/View/12599/Housing-Element_CityCouncilDraft_011322-1) (page 59)

- Medium Density Residential (8.1-16 du/acre)
- High Density Residential (16.1-30 du/acre)
- Mixed-Use (No density maximum to provide flexibility in unit types and sizes. Floor-to-Area Ratio (FAR) ranges from 1.50 to 2.50, as indicated by the Regulating Plan which defines maximum FARs depending on the location of the properties)

The Land Use Element includes programs to update the City's zoning regulations in the Monterey Park Municipal Code, to match development standards, including maximum densities, intensities, floor area ratio (FAR), dwelling units per acre, and building heights, to General Plan land use designation standards. Additional amendments to the MPMC that are recommended to ensure consistency with the Land Use Element include:

- Implement development incentives geared toward land assembly
- Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations
- Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard
- Ensure compliance with California law as to affordable housing, density bonuses, short-term rental and inclusionary housing requirements

By October 2023, the City will amend the MPMC to ensure consistency with the Land Use Element.

As shown in Table 3-3 below, the MPMC implements the three residential land use designations and one mixed-use land use designation through various zoning districts.

The 2020 General Plan Land Use Element establishes housing overlay areas. The Housing Overlays are intended to allow attached residential uses in addition to the uses permitted by the underlying land use designations, and to allow for increased residential densities and height. ~~The Land Use Element utilizes the Housing Overlay I designation for properties on either side of Corporate Center Drive designated as Corporate Center by the underlying land use designation. Housing Overlay I allows for residential uses as a part of mixed use or stand-alone residential development, up to 90 units per acre and 125 feet in height.~~ Housing Overlay I~~I~~ is applied to properties along the west side of South Atlantic Boulevard identified as Commercial by the underlying land use designation. Housing Overlay I~~I~~ allows residential uses as part of a mixed-use development up to 60 units per acre and 50 feet in height. Housing Overlay II~~I~~ is applied to properties along Hellman Avenue that are identified for High Density Residential uses by the underlying land use designation. Housing Overlay II~~I~~ allows for stand-alone residential development of up to 30 units per acre and 45 feet in height. All such Housing Overlay designations must be incorporated into the MPMC as zoning regulations.