MONTEREY PARK TOWNE CENTRE PRECISE PLAN

I. INTRODUCTION

A. PURPOSE

The Monterey Park Towne Centre Precise Plan provides for a planned development district located at the southeast corner of Garvey and Garfield Avenues in the City of Monterey Park, south of the San Bernardino Freeway. This document establishes the overall concept of the project while identifying the general type, location and characteristics of specific features of the development.

The purpose of the project is to:

1. Convert the existing property into a coherent residential and commercial center;
2. Establish the planning concept, design theme, developmental regulations and procedures necessary to achieve an orderly and compatible development;
3. Implement the goals, policies, and objectives of the General Plan and Pedestrian Linkage Program;
4. Establish a public and private partnership to enable the creation of a community center setting.

B. AUTHORITY AND PROCEDURES

The State of California requires all cities to prepare and adopt a comprehensive General Plan for the physical development of their jurisdiction. Following the adoption of the General Plan, the entity is required to develop and adopt regulating programs which will implement the policies described in the General Plan. The subject site is C-B (Central Business) / P-D (Planned Development) zone, and the General Plan designation is MU-I (Mixed-use I). As such, the Precise Plan must be approved by the Planning Commission. According to Municipal Code Section 21.34.070, the Precise Plan will include:

1. The total development plan showing all the dimensions and locations;
2. A statement of all uses and the locations proposed to be established;
3. Engineering site plans and landscaping plans;
4. Architectural drawings and sketches showing the design, character and physical relationship of all elements;
5. Pertinent information necessary to determine the desirability of applying development standards differing from other zones.