

**CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**ZONE CHANGE (ZC-23-02) TO REZONE CERTAIN PROPERTIES WITHIN THE CITY TO BE
CONSISTENT WITH THE GENERAL PLAN LAND USE AND URBAN DESIGN ELEMENT**

TAKE NOTICE that a public hearing will be held before the City of Monterey Park Planning Commission to consider a City-Initiated effort to rezone properties to make them consistent with the General Plan Land Use Designation. ZC-23-02 affects the following real property:

- 1) The properties on the south side of Monterey Pass Road, east of its intersection with S. Fremont Avenue including the parcels detailed below:

| Assessor's Parcel Number(s) | Address | Existing General Plan Land Use | Existing Zoning Designation | Proposed Zoning Designation |
|-------------------------------------|------------------------------|---------------------------------------|------------------------------------|------------------------------------|
| 5261-003-054 | 1166 W. Garvey Avenue | Innovation/Technology | Commercial Services (C-S) | Office Professional (O-P) |
| 5261-003-016, 017, 018, 019 and 020 | 212 - 270 Monterey Pass Road | Innovation/Technology | Commercial Services (C-S) | Office Professional (O-P) |

- 2) The properties bounded by Corporate Center Drive to the west, Davidson Drive to the north, Kern Avenue and Monterey Pass Road to the east, and Floral Drive to the south, including the north and south sides of Corporate Place, the parcels detailed below:

| Assessor's Parcel Number(s) | Address | Existing General Plan Land Use | Existing Zoning Designation | Proposed Zoning Designation |
|---|------------------------------------|---------------------------------------|------------------------------------|------------------------------------|
| 5237-024-025, 026, 029, 056 | 2525 - 2630 Corporate Place | Innovation/Technology | Shopping Center (S-C) | Office Professional (O-P) |
| 5237-024-05, 066, 067, 068, 055, 071, 072 | 1200 – 1600 Corporate Center Drive | Innovation/Technology | Shopping Center (S-C) | Office Professional (O-P) |

- 3) The properties on the south side of E. Mabel Avenue, east of Orange Avenue to the terminus of E. Mabel Avenue, including the parcels detailed below:

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

WHEN: Tuesday, November 14, 2023 at 6:30 p.m. or as soon thereafter as the matter may be heard

WHERE: City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754

MAIL TO: Department of Community Development – Planning Division

TELEPHONE: (626) 307-1315

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

ALL DOCUMENTS, including the application, plans and maps relevant to the proposed project on file with the Community Development Department – Planning Division located at Monterey Park City Hall, 320 West Newmark Avenue. The staff report on this matter will be available in the Community Development Department – Planning Division on or about November 9, 2023 and available on the City’s website at <https://www.montereypark.ca.gov/AgendaCenter/Planning-Commission-11>. Copies may be obtained at cost. For additional information, please call (626) 307-1315 or email planningpermitcounter@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. Any written materials must be provided to the City before or during the public hearing. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or before the public hearing.