

CITY OF MONTEREY PARK

TAKE NOTICE that the Monterey Park City Council will conduct a public hearing to consider adopting an ordinance that rezones certain properties to make them consistent with the General Plan Land Use Designation. The ordinance affects the following real property:

- 1) The properties on the south side of Monterey Pass Road, east of its intersection with South Fremont Avenue:

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; 5261-003-017; 5261-003-018; 5261-003-019; 5261-003-020	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:

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5237-024-025; 5237-024-026; 5237-024-029; 5237-024-056	2525 - 2630 Corporate Place	Innovation/Technology	Shopping Center (S-C)	Office Professional (O-P)
5237-024-065; 5237-024-066; 5237-024-067; 5237-024-068; 5237-024-055; 5237-024-071; 5237-024-072	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 East Mabel Avenue:

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5259-013-043; 5259-013-044; 5259-013-045; 5259-013-046;	200-204 South Orange Avenue	High Density Residential	Commercial Services (C-S) with Planned Development (PD) Overlay	High Density Residential (R-3)

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5259-013-047; 5259-013-048; 5259-013-049; 5259-013-050; 5259-013-051; 5259-013-054; 5259-013-055; 5259-013-056; 5259-013-089; 5259-013-090; 5259-013-091; 5259-013-092; 5259-013-093; 5259-013-094; 5259-014-025; 5259-014-026; 5259-014-027; 5259-014-028; 5259-014-029; 5259-014-050; 5259-014-051;	710-928 East Mabel Avenue	High Density Residential	Commercial Services (C-S) with Planned Development (PD) Overlay	High Density Residential (R-3)

WHEN: December 20, 2023, 6:30 p.m.
WHERE: City Hall Council Chambers – 320 West Newmark Avenue

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.

DOCUMENTS, including copies of the proposed ordinance, are on file with the Community Development Department – Planning Division located at Monterey Park City Hall, 320 W. Newmark Avenue. The staff report on this matter will be available in the Community Development Department – Planning Division on or about December 14, 2023, and available on the City’s website at <http://www.montereypark.ca.gov/AgendaCenter>. Copies may be obtained at cost. For additional information, please call (626) 307-1315 or e-mail planningpermitcounter@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. 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 City Council at, or prior to the public hearing. You may mail or deliver comments to 320 West Newmark Avenue, Monterey Park, CA, attention Community Development Department, Planning Division.

Maychelle Yee
City Clerk, City of Monterey Park

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