



**MONTEREY PARK 2040
GENERAL PLAN ADVISORY COMMITTEE (GPAC)
MEETING #2 SUMMARY**

GENERAL PLAN UPDATE

April 1, 2019 | 6:30pm – 8:30pm

Monterey Park City Hall, Community Room (First Floor), 320 West Newmark Avenue

WELCOME AND INTRODUCTIONS

The second Monterey Park 2040 General Plan Advisory Committee (GPAC) meeting was held on Monday, April 1, 2019. Senior Planner Samantha Tewart welcomed GPAC members, introduced City staff, and turned the meeting over to the consultant team. Assistant City Engineer Frank A. Lopez, P.E. and Economic Development Project Manager Tom Welch attended the meeting. MIG consultant team members Laura R. Stetson and Jose M. Rodriguez facilitated the meeting along with economist Roger Dale from The Natelson Dale Group. Approximately eight GPAC members attended the meeting.

Following a review of the agenda, Ms. Stetson presented a summary from the March 11th GPAC meeting and summarized comments from stakeholder interviews. She also presented current conditions and trends that could influence planning and land use decisions as part of this General Plan Land Use Element update. The presentation included a brief community profile, existing land use patterns, regional considerations, environmental considerations, and other potential influences. Roger Dale presented local and regional market trends and summarized a preliminary market demand study that identified the potential demand for new residential, retail, hotel, and industrial development. Following the presentation, the MIG team led a group exercise identifying areas of potential change on a large map with GPAC members.

DISCUSSION GROUP EXERCISE: FOCUS AREAS

The following comments are organized by focus areas.

Downtown Core

- Garvey Avenue has potential for mixed-use projects.
- A question was asked: “Who shops in downtown Monterey Park?”
- A comment was raised that limited sales taxes are collected from local businesses along Garvey Avenue due to the utilization of two sets of accounting books (an approach used to avoid paying taxes).

Garvey Avenue

- The discussion focused on Metro’s plan to convert Garvey Avenue from four to six lanes and add three parking structures to off-set the loss of on-street parking for local businesses.
- A comment was raised to consider parking restrictions only during peak travel periods.
- Consider making sidewalks wider on Garvey Avenue.



- Live/work would be appropriate for Garvey Avenue.

Corporate Center Drive

- Corporate Center Drive and Monterey Pass Road could transition to high-tech uses in instituting land use and zoning flexibility.
- The office buildings have too many tenants that are public agencies.
- Dual zone: Commercial and E/T-for High Tech office including co-work spaces, maybe a mid-size hotel serving high-tech office uses would be appropriate.
- Good public transportation to the Gold Line and bus depot at East Los Angeles College
- East Los Angeles College (ELAC) provides student interns.
- Business Park - Establish a dual zone for commercial such as general office or E/T (high-tech Corp center/research).

Monterey Pass Road

- Commercial/Employment/Tech flexibility
- Look to greater flexibility and allow “combined” uses.
- Need to look at alternative I-710 mitigation along Monterey Pass Road.

East Garvey Avenue

- East Garvey Avenue has potential for mixed use.
 - Need for development incentives
 - Constraints need to be addressed (narrow and shallow lots that limit development potential; need incentives to consolidate lots)
- Tenant mix is not desirable.
- Opportunities for live/work development.
- Need diverse retail opportunities along Garvey Avenue.
- Limit exclusive residential developments; require commercial/retail uses along ground floor along Garvey Avenue.
- Why leave a couple of single-family dwelling surrounding by high-density projects?
- Need for a larger parcel to complete a nice high-density mix-use project.
- Create a live/work and eating place for residential with mixed-use projects along the entire stretch of Garvey Avenue, from Atlantic Boulevard to New Avenue.
- Develop first class public transportation along the corridor connecting to East Los Angeles College (ELAC), Corporate Center Drive, Monterey Park Market Place, and Gold Line East Los Angeles Civic Center Station.
- Mixed use shall include live/work units on the first two levels, where residential can work and live within the same unit.
- Expand live/work and mixed-use developments along Garvey Avenue with height restrictions.
- Removal of on-street parking on Garvey can be detrimental to local businesses.
- Garvey Avenue lots are too narrow and shallow for larger development projects.



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- What is the vision for Garvey?
- Are three parking structures enough? No
- Possibility of parking as income source; City Council would decide on policy decision to collect parking fees (payment structure) from parking structures.
- Do not like six lanes for Garvey Avenue.
- Consider traffic calming solutions to complement Garvey lane expansion.
- Rush hour issues for all traffic lanes.
- Consider other future transportation options on Garvey Avenue, such as smart transportation; develop mobile applications specific to Monterey Park (consider Uber/Lyft).

North Atlantic Avenue

- Mixed-use opportunity
- Missed opportunity for properties along Chandler Avenue adjacent to Atlantic Times Square

South Atlantic Avenue

- Multi-family housing on Floral Drive adjacent to ELAC is not efficient and new potential housing projects could be explored through expansion of development standards.
- Need to increase potential housing near ELAC.
- How can neighborhoods around ELAC be improved?
- Provide co-live spaces for ELAC students (living better than dorms) and nice living accommodations for temporary high-tech workers working in our park center.
- Potential to optimize bus depot station on ELAC.
- Gold Line Atlantic Station is a 12-minute walk or four-minute bike ride from ELAC.
- By modifying to a Mixed-Use II or III, you will still have the similar current retail uses with possibility to build residential above (If matches right with single family residences nearby).
- These lots are just not big enough for high density mix use.
- Retail zoned lots fronting along Atlantic and Garfield could be MU II or live/work with a living space above their commercial below.
- Near ELAC:
 - More student housing including co-live spaces
 - Mixed use with small community accessory retail on the ground floor
- Garfield transit-oriented development specific plan was completed and includes higher-density development to complement proposed Gold Line Garfield Station.
- Look for potential development along the Pomona Freeway (SR-60).
- High intensities to anticipate the Gold Line expansion.
- Apartment/condominiums are within 15-minute walk or four-minute bike ride to Gold Line station or ELAC bus depot.
- Update Zoning Code for higher density residential near Riggan Street with easy access to Gold Line and bus depot to ELAC.



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North Garfield Avenue

- Why hasn't this worked (additional mixed-use project built within this area)?

Other Issues to Examine

- Minimal parcel size for mixed-use project
- Update zoning districts/standards.
- Change can be slow.
- Consider creating places for families.
- Consider that small incremental changes can be good.
- Major corridor (Garvey/Atlantic/Garfield): Mixed use/housing opportunities
- Census population data can be misleading.
 - Anecdotal evidence and on-the-ground perspective show that Census data do not represent accurate counting of population.
 - National retailers lack confidence on population data.
 - Under reported population due to rented out bedrooms as units.
- Monterey Park is jobs rich, which is attractive to employers and preserves home prices.
- Charts show restaurant revenue in Monterey Park continues to climb.
- Future retail demand through 2040: about 500,000 additional building square feet
 - Office demands:190,000-380,000 additional building square feet
 - Industrial demand:188,000-376,000 additional building square feet
 - Hotel/motels: 400-600 rooms
- Do not touch zoning for hillside homes or add second dwelling unit (accessory).
- Allow more higher density housing to replace single-family homes near Resurrection Cemetery.
- Metro is not a good partner.
- San Gabriel recently constructed three new hotels.

Public Comment

One public comment directed to GPAC members was to allow incremental changes to occur on small lots when planning for land use changes. Do not just make grand plans for future projects on large lots; consider adjacent smaller lots too.

Adjournment and Next Steps

GPAC members were tasked with taking photos of projects in other cities that they think would be appropriate in Monterey Park. The next GPAC meeting will occur on April 15th. The focus of the meeting is to review and comment on draft land use alternatives.