

CITY OF MONTEREY PARK

General Plan Update

Land Use Element



Monterey Park
2040



General Plan Advisory Committee
Meeting #4

May 6, 2019

Agenda



- Review of Input from Community Survey
- Review of Input from Cherry Blossom Festival
- Adjustments to Land Use Alternatives Based on Community Input
- Next Steps
- Public Comment



Monterey Park
2040

Review of Public Input



Website



Monterey Park
2040

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Developing long-term strategies for preserving and improving what we love about Monterey Park.



Attend an Event



Read Project Documents



Share Your Comments

Latest News

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THANK YOU!

Thank you to all participants who joined us at the Cherry Blossom Festival over the April 27 & 28 weekend. Many of you participated at the Monterey Park 2040 booth's interactive displays and told us about your ideas for possible changes in Monterey Park business districts.

FILL OUT OUR SURVEY

The City wants to hear from you. Fill out a survey to help establish a vision for Monterey Park's future.

GET INVOLVED

We want to hear your thoughts and ideas! This will be your opportunity to provide input and be actively involved in the General Plan update. Plan to attend upcoming events!

Community Survey

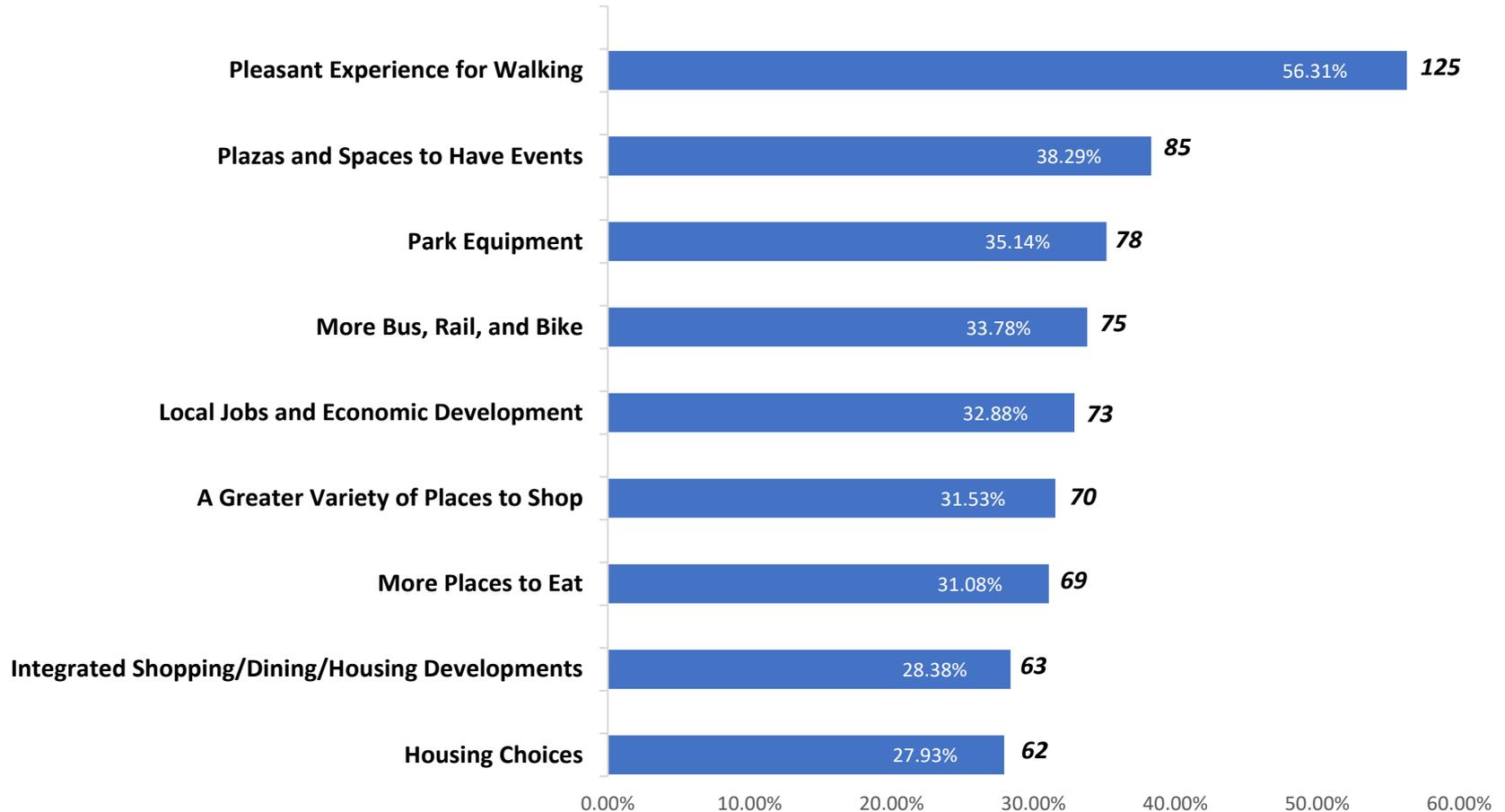
- In English, simple Chinese, and Spanish
- Paper and on-line
- Multiple choice and open-ended question
- 229 responses to date
- Key questions

What is your favorite place in Monterey Park? And why?

college take City George Elder Park shopping Cascade Variety Plaza Atlantic work Monterey Park nice
 favorite place Monterey walk favorite place around food events
 restaurants eat place LA Fitness ELAC kids Park peaceful
 Library view Barnes Park lot great good relax make community friends
 place Monterey Park theater Atlantic Square able Accessible close house safe area new
 shopping center

Community Survey

What would you like to see more of in Monterey Park? (Choice of 3)



Community Survey

What do you think about these potential housing types for Garvey Avenue, Atlantic Boulevard, or Garfield Avenue??

	Mixed-Use Housing	Live/Work Units	Multifamily Housing
	71 42.26%	74 43.53%	85 50.00%
	56 33.33%	51 30.00%	52 30.59%
	41 24.40%	45 26.47%	33 19.41%
Totals	168	170	170

Cherry Blossom Festival

- April 27 & 28
- Land use interactive boards
- Chinese/Spanish materials and translators available
- Large crowds with residents and visitors (nearly 500 responses)
- Residents: “Thanks for asking!”



MPK RECREATION



MPK RECREA



Monterey Park
2040

Welcome!

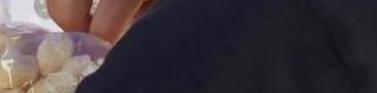
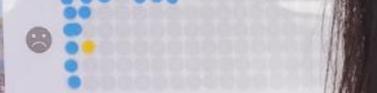
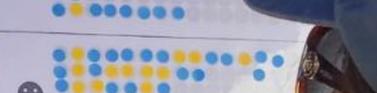
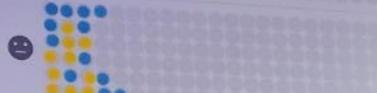


Monterey Park 2040
General Plan Update
Cherry Blossom Festival | April 27-28, 2019

Focus Area: North Atlantic



For each Focus Area, place one dot on either 😊, 😐, or ☹️





MPK RECREATION

y Park **Welcome!**



Do you have any ideas? Are you excited?

The City wants to hear from you!

What's the Plan?

The plan is a map of all the roads and buildings in Sunnyvale. It shows how we want to grow the city and how we want to use the land. The plan will help us decide what to build and how to use the money we collect from taxes.

Get Involved!

Your ideas will help us make a plan that works for everyone. We will be holding public meetings to hear from you. You can also go to our website to see what we are doing and how you can help.

Fill out the Survey

Go to www.sunnyvale.gov to see the survey and fill it out. You can also go to our website to see what we are doing and how you can help.





General Plan
Cherry Blossom Festival |

Monterey Park
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Focus Area: Downtown Core



SOUTH MONTEREY PARK
OFFICE OF COMMUNITY DEVELOPMENT





Monterey Park
2040
General Plan Update
Cherry Blossom Festival | April 27-28, 2019

Downtown Core

For each Focus Area, place one dot on either ☺ or ☹.

- ☺
- ☹



Downtown Perimeter

For each Focus Area, place one dot on either ☺ or ☹.

- ☺
- ☹

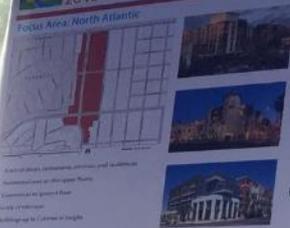


Monterey Park
2040
General Plan Update
Cherry Blossom Festival | April 27-28, 2019

Focus Area: North Atlantic

For each Focus Area, place one dot on either ☺ or ☹.

- ☺
- ☹



- Provide public, community, business, and neighborhood input on the plan items.
- Community input on plan items.
- City Council review.
- Building up to 100 feet in height.

Focus Area: South Atlantic

For each Focus Area, place one dot on either ☺ or ☹.

- ☺
- ☹



- Provide public, community, business, and neighborhood input on the plan items.
- Community input on plan items.
- City Council review.
- Building up to 100 feet in height.

Focus Area: Saturn Park

For each Focus Area, place one dot on either ☺ or ☹.

- ☺
- ☹



- Provide public, community, business, and neighborhood input on the plan items.
- Community input on plan items.
- City Council review.
- Building up to 100 feet in height.





Monterey Park
2040

General Plan Update

Cherry Blossom Festival | April 27-28, 2019



Contact: Samantha Fawcett,
Senior Planner
(626) 257-1919
sfawcett@montereypark.ca.gov

Focus Area: North Atlantic



- A mix of shops, restaurants, services, and residences
- Residential uses on the upper floors
- Commercial on ground floor
- Lively streetscape
- Buildings up to 7 stories in height



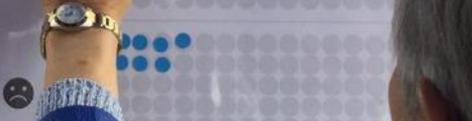
For each Focus Area, place one dot on either 😊, 😐, or ☹️



Focus Area: South Atlantic



- Mixed-use development along Atlantic Boulevard
- Residential uses between East Los Angeles College and the Station
- Student housing
- Commercial on westside, 2 stories on eastside



Return Park



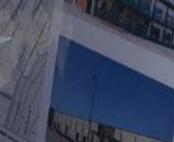
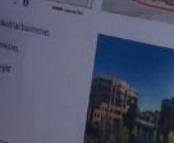


General Plan Update 2040

Cherry Blossom Festival | April 27-29, 2019

For each Focus Area, P...

Focus Area: Corporate Center



- Maximize and optimize corporate office space
- Encourage high-quality architecture, materials, and landscaping
- Increase public space and landscaping along major corridors
- Allow for up to 12 stories in height

- Allow for up to 12 stories in height

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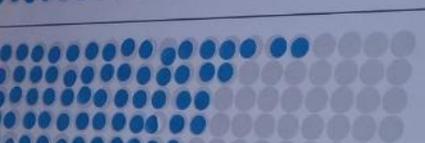
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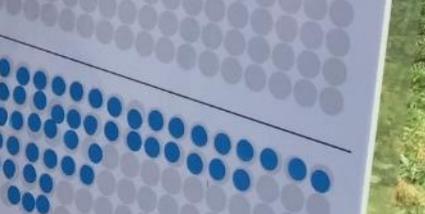
Focus Area: Monterey Pass



- Encourage high-quality architecture, materials, and landscaping
- Increase public space and landscaping along major corridors
- Allow for up to 12 stories in height

- Allow for up to 12 stories in height

- Allow for up to 12 stories in height



General Plan Update 2040

Cherry Blossom Festival | April 27-29, 2019

Focus Area: North Atlantic

Focus Area: South Atlantic

Focus Area: Monterey Pass

Focus Area: Corporate Center

Focus Area: Monterey Pass

Focus Area: Corporate Center

Focus Area: Monterey Pass



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Monterey Park 2040

General Plan Survey

What makes Monterey Park special?

What would you like to see more of in Monterey Park? (Pick Your Top Three)

<input type="checkbox"/> Parks and Open Space	<input type="checkbox"/> Move Bus, Rail, and Bike	<input type="checkbox"/> Parks and Open Space for Events
<input type="checkbox"/> Affordable Housing	<input type="checkbox"/> More Bus, Rail, and Bike	<input type="checkbox"/> Parks and Open Space for Events
<input type="checkbox"/> Transportation	<input type="checkbox"/> A Complete Variety of Places to Shop	<input type="checkbox"/> Housing Diversity
<input type="checkbox"/> Transportation	<input type="checkbox"/> A Complete Variety of Places to Shop	<input type="checkbox"/> Housing Diversity
<input type="checkbox"/> Transportation	<input type="checkbox"/> A Complete Variety of Places to Shop	<input type="checkbox"/> Housing Diversity

Monterey Park 2040

Monterey Park General Plan Survey

This survey helps establish a vision for Monterey Park's future.

1. What is your favorite place in Monterey Park? What makes it special?

2. What would you like to see more of in Monterey Park? (Pick Your Top Three)

<input type="checkbox"/> Parks and Open Space	<input type="checkbox"/> Move Bus, Rail, and Bike	<input type="checkbox"/> Parks and Open Space for Events
<input type="checkbox"/> Affordable Housing	<input type="checkbox"/> More Bus, Rail, and Bike	<input type="checkbox"/> Parks and Open Space for Events
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Monterey Park 2040



蒙特利公园总体规划更新

什么是总体规划更新？
总体规划更新是制定城市未来发展的蓝图，包括土地用途、交通、住房、公园和开放空间、以及公共安全和基础设施。

为什么要更新总体规划？
随着城市的发展，我们需要定期更新总体规划，以确保它能够适应不断变化的需求和条件。这包括增加住房、改善交通、增加公园和开放空间，以及提高公共安全和基础设施。

您如何参与总体规划更新？
您可以通过参加公共会议、填写调查问卷或向市议会提供意见来参与总体规划更新。我们鼓励您积极参与，以确保总体规划更新能够反映社区的需求和愿望。



Monterey Park 2040

Monterey Park General Plan Update

What is a General Plan?

The General Plan establishes the framework for decision-making regarding land use, housing, transportation, infrastructure, resource conservation, parks and recreation, public safety, and equity.

Why are we updating the General Plan?

Monterey Park's General Plan was last updated nearly 20 years ago. Given the rapid changes in how people shop and work, combined with pressures on the housing market, it is appropriate to revisit the community's needs and adjust the plan to respond to changed conditions. Input from the community is essential to creating a successful General Plan.

How can you get involved?

We want to hear from you. You can help us improve the quality of life in Monterey Park. Our plan will be stronger if you help us make it better. Opportunities to get involved include:

- Community Meetings - June 17 & 20
- General Plan Advisory Committee meetings
- Surveys and questionnaires
- Website and online survey (coming soon)

Visit www.montereypark.ca.gov/montereypark2040 for updates on upcoming events.

Monterey Park 2040

Actualización del Plan General

¿Qué es el Plan General?

Monterey Park 2040

Monterey Park General Plan Update

What is a General Plan?

Why are we updating the General Plan?

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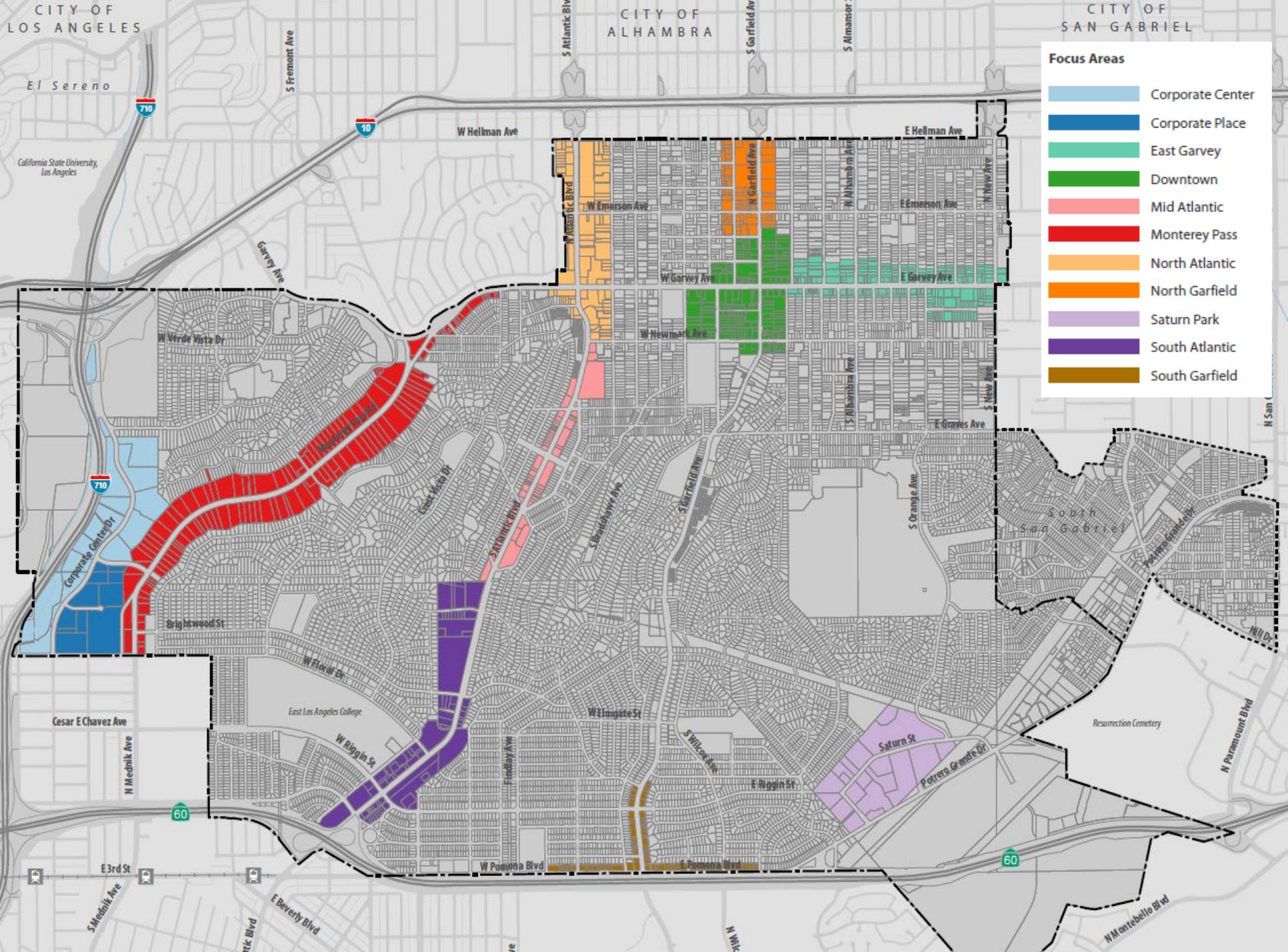
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Visit www.montereypark.ca.gov/montereypark2040 for updates on upcoming events.



Focus Areas

- Corporate Center
- Corporate Place
- East Garvey
- Downtown
- Mid Atlantic
- Monterey Pass
- North Atlantic
- North Garfield
- Saturn Park
- South Atlantic
- South Garfield



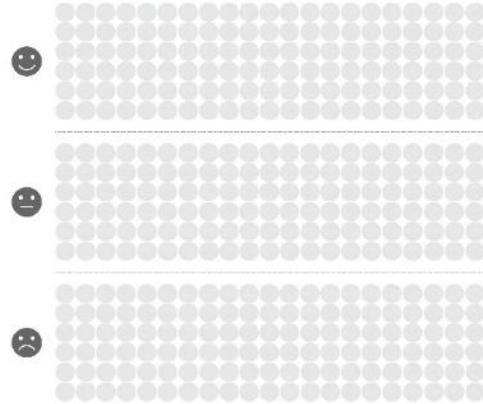
Focus Area: Downtown Core



- A mix of restaurant, retail, service, and residential
- Residential units on upper floors and retail and commercial services on lower floors
- Buildings up to 7 stories in height
- Pedestrian-focused streetscape along Garvey and Garfield Avenues



For each Focus Area, place one dot on either 😊, 😐, or ☹️



Focus Area: Downtown Perimeter



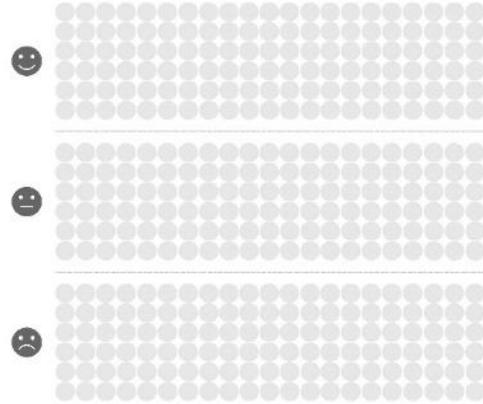
- A mix of retail, service, and residential uses
- Residential units on upper floors and commercial uses on lower floors
- Allow for stand-alone residential uses (except on Garvey and Garfield Avenues)
- Buildings up to 4 stories in height



Focus Area: East Garvey



- Lively pedestrian-focused streetscape along Garvey Avenue
- Mixed-use development and commercial services with focus on local businesses
- Residential units on upper floors only
- Retail, commercial services, and restaurants on ground floors
- Buildings up to 4 stories in height

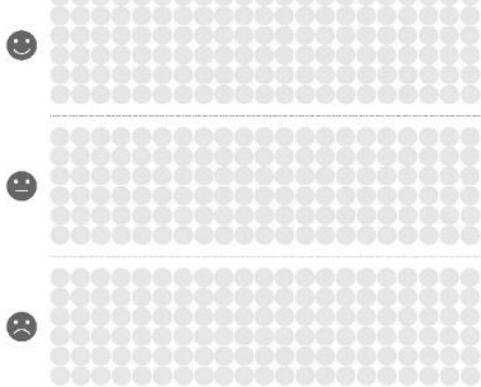


Focus Area: North Atlantic



- A mix of shops, restaurants, services, and residences
- Residential uses on the upper floors
- Commercial on ground floor
- Lively streetscape
- Buildings up to 7 stories in height

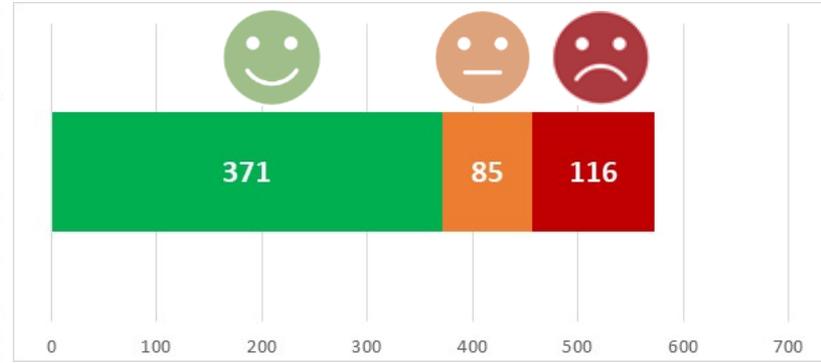
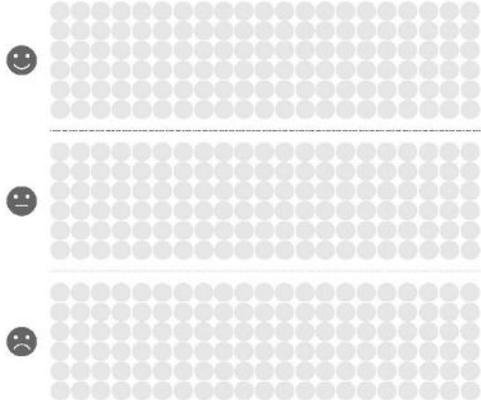
For each Focus Area, place one dot on either 😊, 😐, or ☹️



Focus Area: South Atlantic



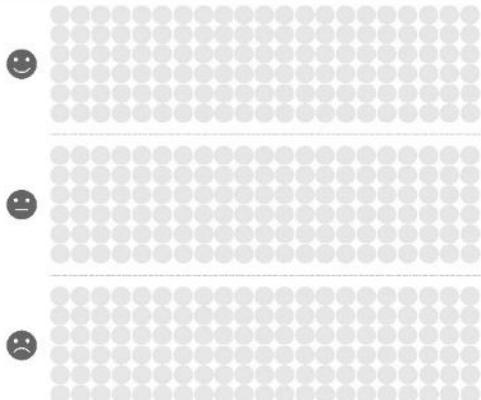
- Pedestrian-focused streetscape along Atlantic Boulevard
- Improve connections between East Los Angeles College (ELAC) and Atlantic Gold Line Station
- Allow residential development, including student housing (see hatched area)
- Buildings up to 4 stories on westside, 2 stories on eastside



Focus Area: Saturn Park



- Allow residential development to expand workforce housing (see hatched area)
- Locate housing development within parking areas
- Maintain and expand corporate office uses
- Buildings up to 4 stories in height



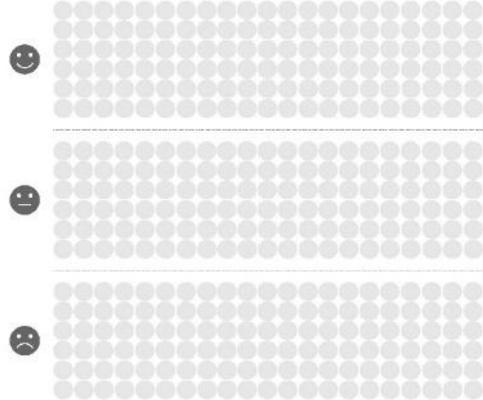


Focus Area: Corporate Center



- Maintain and expand corporate office uses
- Integrate hospitality uses such as hotels, commercial services, and restaurants
- Keep golf course but redevelop adjoining restaurants properties
- Buildings up to 10 stories in height

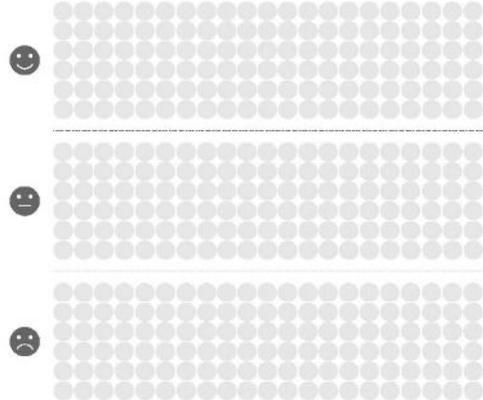
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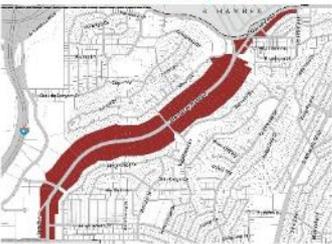
Focus Area: Corporate Place



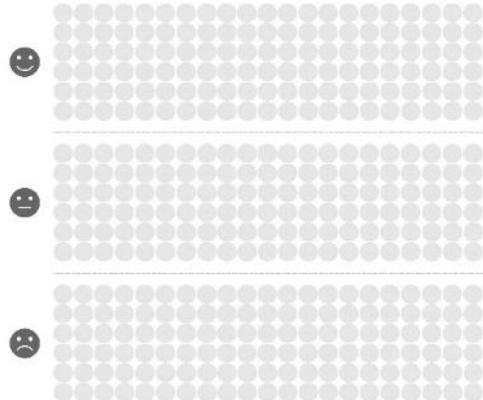
- Allow creative office and industrial businesses
- Incubator space for new businesses
- Buildings up to 4 stories in height



Focus Area: Monterey Pass



- Gradually transition out truck-intensive businesses
- Allow flexibility with light industrial uses and creative office space
- Interesting new uses such as breweries, creative arts industries, and technology
- Buildings up to 3 stories in height





Monterey Park
2040

Draft Land Use Plan



Draft Land Use Plan

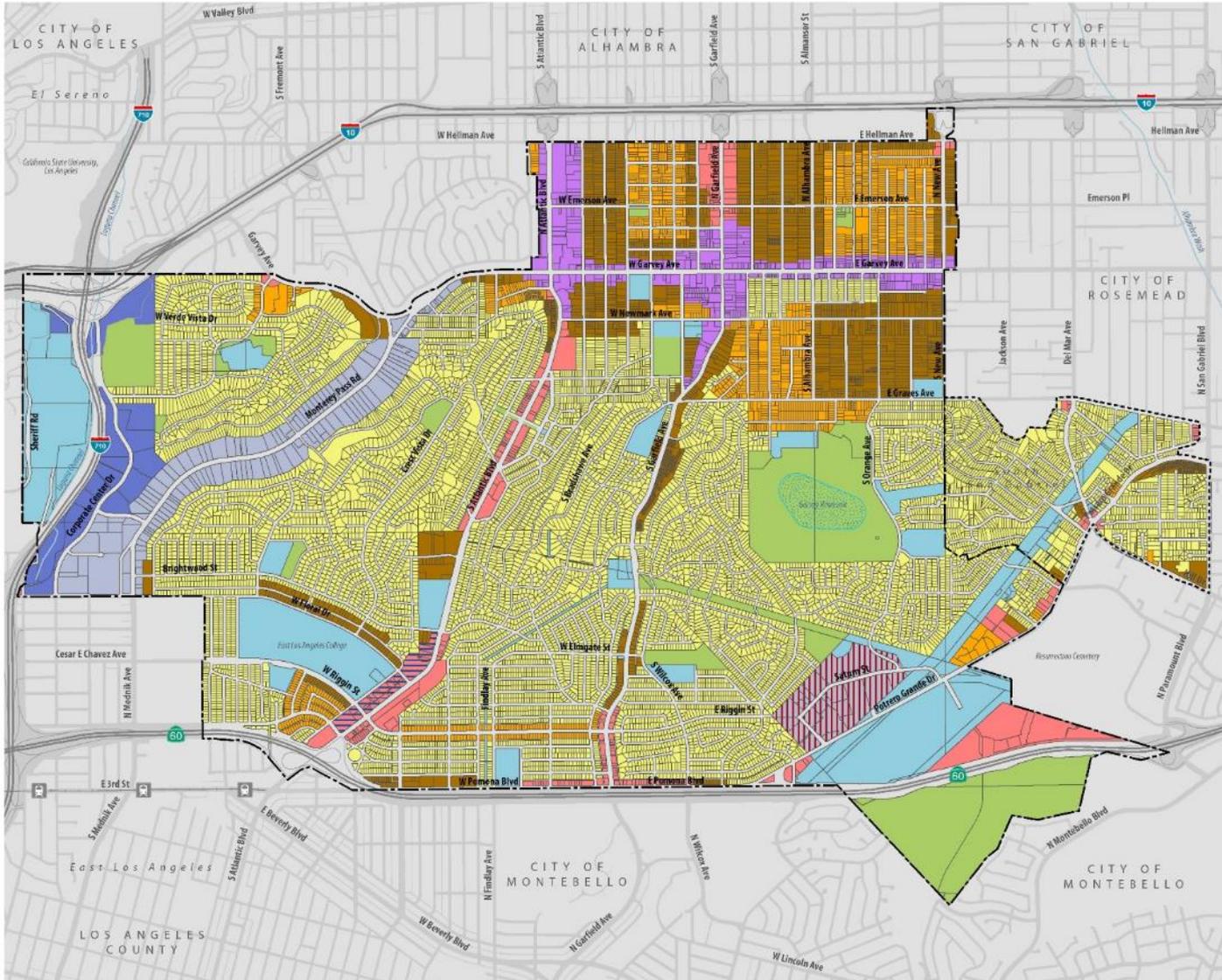


Figure 1
DRAFT Land Use Plan
(FOR INTERNAL STAFF REVIEW)

- Draft Land Use Plan**
- Low Density Residential (0-8 DU/AC)
 - Medium Density Residential (8.1-20 DU/AC)
 - High Density Residential (20.1-30 DU/AC)
 - Commercial (0.50-1.50 FAR)
 - Mixed Use (1.50-2.50 FAR)
 - Corporate Center (4.00 FAR)
 - Employment/Technology (0.65-1.50 FAR)
 - Public Facilities and Utilities
 - Open Space and Recreation
 - Housing Overlay (45 DU/AC)
 - Housing Overlay (60 DU/AC)

- Base Map Features**
- Monterey Park Boundary
 - Sphere of Influence Boundary
 - Metro Gold Line and Stations
 - Watercourses and Channels
 - Garvey Reservoir

Note: Also see Floor-Area Ratio (FAR) map.

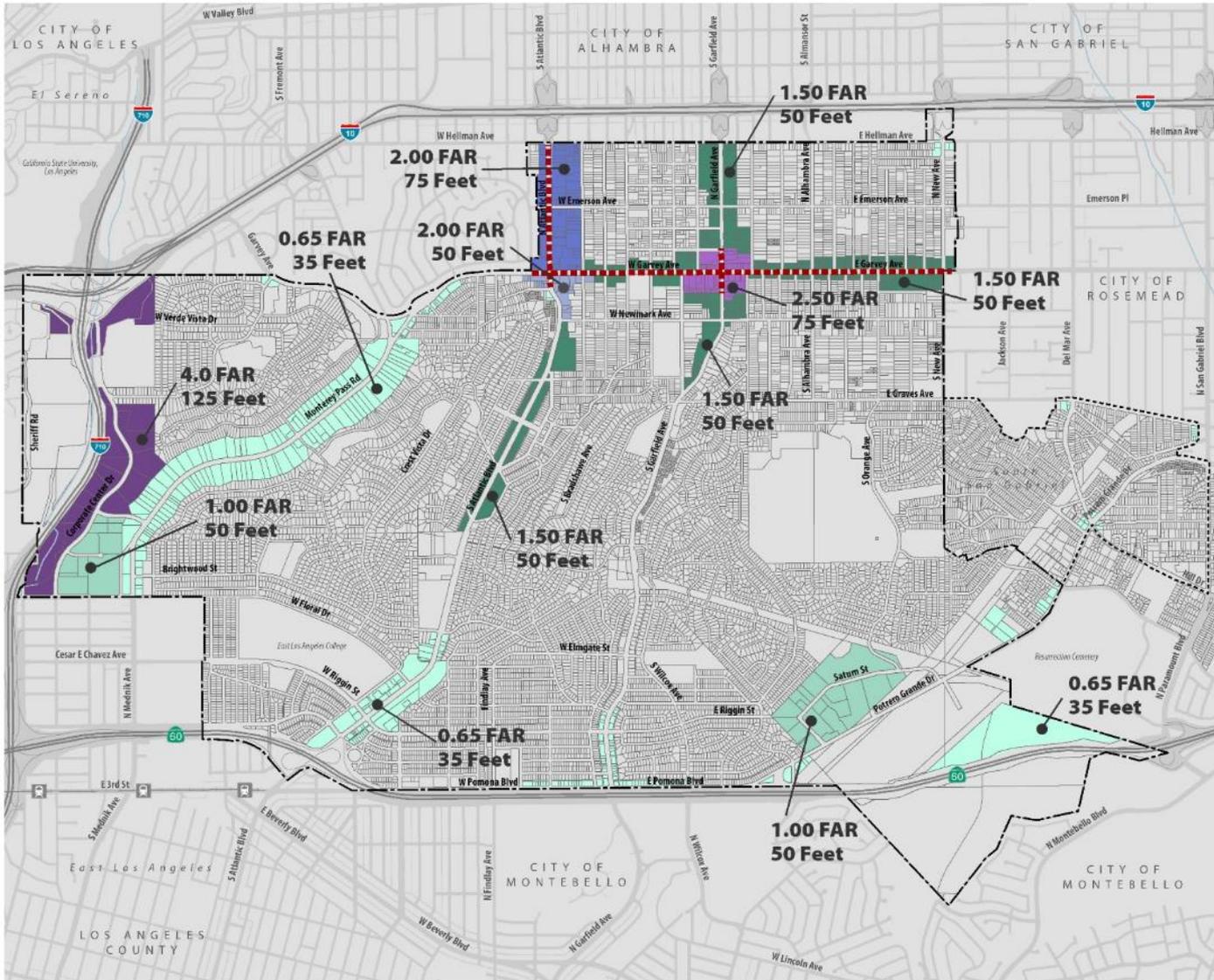
April 2019
Sources: City of Monterey Park and MIG, 2019.



Floor Area Ratios/Heights/Frontage



Figure LU-2:
Regulatory Plan



Mixed Use and Non-Residential Intensity (Floor-Area Ratio)

- 0.65 FAR/35 Feet
- 1.00 FAR/50 Feet
- 1.50 FAR/50 Feet
- 2.00 FAR/75 Feet
- 2.50 FAR/75 Feet
- 4.0 FAR/125 Feet

Streetscape

- Commercial Frontage Requirement

Note:
For South Atlantic and Saturn Park, the FARs and height limits show apply only to nonresidential uses. For residential uses, refer to land use designation descriptions for Housing Overlay.

Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Waterbodies

April 2019
Sources: City of Monterey Park and MIG, 2019.



Floor-Area Ratio Comparison



Focus Area	Existing FAR	Proposed FAR/Height
North Atlantic	2.00 FAR / 75 Feet Height	2.50 FAR / 75 Feet Height
East Garvey	0.50 FAR	1.50 FAR / 50 Feet Height
Downtown	1.00 FAR / 75 Feet Height	2.00 FAR / 75 Feet Height
Downtown Perimeter	0.65 FAR / 55 Feet Height	1.50 FAR / 50 Feet Height
Saturn Park*	0.60 / 40 Feet	1.00 FAR / 50 Feet Height
South Atlantic**	0.65 FAR / 40 Feet Height	0.65 FAR / 35 Feet Height
Corporate Center	2.00 FAR / 100 Feet Height	4.00 FAR / 125 Feet Height
Corporate Place	0.35 FAR / 25 Feet	1.00 FAR / 50 Feet Height
Monterey Pass Road	0.65 FAR	0.65 FAR / 35 Feet Height

* Housing Overlay: 45 DU/AC; ** Housing Overlay: 60 DU/AC

Draft Land Use Designations



Table XX: Land Use Designations

LAND USE		DEVELOPMENT LIMITS
Residential Designations		Density Range
Low Density	<p>Primary Use: One residential unit per lot, with private open space.</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, home occupations, and similar uses per zoning regulations.</p>	<p>0-8.0 units/acre</p> <p>Approximate population density = 25 persons/acre</p>
Medium Density	<p>Primary Uses: Attached or detached residential units, with private and common open space.</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, community care facilities, home occupations, and similar uses per zoning regulations.</p>	<p>8.1-16.0 units/acre</p> <p>Approximate population density = 61 persons/acre</p>
High Density	<p>Primary Uses: Attached or detached residential units, with private and common open space.</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, community care facilities, home occupations, and similar uses per zoning regulations.</p>	<p>16.1-30.0 units/acre</p> <p>Approximate population density = 184 persons/acre</p>

Draft Land Use Designations

Commercial and Business Designations		Intensity/Heights
Commercial	<p>Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices.</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, community care facilities, and similar uses per zoning regulations.</p>	<p>As indicated on Figure LU-XX (Maximum FAR and Height Limits).</p> <p>The Zoning Ordinance establishes FAR standards on a sliding scale based on lot size.</p>
Corporate Center	<p>Primary Uses: Professional offices, hospitality, entertainment, and medical.</p> <p>Support Uses: Retail and service commercial uses.</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, community care facilities, and similar uses per zoning regulations.</p>	<p>4.0 FAR maximum</p> <p>150 feet maximum building height</p>
Innovation/Technology	<p>Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries.</p> <p>Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations.</p> <p>Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing.</p>	<p>0.65 FAR maximum</p> <p>35 feet maximum building height</p>

Draft Land Use Designations

Mixed Use Designation		Intensity/Density/Heights
<p>Mixed Use</p>	<p>Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses.</p> <p>Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-XX (Ground Floor Commercial Uses - Required).</p> <p>Other Permitted Uses: Schools, places of religious assembly, public utilities, community care facilities, and similar uses per zoning regulations.</p>	<p>As indicated on Figure LU-XX (Maximum FAR and Height Limits).</p> <p>The Zoning Ordinance establishes FAR standards on a sliding scale based on lot size.</p>

Draft Land Use Designations

Public Facilities and Open Space Designations		Intensity/Heights
Public Facilities	<p>Primary Uses: Public buildings, child care centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature.</p> <p>Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations.</p>	<p>0.75 FAR maximum</p> <p>Maximum building height as specified in zoning regulations</p>
Open Space	<p>Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas.</p> <p>Other Permitted Uses: Public utility facilities and historic landfills.</p>	<p>0.35 FAR maximum</p> <p>Maximum building height as specified in zoning regulations</p>
Overlay Designation		Density/Height
Housing Overlay	<p>Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses.</p>	<p>As indicated on Figure LU-XX (Maximum FAR and Height Limits).</p>



Monterey Park
2040

Next Steps



General Plan Work Program Overview



CITY OF MONTEREY PARK

Focused General Plan Update

M I G

PROCESS SCHEDULE

2019

2020

February March April May June July August September October November December January February March April May

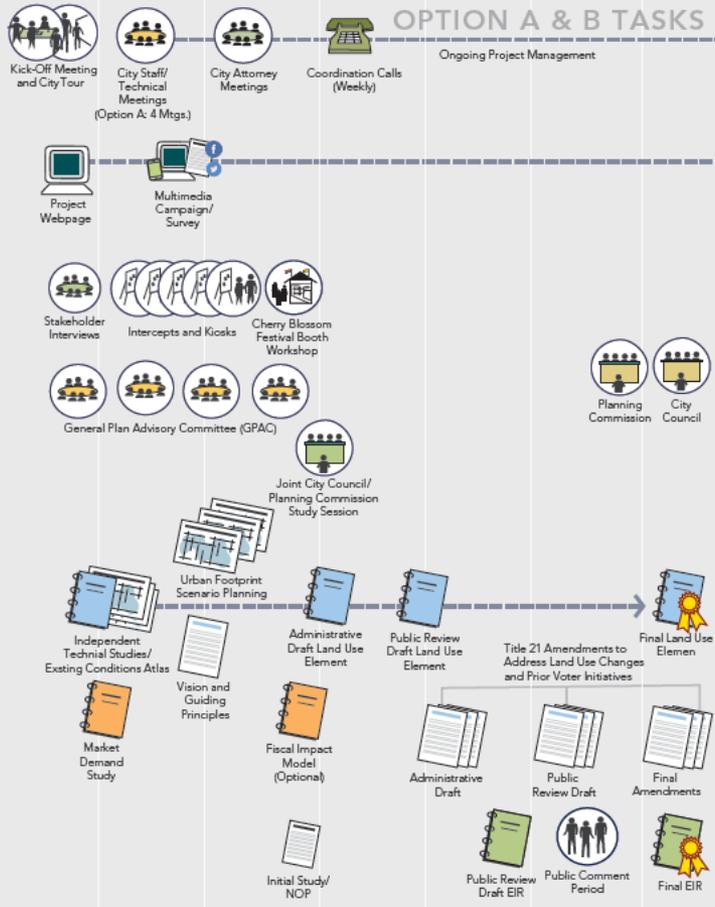
MEETINGS AND MANAGEMENT

PUBLIC ENGAGEMENT

GENERAL PLAN / ZONING

CEQA

OPTION A & B TASKS



General Plan Work Program Overview



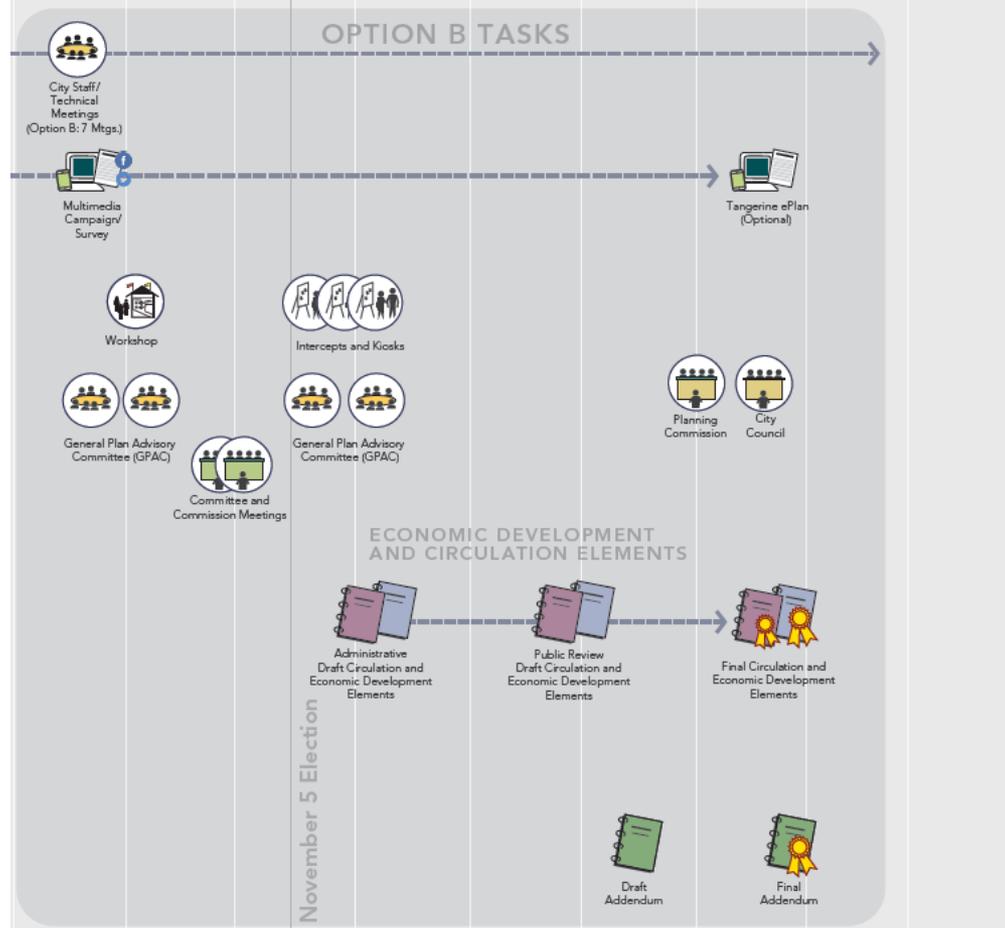
CITY OF MONTEREY PARK

Focused General Plan Update

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PROCESS SCHEDULE

2019 February March April May June July August 2020 September October November December January February March April May



Next Steps

Phase I: May - July 2019

- Prepare Land Use Element
- Prepare EIR; EIR public review period
- Public hearings for the Land Use Element
- November ballot

Phase II: September 2019 – April 2020

- Prepare Circulation and Economic Development Elements
- Zoning code update to implement Land Use Element
- CEQA documentation
- Public hearings

CITY OF MONTEREY PARK

General Plan Update

Land Use Element



Monterey Park
2040



General Plan Advisory Committee
Meeting #4

May 6, 2019