



**MONTEREY PARK 2040
GENERAL PLAN ADVISORY COMMITTEE (GPAC)
MEETING #1 SUMMARY**

GENERAL PLAN UPDATE

*March 11, 2019 | 6:30pm – 8:30pm
Monterey Park City Hall, Community Room (First Floor), 320 West Newmark Avenue*

WELCOME & INTRODUCTIONS

The first Monterey Park 2040 General Plan Advisory Committee (GPAC) meeting was held on Monday, March 11, 2019. Samantha Tewasart, the City of Monterey Park senior planner, welcomed the Monterey Park 2040 GPAC members to the meeting and thanked them for their participation. Approximately 12 GPAC members attended the meeting, as well as City of staff. MIG consultant team members Laura Stetson and Jose Rodriguez led the meeting; economist Roger Dale attended to listen.

Following a round of introductions and review of the agenda, Ms. Stetson and Mr. Rodriguez presented the components of a General Plan, the General Plan update schedule, and the GPAC purpose and charge. GPAC members are expected to attend eight meetings over the duration of the process, and their roles are to provide feedback to City staff/consultant teams, advise the Planning Commission with recommendations, and be active participants in their communities to encourage public participation throughout the planning process. This portion of the meeting also included an overview of the engagement activities taking place over the coming months.

The MIG team led an interactive discussion with the GPAC on three questions:

1. What is working well in Monterey Park?
2. What needs more work?
3. What is your vision for Monterey Park?

DISCUSSION: ASSETS, CHALLENGES, AND OPPORTUNITIES

What is working well in Monterey Park?

- The City retains a “home feel,” which is great for raising a family.
- The people in the City work hard, as there is a lot of “heart” here.
- Market Square
- Design oversight
- Good public services (police, fire, parks, educational facilities)
- Great access to Downtown LA
- The food here is cutting edge.
- Strong development measures



What needs more work/attention?

- ELACC needs more specialized housing for students.
- Integrate more with CSULA.
- Make the development process easier.
- There are no family restaurants.
- New Avenue School (R-3 Zone): 60 Units? Need easy permit for FAR.
- Affordable housing – the young cannot afford to live here.
- Economic development lags; need more tax revenue. Need comparison data to see how City compares to others.
- Times Square is underutilized, poorly designed, not family oriented, and has no commercial stimulation.
- Viewshed protection
- There is no Downtown parking structure.
- Downtown needs shops for everyone.
- The younger demographic cannot wait to move out.
- Circulation is a critical component.
- No pedestrian environment.
- South Garfield is separated by median, which hinders movement across the street.
- Impermeable surfaces create water runoff. This issued needs to be addressed and mitigated. Must be proactive with federal funding.
- Address Airbnb.
- Costs of service industries are increasing.
- Safety preparedness: need good communication
- Public transit
- Limited industrial
- No big opportunity sites

My vision for Monterey Park is...

- Driverless cars = Fewer cars/garages
- Live/work provisions in Downtown
- Sustainability
 - modern buildings
 - more trees
 - front yard street trees
 - mindful of water use
 - native plants
- Get people to the Gold Line.
- Finish 710/10 interchange.
- Synchronize arterials.
- Traffic circulation needs to plan for adequate street widths.
- More mainstream businesses
- Attract investment, people, and ideas.



Monterey Park 2040

- Balanced housing, including work force housing
- Quality development services that respond to the needs of the changing demographic
- Encourage industry and manufacturing along Monterey Pass. Include high tech.
- High density housing near Garfield/Interstate 10
- Increased density around ELACC
- Medical centers
- No bulky hillside development
- A true downtown/main street

The GPAC also asked the following questions and asked that they be addressed in the course of developing the updated plan.

1. Does mixed-use development work?
2. What is the vision for Garvey?
3. How can we integrate “mom and pop” businesses?
4. Given the current tax model, how do we generate more tax revenue? More housing?
5. How do we address Accessory Dwelling Units (ADUs)?
6. Is road dieting/calming the answer?
7. What is our vision for new development?
8. How do we assure quality development?

POSSIBLE LOCATIONS FOR INTERCEPT EVENTS

GPAC members suggested the following locations for community engagement intercept events:

- Costco
- Atlantic Times Square
- Starbucks
- Parks/Senior Center
- Mark Keppel High School
- Library
- Farmers Market
- ELACC
- LA Fitness
- Hospitals
- Banks
- Post Office
- Restaurants

PUBLIC COMMENT

One member of the public attend and stated that the current land use plan has “holes.” For example, allow heights in the R-3 zone to be four stories.

ADJOURNMENT AND NEXT STEPS

After the group discussion, the consultant team thanked everyone for coming. The next two GPAC meetings will occur on April 1st and April 15th.