



**MONTEREY PARK 2040
GENERAL PLAN ADVISORY COMMITTEE (GPAC)
MEETING #3 SUMMARY**

GENERAL PLAN UPDATE

April 15, 2019 | 6:30pm – 8:30pm

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

WELCOME

The third Monterey Park 2040 General Plan Advisory Committee (GPAC) meeting was held on Monday, April 15, 2019. Approximately 10 GPAC members attended the meeting. City staff in attendance included Senior Planner Samantha Tewart, Assistant Planner Jeff Rimando, Assistant City Engineer Frank A. Lopez, P.E., Economic Development Project Manager Tom Welch, and City Manager Ron Bow. MIG consultant team members Laura R. Stetson and Jose M. Rodriguez facilitated the meeting.

Following a review of the agenda, Ms. Stetson presented a summary from the April 1 GPAC meeting. She also presented information from the GPAC's homework assignment: sharing photos and descriptions of cities and places that have features transferable to Monterey Park. Images included pedestrian-oriented districts, nicely landscaped industrial areas, and higher density/intensity development (but generally no more than five stories). Following the presentation, the MIG team led a group exercise to discuss alternatives for each of the 12 previously identified focus areas. While the GPAC did not discuss every focus area in detail, they noted that the following themes need to be applied to identifying the vision for the focus areas and Monterey Park generally:

- Allow for higher development intensities (measured in terms of floor area ratio, or FAR) than are allowed by current General Plan policies and zoning regulations.
- Encourage more residential development within the focus areas.
- Buildings in the Corporate Center area and Downtown Core can be eight to 12 stories, but in other districts, limit heights to four or five stories (or lower depending upon location).
- Ensure building height is sensitive to surrounding residential neighborhoods.
- Protect the character of existing single-family neighborhoods.
- Make sure that land use policies provide for flexibility today and over time.
- Accommodate housing for all needs.

DISCUSSION OF ALTERNATIVES FOR FOCUS AREAS

Corporate Center Drive

- Land use policy should allow a mixed-use combination of hotel and residential condominiums.
- Accommodate banquet and conference facilities that are sorely needed.
- Make sure policies allow and encourage amenities for workers in the district (e.g., places to eat).



Preferred Alternative: Establish the FAR of 4.0 or higher, with higher intensities only allowed with provision of amenities and benefits.

Corporate Place

The GPAC was divided on the preferred alternative, with the options being:

- **Alternative 1:** Flex: office/light manufacturing; 2.00 FAR, 60 feet height, 1-4 stories
- **Alternative 2:** Mid-rise office, 3.00 FAR, 85 feet height, 6-8 stories (allows: office, accessory commercial, hotel; prohibit industrial)

The consultant team was directed to find an “in between” alternative that provides property owners with options.

East Garvey Avenue

- Consider extending the depth of the mixed-use designation on the south side of Garvey Avenue two or three lots south of the alley to create more options for combining parcels.
- Look at reducing the depth of the mixed-use designation on the north side of Garvey Avenue; allow the stand-alone residential uses to remain.
- Don't establish a minimum lot size for mixed-use or live/work developments. Let developers be creative.
- Require commercial ground-floor frontage along Garvey Avenue.

Preferred Alternative: Establish an FAR of 1.5 or higher. Building heights should be no more than three or four stories, with buildings required to “step down” when adjacent to single-family residences.

Downtown Core

- Maintain a transition zone around the downtown core (as in the current General Plan).
- Require ground-floor retail, restaurant, and entertainment.

Preferred Alternative: Establish an FAR of 3.0 (or maybe higher with provision of community benefits). Keep the current 75-foot building height limit.

Downtown Perimeter

Preferred Alternative: Establish an FAR of 3.0 and maximum building height of three or four stories (50 feet). Allow stand-alone residential.

Mid-Atlantic

The GPAC was divided as to whether any residential uses should be allowed along Mid-Atlantic. Ron Bow noted that Atlantic is very wide through this stretch, with excess parkway space that could be used for outdoor dining or parklets. He asked GPAC members to think about how the parkways might be integrated into a land use scheme. While no preferred land use alternative was selected, the GPAC agreed that development should be low scale and if mixed use, then with a strong commercial presence.



South Atlantic Avenue

The GPAC had limited discussion of this focus area due to time constraints, but they were excited about allowing housing, given the proximity to East Los Angeles College. The suggestion was made to allow housing on the east side of Atlantic between W. First Street and Brightwood Street. This could be accomplished via an overlay.

Saturn Park

The consultant team presented the concept of allowing housing around the perimeter of the Saturn Park business district, adjacent to the existing single-family residential neighborhoods. The GPAC was a bit divided on the idea but concluded that it might work. Housing should be restricted to densities and heights that minimize impacts on the adjacent neighborhood (recognizing that the grade differential already provides a buffer).

Other Focus Areas

The GPAC was not able to discuss the remaining focus areas—Garvey Avenue, Monterey Pass Road, North Atlantic Avenue, and North Garfield Avenue—but indicated that the overarching themes cited above should guide development of land use policy. Also, the discussion from the April 1 GPAC meeting elicited ideas that can be applied as well.

Public Comment

One public question directed to the consultant team asked about possible policy to be applied to properties in the North Atlantic focus area but not fronting on Atlantic. The consultants indicated that the inclination was to allow stand-alone multi-family housing.

Adjournment and Next Steps

GPAC members were invited to participate in the General Plan booth at the Cherry Blossom Festival on April 27-28. The next GPAC meeting will occur on May 6. The focus of the meeting is to review comments from the Cherry Blossom Festival and adjust recommendations, if necessary, based on public comments.