



**MONTEREY PARK 2040
GENERAL PLAN ADVISORY COMMITTEE (GPAC)
MEETING #4 SUMMARY**

GENERAL PLAN UPDATE

May 6, 2019 | 6:30 PM – 8:30 PM

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

WELCOME

The fourth Monterey Park 2040 General Plan Advisory Committee (GPAC) meeting was held on Monday, May 6, 2019 from 6:30 PM to 8:30 PM at Monterey Park City Hall. 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., and Economic Development Project Manager Tom Welch. MIG consultant team members Laura R. Stetson and Jose M. Rodriguez facilitated the meeting.

Following a review of the agenda, Ms. Stetson presented an overview of recent outreach efforts, including input received from the community survey and the General Plan booth at the Cherry Blossom Festival. Ms. Stetson proceeded to share updates made to the Draft Land Use Plan, floor-area ratio (FAR), and building height requirements table since the last GPAC meeting, as well as an overview of the General Plan Work Program and schedule, including next steps through April 2020.

DISCUSSION OF ALTERNATIVES FOR FOCUS AREAS

Following the presentation, GPAC members discussed the proposed Draft Land Use Plan (including designations, FAR, height and commercial frontage requirements). The following summarizes the discussion by focus area, including GPAC votes.

Focus Area	Current GP FAR and Height	Proposed GP FAR and Height
Corporate Center	2.0/100'	4.0/125'
Corporate Place	0.60/40' (commercial only)	1.0/50' (add industrial)
Downtown Core	1.0/75'	2.0/75'
Downtown Perimeter	0.65/55'	1.5/50'
East Garvey	0.5/zoning controls With housing 0.75	1.5/50'
Mid Atlantic	0.75/50'	1.5/50'
Monterey Pass Road	0.65/zoning controls	0.65/35'
North Atlantic	2.0/75'	2.0/75'
North Garfield	1.0/60'	1.5/50'
South Atlantic	0.65/40' No housing	0.65/35' With housing @60 du/ac, 50'
Saturn Park	0.60/40' No housing	1.0/50' With housing @40 du/ac



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South Atlantic

Discussion:

- Some sentiment to maintain commercial
- Maintain height per current policy

Vote: 4 to 4 split Commercial vs Mixed Use

Saturn Park

Discussion:

- Potential to integrate housing opportunities with office uses along property edges and within large parking areas and integrate with office uses
- Site housing away from electrical transmission lines
- Consider maintaining as a business park

Vote: GPAC voted 6 to 4 to add housing overlay

East Garvey

Discussion:

- Constraint to add mixed use is the requirement of minimum one-acre lot size (remove)
- Make it like Alhambra Main Street
- Make it walkable, pedestrian friendly, and add public gathering spaces
- Live/work would be fine
- Leftover lots that don't front arterial streets can be stand-alone residential
- More family-oriented restaurants
- Caution on north mixed-use boundary abutting multi-family housing sites that will not be redeveloped
- New development must be sensitive to the adjoining single-family residential neighborhoods

Vote: Passed unanimously

Downtown Core

Discussion: Consider FAR of 3.0

Vote: Passed unanimously



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Downtown Perimeter

Discussion: Consider FAR of 3.0

Vote: Passed unanimously

North Atlantic

Discussion: Consider FAR of 3.0

Vote: Passed unanimously

Mid Atlantic

Discussion:

- Mixed use will not be allowed
- Keep Commercial/Commercial only

Vote: Majority in favor of Commercial only

Corporate Center

Discussion:

- Include policy to be sensitive to adjacent single-family residential uses
- For site with Luminarias Restaurant and Monterey Hills Special Events site, require lower FAR and building height (four stories at 60 feet maximum height)
- Keep Monterey Park Golf Club as Open Space
- Maintain contours of hillsides; avoid massive grading and adding large retention walls

Vote: Passed unanimously

Monterey Pass Road

Discussion:

- Make it flexible with office, commercial, and educational uses (if uses meet parking requirements)
- Prohibit public storage uses
- Allow non-conforming uses to remain

Vote: Passed unanimously



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Corporate Place

No discussion

Vote: Passed unanimously

North Garfield

Not discussed

PUBLIC COMMENT

A Monterey Park resident asked a question related to a specific property/parcel adjacent to the North Atlantic Focus Area. He asked the GPAC to consider changing the parcel's land use designation to allow for High Density Residential and a four-story height limit. The four-story limit would create a transition from the adjacent single-family Alhambra neighborhood (with a two-story height limit) to the six-story new hotel under construction on Atlantic Boulevard. The GPAC approved adding a Housing Overlay at 30 units per acre at 45 feet height maximum height (four stories).

ADJOURNMENT AND NEXT STEPS

Input from GPAC Meeting #4 was to be presented at a public workshop on Tuesday, May 7, 2019 and subsequently published on the Monterey Park 2040 website for public review.

The GPAC will reconvene in September 2019 for additional meetings related to the General Plan Circulation and Economic Development Element updates.