

MPCLerk

From: Cindy <pipsqkcyee@hotmail.com>
Sent: Tuesday, February 14, 2023 7:51 PM
To: Sanchez, Jose; Wong, Thomas; Ngo, Vinh T.; Yiu, Yvonne; Lo, Henry
Cc: MPCLerk
Subject: City Council February 15 - Opposed to agenda item 4-A
Attachments: MPK4A.docx

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February 14, 2023

Mayor Sanchez and Members of the City Council,

Why is our city incapable of bringing in timely and quality shopping with different ethnic restaurants and a variety of casual and fine dining? There's no need to amend the existing CB zoning; if an applicant can prove that his business is viable to warrant a ground-floor permit to do a particular business, they could apply for a variance and prove that it warrants a ground-level permit. What upsets me is how this agenda item is written in such language so as not to be understood but to be passed without questioning. It's talking in riddles without naming any certain business location and no city maps. The language that I find alarming is the first sentence under (CEQA). Every councilperson should be alarmed and question your staff's intention on this vague agenda item.

Monterey Park has been my home for nearly 50 years. It took a few decades after the car dealership, the fruit stand, and the trailer park had already been vacated before the North Atlantic was ever developed. Across the street now holds a beautiful hotel that once was an unsightly entrance into our city. But driving further south at the intersection of Garvey and Atlantic, a terrible eyesore! The city would never allow a homeowner to leave a disgraceful development go untouched for years, so why is the building at this intersection still in shambles after four years?

If this agenda item 4-A alludes to the Garvey corridor heading east to at least the downtown area on Garfield, we have more empty lots. Our City Hall's Economic Development department, if there is such a thing, is derelict in its performance to outreach by bringing in new businesses. For example, the old pumpkin patch and Christmas tree lot. I can vision a subterranean parking lot with an anchor store like Trader Joe's and Urth Caffe, like in Pasadena. Above them affordable housing that our city still has yet to meet with state and local agencies. Younger professionals require affordable living space, especially if they work from home. I can also see this concept in a section of the empty buildings at Atlantic Square and replace them with affordable housing. Very ideal due to the shopping center. They can just walk!

Monterey Park's location is ideal due to the proximity to downtown LA, and we are not taking full advantage. We should develop an area like La Cienega in the Westside called Restaurant Row. People east, north, and south, all the way to Irvine and beyond, could be attracted to our Restaurant Row of the East. Every city in the SGV has redeveloped its infrastructure to support its tax base. Honestly, I am embarrassed to drive through our city with guests. Why are Monterey Park residents still forced to drive outside city boundaries to find these simple life pleasures of quality shopping and dining?

Yours truly,

Cindy Yee

MPCLerk

From: Tammy Sam <tammy.sam@gmail.com>
Sent: Tuesday, February 14, 2023 10:56 PM
To: Lo, Henry; Yiu, Yvonne; Ngo, Vinh T.; Wong, Thomas; Sanchez, Jose; MPCLerk
Subject: Opposition to Item 4A Increasing Allowable Uses in Central Business (C-B) Zoning District

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Dear Monterey Park Councilmembers,

Please note there is an error on 2/15 City Council agenda. The Planning Commission voted 3-1 to recommend office use on the ground floor of the commercial business district. I was the sole nay vote.

My reason is that it largely hamper the residents' wish for a walkable downtown. No one wants to walk around an office park at night. They want spaces that are activated at night, like restaurants, ice cream parlors, fitness studios, etc. There's already a lot of existing uses that are deactivated at night along Garvey, such as Saint Stephen Elementary, Ynez Elementary, banks, auto repair shops, and the post office. Our current code better aligns with what the community wants.

It would be wonderful to have a yoga studio on Garvey with a Jamba Juice within walking distance. It would be great to have an ice cream parlor to go to after making some beautiful creations with the kids at the Color Me Mine ceramics studio. All of these businesses rely on foot traffic on the ground floor in order to survive. Law offices, architecture firms, and accounting offices do not rely on foot traffic. No one wanders into a law office just to see how much divorces cost. People who seek them out will visit them even if they are on the second or third floor. Allowing offices to exist on the ground floor will kill the vision for a walkable downtown.

I also want to ask how this got on the agenda. How did this code amendment with so few beneficiaries make it to the top of the priority list? The beneficiaries are a handful of building owners, who have refused to lower the rents to a level where small businesses can come in. They would rather have fewer tenants at higher rental rates and write off the empty stores as a loss. By not granting the code amendment, maybe they will finally have felt the pinch long enough to bring in tenants and create a better shopping experience for residents and visitors instead of the ghost towns that exist now. It is also good for the city because then those storefronts are generating tax revenue.

As you ponder your vote, ask yourself where your allegiance lie. Is it with the handful of build owners or is it with the residents of Monterey Park? Will you be voting for Wall Street or will you be voting for Main Street?

Thank you very much for your time.

Sincerely,

Tammy Sam

MPCLerk

From: May May Lee <lovemypbj@gmail.com>
Sent: Tuesday, February 14, 2023 11:37 PM
Subject: Opposition to Item 4A Increasing Allowable Uses in Central Business (C-B) Zoning District

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Dear Monterey Park City Council,

I am writing to express my support for a ban on business offices using ground level office space in the city. I believe this ban would provide a much-needed opportunity for small businesses and restaurants to thrive in our community.

Small businesses are the backbone of our economy and provide a unique character to our city. However, the current trend of offices taking up valuable ground level space is making it difficult for small businesses to find the space they need to succeed. This is especially problematic for restaurants, which rely on foot traffic and visibility to attract customers. By reserving ground level spaces for small businesses and restaurants, we can create a vibrant and diverse commercial landscape that benefits everyone in our community.

In addition, the presence of small businesses and restaurants can enhance the overall quality of life for residents by providing a variety of shopping and dining options, creating a sense of community, and generating local jobs. By making it easier for these businesses to establish themselves, we can contribute to the growth and prosperity of our city.

I strongly urge the city council to take action on this issue and implement a ban on business offices using ground level office space. This ban would be a positive step towards creating a more livable and thriving city, and I believe it would be supported by the majority of residents in Monterey Park.

Thank you for considering my proposal. I look forward to your response.

Sincerely,
May May Lee

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May 😊

MP Clerk

From: Carolina Zezatte <czezatte@icloud.com>
Sent: Wednesday, February 15, 2023 5:18 PM
To: Lo, Henry; Yiu, Yvonne; Ngo, Vinh T.; Wong, Thomas; Sanchez, Jose; MP Clerk
Subject: Subject Title - Opposition to Item 4A Increasing Allowable Uses in Central Business (C-B) Zoning District

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Thank you for considering my proposal. I look forward to your response.

Sincerely,
Kind Regards,
Carolina Zezatte

MPCLerk

From: Weihua Cheng <weihua.cheng@gmail.com>
Sent: Wednesday, February 15, 2023 5:15 PM
To: Lo, Henry; Yiu, Yvonne; Ngo, Vinh T.; Wong, Thomas; Sanchez, Jose; MPCLerk
Subject: Opposition to Item 4A Increasing Allowable Uses in Central Business (C-B) Zoning District

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Thank you for considering my proposal. I look forward to your response.

Sincerely,
Weihua Cheng