

City of Monterey Park
Community Workshop
September 11, 2023
6:00pm-7:30pm



Our City, Our Plan – Zoning Code Updates & Zone Changes



Community Development Department

Welcome

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□ In-Person Participants

- Silence cell phones
- Recording in progress



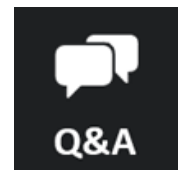
□ Zoom Participants

- Mute your Microphones
- To ask questions, please use the Q&A feature provided; chat feature is disabled for this session.



□ Questions

- Questions will be addressed during the Q&A section at the end of the presentation



□ Translation

- Available in Cantonese, Mandarin, Vietnamese, and Spanish



Introductions

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City of Monterey Park

- Jessica Serrano, Director of Community Development
- Beth Chow, Interim Planning Manager
- Planning & Economic Development Staff



Rincon Consultants, Inc,


- Denise Vo, Project Manager/Senior Planner
- Jerry Hittleman, Senior Planner
- Susan Hernandez, Planner



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Meeting Overview

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-  1. Introductions
-  2. Background
-  3. What is Zoning?
-  4. Zoning Code Updates
-  5. Zone Changes
-  6. Timeline
-  7. Discussion and Questions



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Background

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2040 Land Use Element was voter approved through Measure JJ



Housing Element is a mandatory section of the City's General Plan



Addresses housing needs in the community through policies and programs



Goal: to overcome constraints such as availability, affordability, and adequacy of housing



Monterey Park's Housing Element was certified by the Department of Housing and Community Development in March 2023

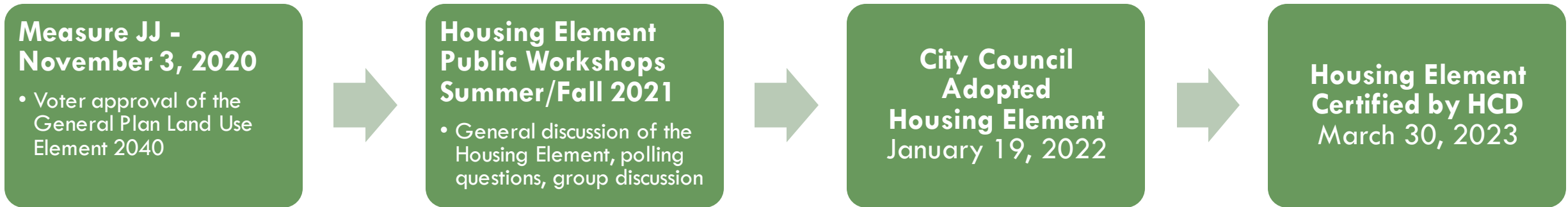


Zoning Code updates required to implement the Land Use and Housing Element as required by the State



Recap: Timeline

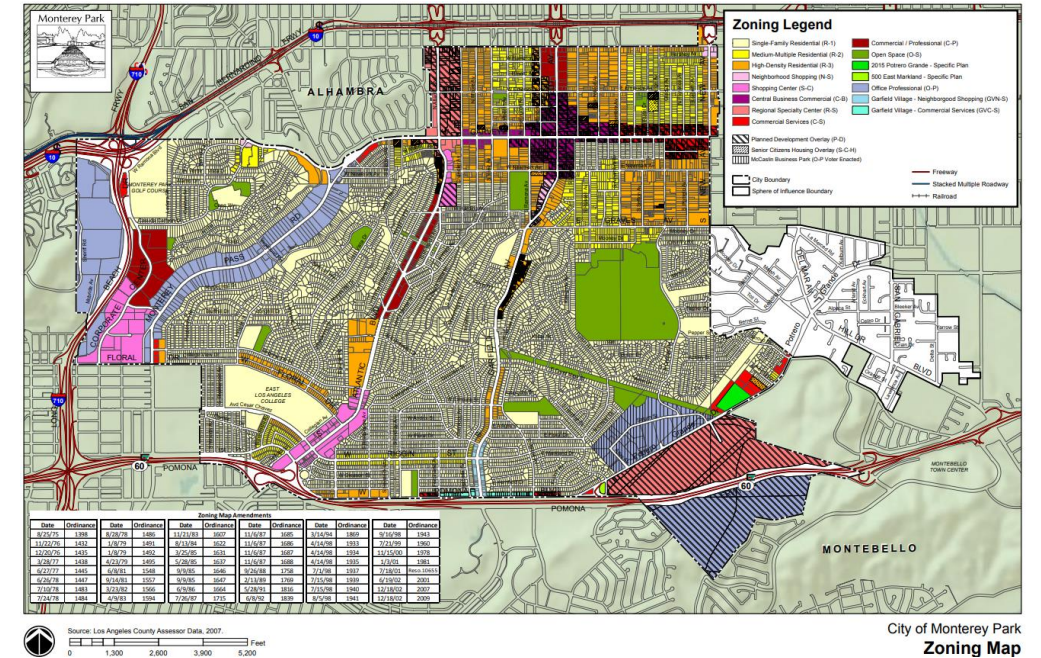
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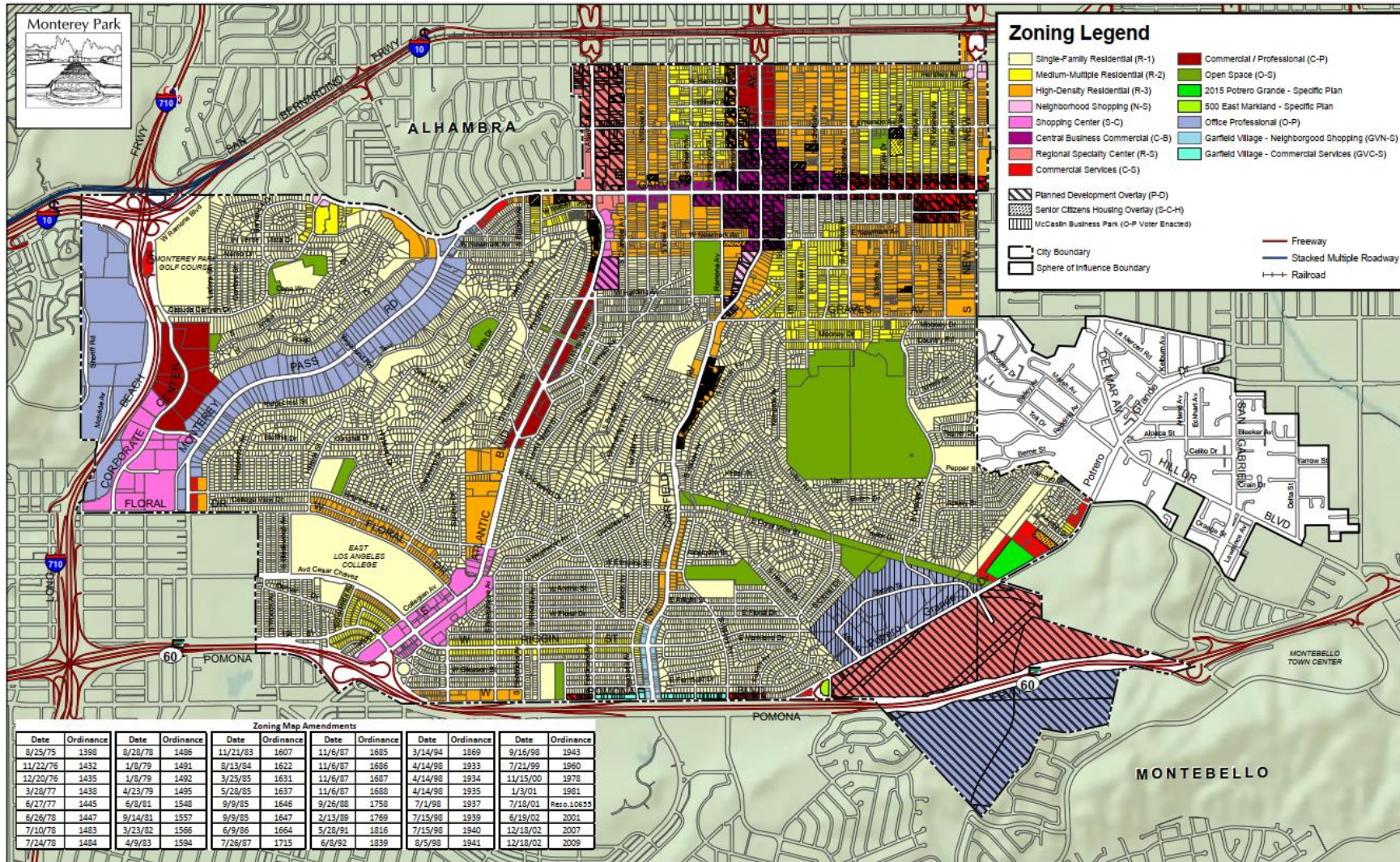
What is Zoning?

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- Division of the city into zones and regulate land uses from the General Plan
 - ▣ Ensures basic standards for quality of life and safety
- Development standards and regulations
- The Zoning Ordinance is implemented through...
 - ▣ City's Municipal Code – Title 21
 - ▣ Zoning Map



Zoning Map



General Plan Land Use Map and Mixed-Use

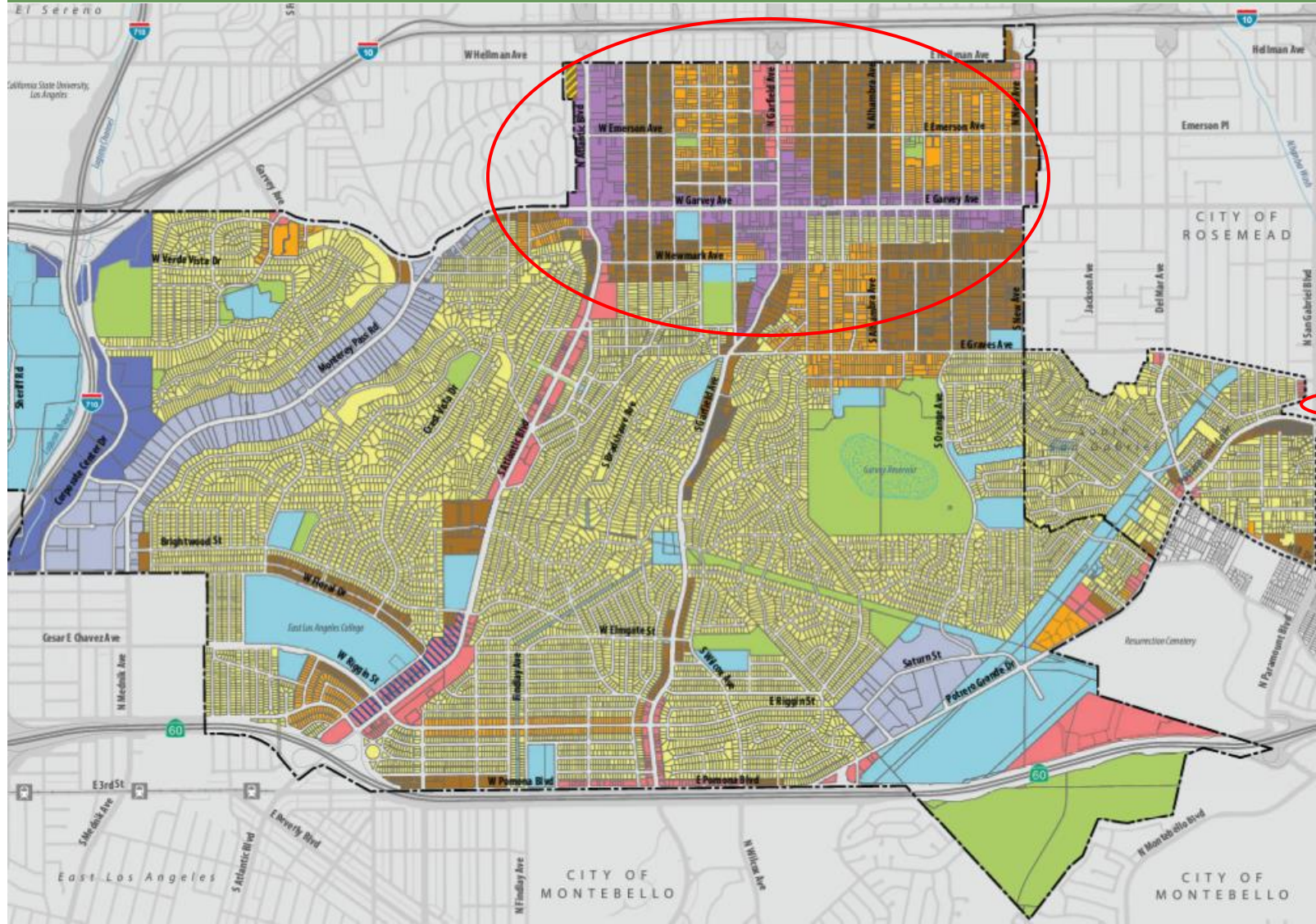
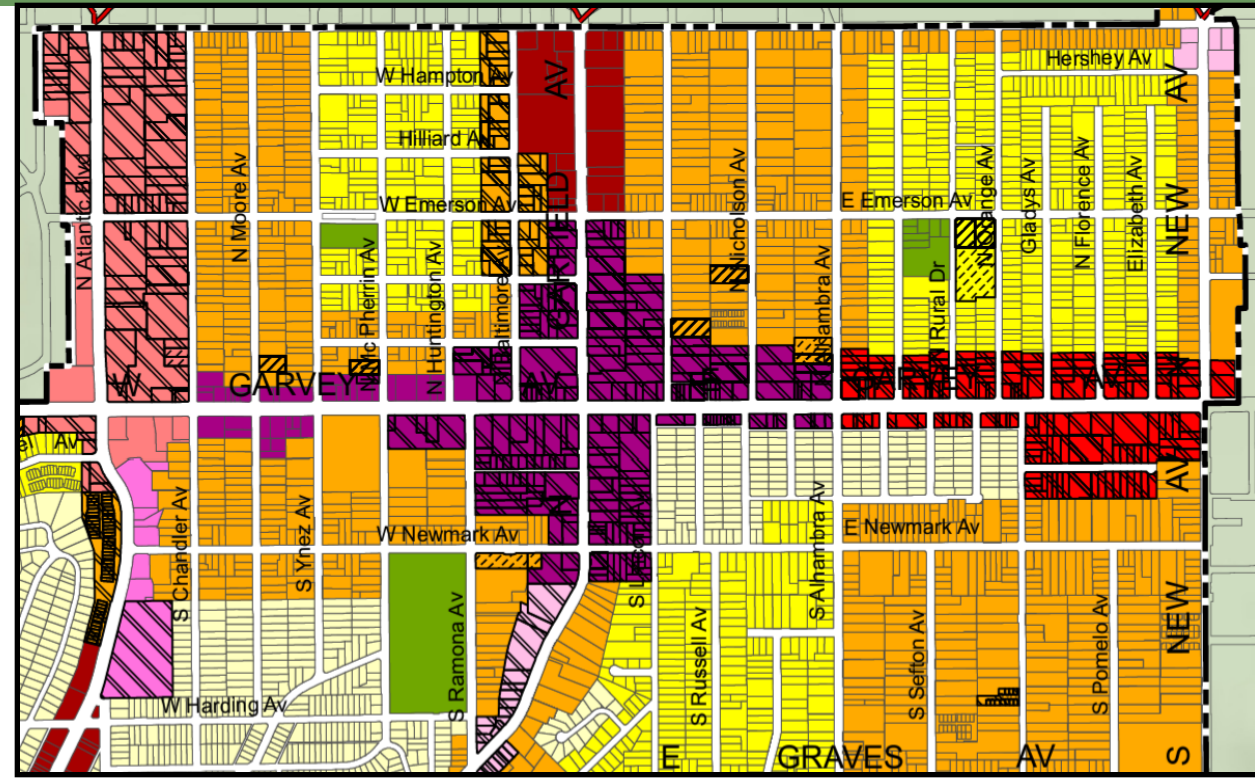
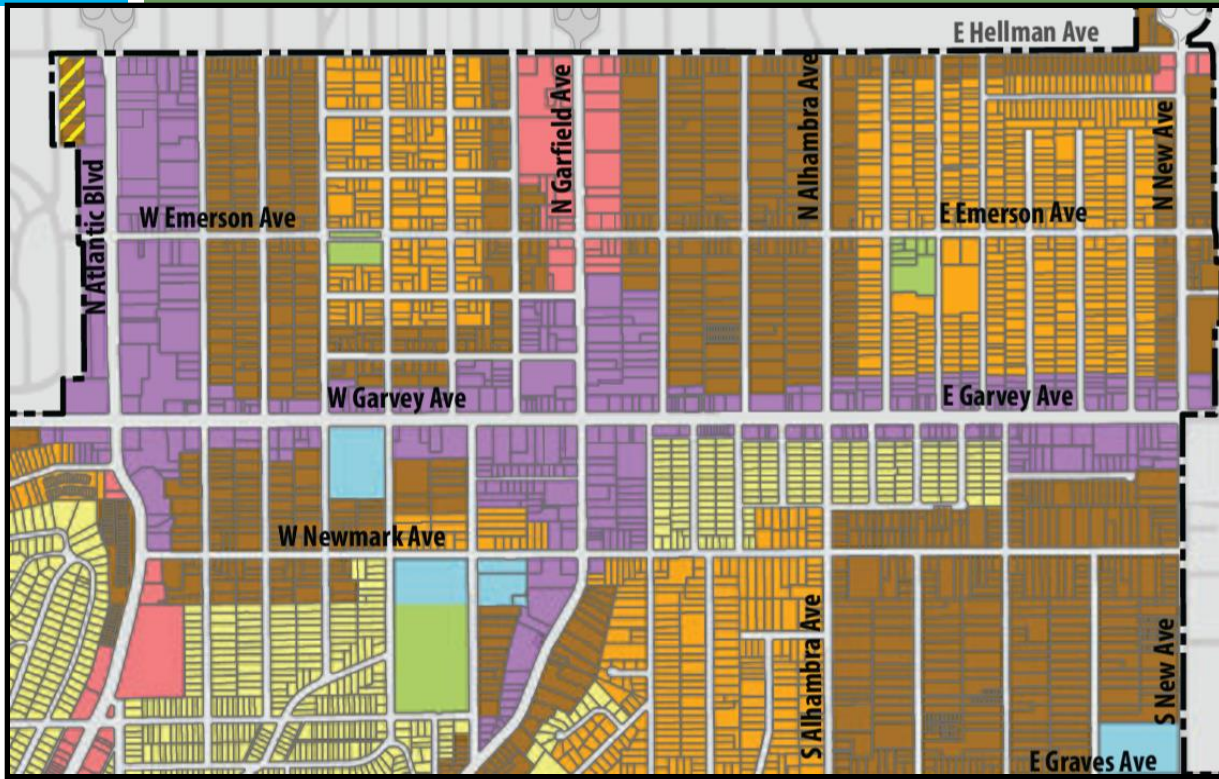


FIGURE LU-3:
LAND USE POLICY MAP

- Land Use Designations**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Mixed Use
 - Corporate Center
 - Innovation/Technology
 - Public Facilities
 - Open Space
 - Housing Overlay I
 - Housing Overlay II

Our City, Our Plan – Zoning Updates



Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use

Zoning Legend

- | | |
|--|---|
| Single-Family Residential (R-1) | Commercial / Professional (C-P) |
| Medium-Multiple Residential (R-2) | Open Space (O-S) |
| High-Density Residential (R-3) | 2015 Potrero Grande - Specific Plan |
| Neighborhood Shopping (N-S) | 500 East Markland - Specific Plan |
| Shopping Center (S-C) | Office Professional (O-P) |
| Central Business Commercial (C-B) | Garfield Village - Neighborgood Shopping (GVN-S) |
| Regional Specialty Center (R-S) | Garfield Village - Commercial Services (GVC-S) |
| Commercial Services (C-S) | |



Why Update the Zoning Code?

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- Ensure consistency with State Laws
- Ensure consistency with the General Plan's Land Use and Housing Elements
- Implement the Housing Element programs, policies, and objectives
- Simplify zones, streamline procedures, consider feedback from community
- Updates to zoning map to ensure consistency



Our City, Our Plan – Zoning Updates



New Mixed-Use Zone

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- Purpose:
 - Downtown revitalization
 - Less auto dependent uses
 - New housing and innovative retail
 - Pedestrian-friendly building designs
 - Enhanced community character



New Mixed-Use Zone

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- Adopt new zoning standards to accommodate mixed-use development including:
 - Land Uses
 - Building Design
 - Setbacks
 - Density
 - Parking and Landscape Standards



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Housing for Special Needs Populations

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- Amend MPMC to facilitate housing for persons with disabilities and special needs
 - ▣ Reasonable Accommodation for disabled/handicapped
 - ▣ Emergency shelter standards
 - ▣ Transitional and supportive housing
 - ▣ Community care facilities



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Flexibility in Development Standards

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- Encourage development of affordable housing by:
 - Minimizing constraints;
 - Enhancing feasibility, while maintaining quality housing; and
 - Allowing flexibility in design (e.g., smaller, efficient units)

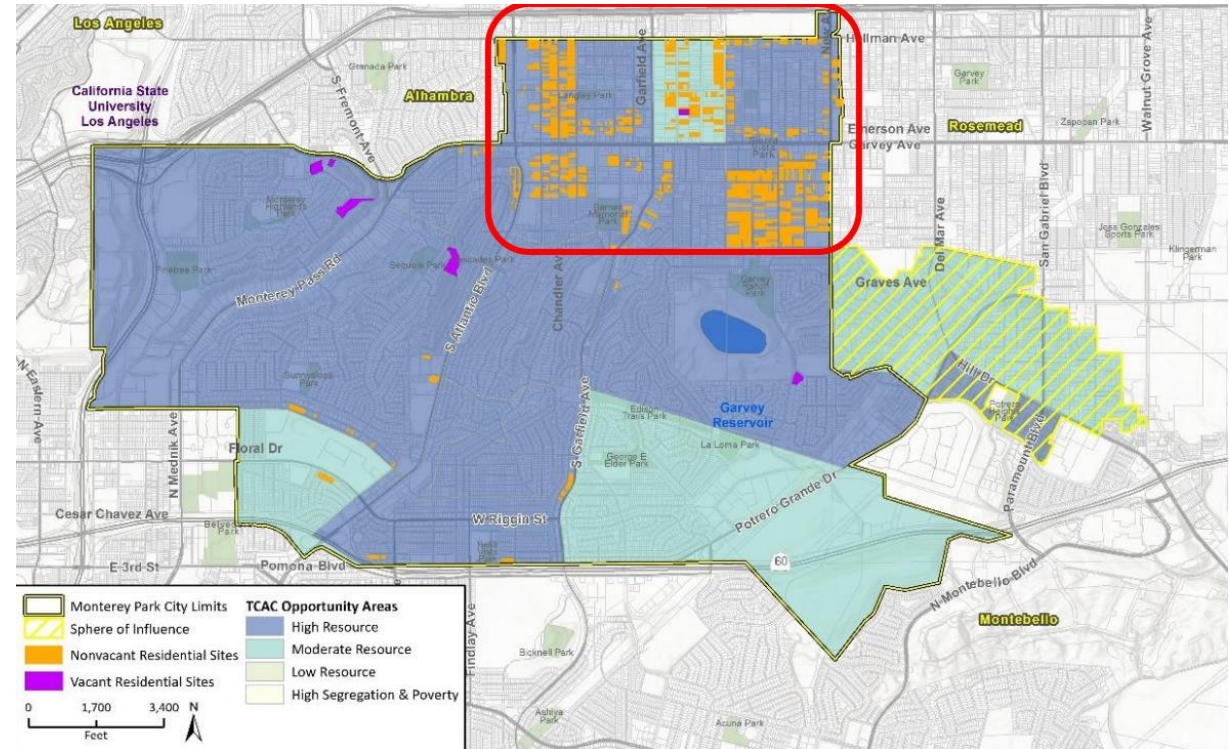


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Sites Used in Previous Housing Elements

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- Streamline approvals for future housing developments on sites from previous housing elements
- Proposed housing development must have at least 20% of units as affordable to lower-income households to qualify



Timeline



Thank you!



For more Information and Updates

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Phone: (626) 307-1315



Email: planningpermitcounter@montereypark.ca.gov



Website: <https://www.montereypark.ca.gov/OurCityOurPlan>



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Discussion and Questions

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What kind of developments would you like to see on the Garvey, Garfield, and Atlantic corridors?

Zoom Users

- Add questions to the Q&A
- Raise hand feature to speak
- By phone:
 - Press *9 to raise your hand
 - Press *6 to request to unmute

