



2261 Market Street STE 10416

San Francisco, CA 94114

[hello@yimbylaw.org](mailto:hello@yimbylaw.org)

YIMBY LAW

6/13/2024

City of Monterey Park  
320 West Newmark Ave.  
Monterey Park, CA 91754

[twong@montereypark.ca.gov](mailto:twong@montereypark.ca.gov)  
Via Email

Re: 338-410 S Alhambra Avenue 64-Unit Condominium Project  
5259-004-036, 5259-004-037, 5259-004-038

Dear Mayor Wong,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Division has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will replace multi- and single-family residential dwelling units and is surrounded by residential properties on all sides. This 1.73-acre project involves a proposal to construct a multi-story residential building consisting of three stories of residential space above one level of partial subterranean parking and an 8-unit 3-story residential building with an at-grade parking garage. The project would add 64 multi-family condominium units to a low density area of residential housing near transit and commercial downtown corridors. The proposed condominiums would be divided between two buildings, with eight attached 3-bedroom townhomes located in a two-story building along the project of the proposed residential units (15%) would be designated as very low-income housing units while the remaining 57 units would be market rate.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

In this case, a Density Bonus is being sought in order for the Project proponent to be granted waivers to which they are entitled under California state Density Bonus Law, California Government Code § 65915(e), so long as there are no specific, adverse impacts, upon health,

safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

With the requested concessions and/or waivers available under State Density Bonus Law, this above captioned proposal is zoning and general plan compliant. Therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced; this support is, of course, conditional on the developer following SB-330 and granting any existing tenants relocation assistance and a right of return.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state and would be eligible to apply for residency in the proposed housing development project.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [Arian Rezazadeh](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338 - 410 S Alhambra Ave project  
**Date:** Wednesday, May 29, 2024 1:51:44 PM

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[EXTERNAL EMAIL]

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Re- [338-410 S Alhambra Ave, Monterey Park](#)

Good day,

My name is Ari Rezazadeh and this letter is in support of the proposed project at 338-410 Alhambra Avenue.

As a current resident of Monterey Park (Resident since 2017) I am happy to see new projects being posted for development in our vibrant community. I want to give my full support to the condo projects being proposed for the Alhambra Ave site.

I chose Monterey Park as my community several years ago and was attracted by the mix of people, great cuisine and shopping options, and by being the true gateway to the San Gabriel valley. However when compared to local cities I have noticed the city lacks development as a whole in comparison with peer cities. That is what excites me when I see new projects posted and am optimistic about more futures coming to our City.

Please let me know if you have any questions or concerns.

Thank you. My contact info is below.

Best,

Ari Rezazadeh  
727 Divina Vista St  
424-335-4411

**From:** [Catherine Fang](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave.  
**Date:** Wednesday, May 29, 2024 12:26:07 PM

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[EXTERNAL EMAIL]

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Dear Planner:

I support 338-410 S Alhambra Ave. Monterey Park, CA 91754 A 64 Unit ProJet.

my name is Catherine Fang

Address: 380 W El Repetto Dr. Monterey Park, CA 91754

Best Regards,

Catherine Fang

**From:** [Richard Liu](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 s alhambra ave project  
**Date:** Monday, June 10, 2024 3:24:21 PM

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[EXTERNAL EMAIL]

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We support the Project at

338-410 s Alhambra ave

Monterey Park

From resident

Li  
428 s Ramona ave

Monterey Park

Sent from my iPhone

**From:** [mai.nguyen](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Friday, June 7, 2024 1:45:32 PM

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[EXTERNAL EMAIL]

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Hello City of Monterey Park,

I am a long time resident and I want to support this project, so please use this email as my support! I will not be able to attend a hearing because of my work schedule.

Mai Nguyen  
430 Edgley Drive, Monterey Park, CA 91755

Best regards,  
Mai

**From:** [Samuel Chin](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Friday, June 7, 2024 12:03:35 PM

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[EXTERNAL EMAIL]

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Hi there,

I am emailing on behalf of my parents, Phoebe and Paul Chin, who currently reside at 511 Brightwood St, Monterey Park CA 91754.

They are long time residents and support this project, so please use this email as their support. They will not be able to attend a hearing due to work schedules.

Thanks,  
Sam

**From:** [Sueli](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Friday, June 7, 2024 11:04:09 AM

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[EXTERNAL EMAIL]

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I am a long time resident here in Monterey Park and want to give my full support to the project being proposed, this project offers market rate condos and also affordable housing, which a lot of projects currently do not even have. I would like my support to count towards approval of the project.

Sueli Park  
1950 Holly Oak Dr  
Monterey Park, CA 91755

Sent from my iPhone

**From:** [Matthew Hui](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Friday, May 31, 2024 11:21:24 AM

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[EXTERNAL EMAIL]

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I support this project and my name is Matthew Hui and my address is: 2200 Brightwood St. Monterey Park

We could use more housing in our city, especially for seniors.  
Thank you!

--

Best,  
Matt Hui

[My Curated Stuff](#)

**From:** [Wing Chan](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Thursday, May 30, 2024 6:36:10 AM

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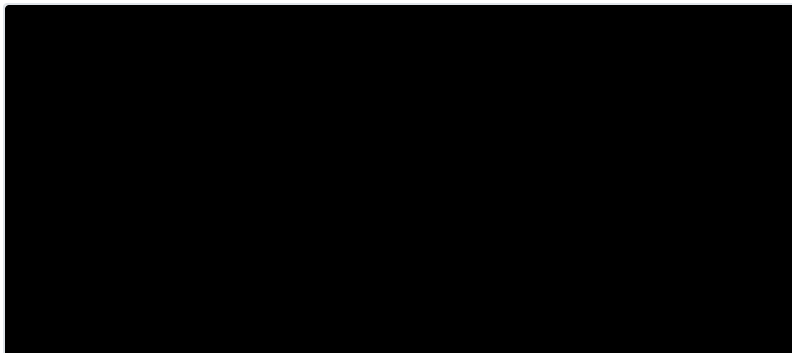
[EXTERNAL EMAIL]

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Hi,

I support this project and include name and address in Monterey Park.

[Public Notices | Monterey Park, CA - Official Website](#)



Public Notices | Monterey Park, CA - Official Website

This City could definitely use more housing, i am supportive!

Thank you,  
Wing Chan

**From:** [Iscahwang](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Wednesday, May 29, 2024 12:31:18 PM

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[EXTERNAL EMAIL]

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Hello City of Monterey Park, this project was just posted and includes a total of 64 condominium both market rate and affordable housing and i want to give my support.

Iscah Wang  
2110 Abajo Drive  
Monterey Park, Ca 91754

Sent from my iPhone

**From:** [Melanie Morita](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Wednesday, May 29, 2024 12:27:54 PM

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[EXTERNAL EMAIL]

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Hello City of Monterey Park,

The subject project was just posted and includes a total of 64 condominium both market rate and affordable housing and I want to give my support.

This City could definitely use more housing, I am extremely excited for new projects to help grow this city!

Melanie Hu  
234 S Electric Ave  
Monterey Park, CA 91754

**From:** [Clarence Yeung](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Tuesday, May 28, 2024 1:30:13 PM

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[EXTERNAL EMAIL]

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Hello City of Monterey Park,

This project was just posted and includes a total of 64 condominium both market rate and affordable and I want to give my support.

This City could definitely use more housing. I am in the real estate industry and we're constantly working with families who cannot find a home because of the lack of inventory. I am supportive!

-Clarence Yeung  
213 E fernfield Dr  
Monterey Park CA 91755

## **CLARENCE YEUNG**

Broker Associate DRE# 01897557

**Cell: 626.696.0115**

Email: [clarencechiyeung@gmail.com](mailto:clarencechiyeung@gmail.com)

Schedule appointment with Clarence: [Calendly](#)

Check out what others have to say about our service! [Google](#) [Yelp](#) [Zillow](#)

Follow me on [Instagram](#)

**From:** [Yuyu Zhang](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Ave, Monterey Park  
**Date:** Monday, June 10, 2024 12:37:09 PM

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[EXTERNAL EMAIL]

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Hello City of Monterey Park,  
My name is Yuyu and I hope this email finds you well.

This project (see title) was just posted and includes a total of 64 condominiums both market rate and affordable housing and I want to give my support to this project.

I lived near 860 Brightwood St and see that there are lots of potentials for a business/residential boom. This City could definitely use more affordable housing. Please let me know if you need more info. MPK is a great community and we need to build more housing to attract more people.

Thank you,  
Yuyu

**From:** [Ivan Chak](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S Alhambra Avenue Condominium Project  
**Date:** Saturday, June 8, 2024 4:51:05 PM

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[EXTERNAL EMAIL]

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Ms. Chow,

Based on my cursory review of the draft Initial Study and Mitigated Negative Declaration report by MIG, Inc. dated 20 May 2024, as a resident of Monterey Park I support the above-named project.

Ivan Chak  
1909 S Isabella Ave, Monterey Park, CA 91754

**From:** [Harrison Kwock](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S. Alhambra – Proposed 64 unit condo project comments  
**Date:** Tuesday, June 11, 2024 5:22:46 PM

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[EXTERNAL EMAIL]

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Hello there,

I am a resident of Monterey Park (711 El Mercado Ave., Monterey Park, CA 91754) and saw the notice for the proposed 64 unit condo project off Alhambra Ave. I certainly welcome investment and redevelopment in our community, but could more information be provided on the impact to traffic and congestion beyond what was shared in the mitigation PDF? With the potential Celadon Project a handful of blocks away, I worry about the impact to the already slow-moving arteries around town. The mitigation PDF only considers their project in isolation. They conclude there'll be a "low impact" from the net new trips, but does that math change once another project 2-3x its size sharing key intersections is factored in?

I am unsure if either of these projects will bring additional public transportation options/relief to the area -- I assume neither is doing so. These new cars will simply add to our roads.

Also, are there studies available on the demand for higher density complexes? While I agree there's a housing crisis in Los Angeles and that adding homes closer to Downtown has its merits, there are visible, abundant numbers of vacant condos in and around Monterey Park/Alhambra. Are the absentee owners of Atlantic Times Square to blame for their empty condos? They are blamed for many things (i.e. toilet-mattress store, 6x hong kong cafes), but maybe not their vacancies -- does higher density living simply have the market we think it does here in MPK? I again welcome investment, but given the bigger Celadon Project, does this development make sense, or will it serve to depress property values?

Thanks Monterey Park Team! I have to imagine the options on the table for investments to Monterey Park look a lot like these -- I am not against them entirely, I just think this development feels familiar in a worrying way, and they need to prove they're helping our community versus forcing formulaic projects (and rationale) that have worked elsewhere.

-Harrison

**From:** [Tommy Huynh](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S. Alhambra – Proposed 64 unit condo project – Notice of Intent  
**Date:** Tuesday, June 11, 2024 12:54:18 PM

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[EXTERNAL EMAIL]

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Hi Beth,

I am writing in regards to the project The Commons of MPK to **provide my opposition** to this project. As a resident of Monterey Park, I feel that this would overall provide a negative value to the city and its residents by increasing the overall car traffic in an already congested area, changing the landscape to more towering buildings that remove and hurt the character of the city.

Here are my comments

The proposed notice comes with a 545 document entirely in English. This seems to be the minimal amount of notice required, but with a demographic of Asian, 65.6% it seems disingenuous at best that this public notice is available to the public. Most folks cannot finish reading a 545 book within 20 days - and the amount of literacy required to understand some of the information here seems to rely on the public to not read this document.

**There are inconsistencies in the documentation about the actual number of units being built.** On page 138 it says "As discussed above, the Project will include one building containing 65 multi-family residential housing, 7 of which would be low-income units." On the notice it says " In total, the project proposes fifteen (15) 1-bedroom units, thirty-three (33) 2-bedroom units, and seventeen (16) 3-bedroom units. Fiftyseven (57) of the proposed residential units would be market rate while the remaining seven (7) units would be designated as very low-income housing units." The math here says this is 64 units.

**What is the correct number of units?**

It also says "**However, because the project would designate fifteen percent (15%) of the proposed units as very-low income housing**" My math says that 15% of 64 is 9.6. **How is this 7? Shouldn't this be at least 10?**

According to the document, the number of daily trips will increase from **107 to 438**. This represents a **400%** increase. **There is only one way to get in and out of this area, through the street Alhambra.** This in my opinion is likely to create additional traffic stress on adjacent streets. There is no mention of alleviating traffic stress with other forms of transportations besides cars. This means longer commutes, more stress, more accidents.

Granted that there is another project that has already been approved in close proximity with another 100 units, that seems that it would also impact the traffic and congestion of the area. Is there a study that considers the impact of these projects as part of the consideration?

On page 258 of the documentation, the proposal includes 59 gas fireplaces as a feature - with push from California to move away from gas, this doesn't seem to be climate friendly - It is apparent that the current climate studies are quickly understating the actual effects and impacts of climate change.

My final comment is there have been a number of projects that have been approved, but it does not seem that there is an actual demand for these spaces. The Atlantic Time Square boasts living space and retail - but as a resident of this city, it seems that a large number of shops have closed, and a number of units remain unoccupied. I understand that this is not the same, but this seems like it creates the false sense of adding more home density but is this the right kind of density?

Thank you for your time reading this. I spent a significant amount of time in Monterey Park having lived in the city for at least over 20 years, and am saddened to see some of the changes over the last 10 years. I understand that things are always changing, but I would like to see some of these changes to be better thought out for the city and its residents.

Sincerely,  
Tommy Huynh

1990 Heather Drive  
Monterey Park, CA 91755

**From:** [Angela Cheung](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 S. Alhambra Ave  
**Date:** Thursday, May 30, 2024 10:51:19 AM

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[EXTERNAL EMAIL]

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Good morning,

I am a long time resident here in Monterey Park and want to give my full support to the project being proposed. This project offers market rate condos and also affordable housing, which a lot of projects currently do not even have. I would like my support to count towards approval of the project.

Angela Cheung  
461 E. Grandridge Place  
Monterey Park, CA 91754

**From:** [Salina Raya](#)  
**To:** [Chow, Beth](#); [Hubby](#)  
**Subject:** 338-410 South Alhambra Ave 64 unit  
**Date:** Wednesday, June 12, 2024 4:41:47 PM

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[EXTERNAL EMAIL]

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Good Afternoon,

My name is Salina Raya, my husband, Matthew and 2 year old Daughter live at 336 S Alhambra Ave.

Comments:

Having such a large condominium structure to this already busy avenue is cause for concern. This would increase the amount of cars, street parking and traffic we already have to contend with in this specific area of Monterey Park. Additionally, not only would this create a very dense populated area, many of these type of structures tend to create opportunities for illegal activity that is already very active on Alhambra Avenue. This structure not only will create problems with traffic but will continue to cause problems for the neighborhood.

On a side note. Occupants of 338 have a number of animals that are treated inhumanly. There is a duck and a goose locked in a very small cage and a big German shepherd with a very heavy chain the dog has to carry around just to walk around the backyard.

Thank you for your attention.

Salina E Raya

**From:** [Dalu Yu](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 south Alhambra Ave 64-unit Condominium Project  
**Date:** Monday, June 10, 2024 10:16:20 PM

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[EXTERNAL EMAIL]

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I don't agree to build condominium at Monterey Park . I am Dalu Yu, live at 472 S Alhambra Ave, Monterey Park ,CA 91755

获取 [Outlook for iOS](#)

**From:** [Mr paul houg](#)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 South Alhambra Ave., (64-unit Condominium Project)  
**Date:** Tuesday, June 11, 2024 12:43:10 PM

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[EXTERNAL EMAIL]

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Mrs. Chow,

I'm a resident of Monterey Park and I also have the opportunity to serve City of Monterey Park building department for over 20 years.

I am so glad to see this 1.73-acre, 64- unit condominium project finally step by step went through the stages. Hopefully in the near future, these two new buildings will serve many people as their homes, especially for the low-income families.

Project includes townhome and condominium, also includes one- bedroom units, two-bedroom units, and three-bedroom units.

While the 57 units will sell as market rate, there will still have seven low- income units.

Project design includes enough parking spaces for regular residents and guests, also provides ADA parking spaces, and parking space for EV cars.

The 13,700 ft.<sup>2</sup> landscaped common area and 12,000 ft.<sup>2</sup> center courtyard will provide lots of outdoor resting area for residents.

Community rooms, business center, and rooftop deck area certainly will provide residences more comfortable recreation areas.

Monterey Park is a great city and also my home; I certainly like to see it continue to grow and become better and see more good development like this goes on to make the city become even better.

Resident,  
Paul Houg  
321 west Newmark  
626-271-4654

**From:** [CEQAReview](#)  
**To:** [Chow, Beth](#)  
**Cc:** [State.clearinghouse@opr.ca.gov](#); [Purvis, Tamara@DTSC](#); [Wiley, Scott@DTSC](#); [Kereazis, Dave@DTSC](#)  
**Subject:** 338-410 South Alhambra Avenue 64-Unit Condominium Project STATE CLEARINGHOUSE NUMBER 2024051026  
**Date:** Wednesday, June 5, 2024 8:46:23 AM  
**Attachments:** [DTSC Comments - 338-410 South Alhambra Avenue ADA.pdf](#)

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[EXTERNAL EMAIL]

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Good Morning Beth Chow,

The Department of Toxic Substances Control would like to thank you for the opportunity to review the [338-410 South Alhambra Avenue 64-Unit Condominium Project](#). Attached are DTSC's comments for consideration.

Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. Have a great day!



**CEQA Unit**  
HWMP-Permitting  
Department of Toxic Substances  
Control  
California Environmental Protection  
Agency  
[CEQAReview@dtsc.ca.gov](mailto:CEQAReview@dtsc.ca.gov)

**From:** [bhsiang@realtyinvadvisors.com](mailto:bhsiang@realtyinvadvisors.com)  
**To:** [Chow, Beth](#)  
**Subject:** 338-410 South Alhambra Avenue, Monterey Park  
**Date:** Tuesday, June 4, 2024 10:16:54 PM

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[EXTERNAL EMAIL]

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To Whom It May Concern at the City of Monterey Park-

I noticed this 64 unit proposed market rate and affordable housing project was recently posted. We need additional housing in the city and I want to give my full support for the project.

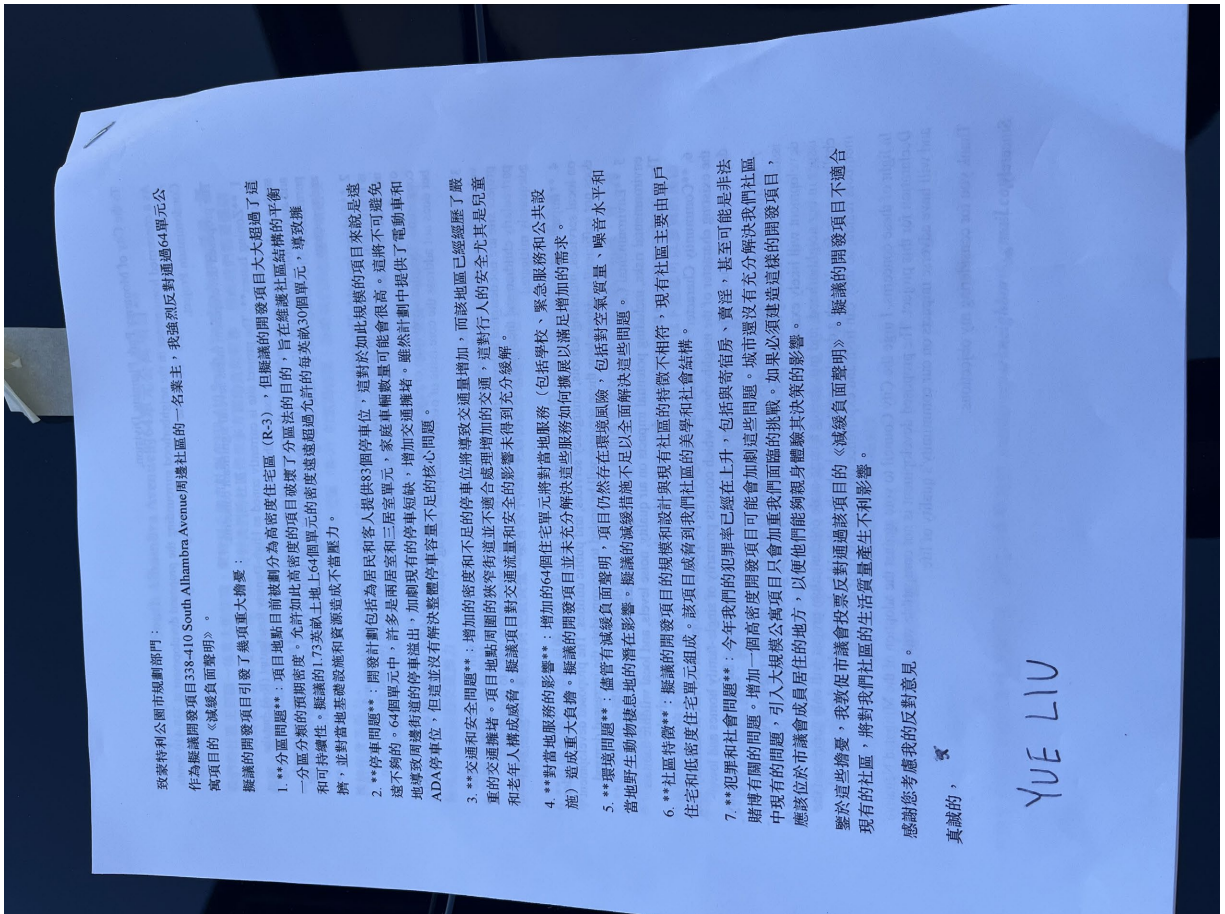
Best,

Benjamin Hsiang  
Managing Member of Elephant Enterprises, LLC  
Owner of 304 N. Lincoln Avenue, Monterey Park

**From:** [liu yue](#)  
**To:** [Chow, Beth](#)  
**Subject:** 432 S Alhambra Unit C opposition to construction project  
**Date:** Monday, June 10, 2024 6:56:51 PM

[EXTERNAL EMAIL]

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**From:** [Serena Chen](#)  
**To:** [Chow, Beth](#)  
**Subject:** Against 64 density condominium at Alhambra Ave  
**Date:** Wednesday, June 12, 2024 9:23:07 AM  
**Attachments:** [Monterey-park letter 6-11-24.pdf](#)

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[EXTERNAL EMAIL]

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Dear city representative,

We don't want to have a commercial type of condominium, with 64 units in our residential community. The street and the surrounding have been too busy and cars fully park most of the time. Can not imagine having such a density condominium in our neighborhood.

Please keep our residential area peace and safe!!!

Thanks

Serena

**From:** [Nobuo Saga](#)  
**To:** [Chow, Beth](#)  
**Subject:** Approval for 338-410 South Alhambra Avenue 64-Unit Condominium Project  
**Date:** Wednesday, May 29, 2024 10:45:04 AM  
**Attachments:** [338-410 S Alhambra 64-Unit Condominium NOI \(005\) - FINAL \(002\).pdf](#)  
[SCE Bill.pdf](#)

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[EXTERNAL EMAIL]

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Hello,

My name is Nobuo Saga and I currently reside at 2060 Brightwood St. Monterey Park, CA 91754. I would like to submit my comment in favor of the proposed condominium project. Currently, Monterey Park and in large all of Southern California is going through a massive shortage of housing. This is also a key factor in the persistence of inflation and is affecting everybody in the community. Seeing that there is no significant environmental impact, I see absolutely no reason to not approve of this project. This project will also provide much needed 3 bedroom and 2 bedroom units which are important to new families that will be the future of the city. I sincerely hope the planning commission will come to the conclusion to approve the project.

I've attached my Edison bill for proof of residence.

Thank you,  
Nobuo Saga

**From:** [irene ning](#)  
**To:** [Chow, Beth](#)  
**Subject:** Comment for the 338-410 South Alhambra Avenue 64-unit condominium Project  
**Date:** Monday, June 10, 2024 11:53:51 AM  
**Attachments:** [APPEAL LETTER-PEI NING.pdf](#)

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[EXTERNAL EMAIL]

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Hello Beth Chow:

Here is my comment attached.  
Thanks.

Pei Ning

•

**From:** [chat phoo](#)  
**To:** [Chow, Beth](#)  
**Subject:** Comment on Condominium Project on 338-410 South Alhambra Ave  
**Date:** Wednesday, June 12, 2024 10:51:46 AM

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[EXTERNAL EMAIL]

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To Beth Chow,

I am writing this email to express my concern on the big impact if the city approves the condominium project on 338-410 South Alhambra Ave.

Here is the list of things the committees should consider NOT to build this large-scale condominium in this area:

**Too large of the building in the residential area:** Most of the large size townhomes or condominium I see in the Monterey Park are on the major street such as San Gabriel Blvd or Riggan St. This project is certainly in the wrong spot and SHOULD NOT be approved.

**Parking Issue:** South Alhambra Ave is very dense population. I see the street is packed with cars. The parking that the condominium provides will NOT have enough for their residents.

I've break down the possible scenarios for the minimum of residents in this project, assuming each room will have one person (min residents) with the increase at 50% and 70% more.

Table: Minimum Expected of Residents with 50% and 70% increase

Unit Types	# Unit	Room Size	Expected Minimum Residents	Expected at 50% More Residents	Expected at 70% More Residents
Townhome	7	3	21	32	54
Condominium	15	1	15	23	39
Condominium	33	2	66	99	168
Condominium	16	3	48	72	122
<b>Expected Total Residents with car*</b>			<b>150</b>	<b>226</b>	<b>383</b>

\*Assume one car per resident

As we know, most of people use the car garage for the storage, the 2-car garage for the Townhome may not utilize for parking at all or only have space for one car.

In the table: If we assume each person who live in the unit has one car, the project would need at least 150 parking spots. In reality in this area would have more than one person in the one bedroom. If we increase by 50% more, that would be at least 226 parking spots or 383 parking spots at 70% more.

In conclusion, approving the condominium project at 338-410 South Alhambra Ave would significantly disrupt the residential nature of this area and exacerbate existing parking issues. The proposed development is too large for a residential street and would be better suited for major street. The parking provision for the project is grossly insufficient, given the expected number of residents and the typical use of garages for storage rather than parking. With the potential for at least 150 to 383 residents, the parking demand far exceeds what the development can offer, leading to further congestion in an already densely populated area. Therefore, I strongly urge the committee to reconsider and not approve this large-scale condominium project in this location.

Photo: Parking situation on South Alhambra taken on 06/01/2024 at 5:30 pm



Chatree Phoopradiyutthakul & Melanie Xie

**From:** [Minnie Nguyen](#)  
**To:** [Chow, Beth](#)  
**Subject:** Comments of Opposition to the 64-Unit Condominium Project at 338-410 S. Alhambra Avenue  
**Date:** Monday, June 10, 2024 3:36:55 PM

---

**[EXTERNAL EMAIL]**

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Chow:

As part of the property owners along with multiple residents living at South Alhambra Avenue, we are clustered together and strongly oppose the adoption of the Mitigated Negative Declaration for the 64-Unit Condominium Project.

Traffic and the safety of pedestrians are major areas of concern. Traffic jams of Newmark Ave already span the distance between Garvey and intersection of Newmark and Alhambra Avenue during rush hour. The traffic surge during morning and evening rush hours, causing traffic issues during critical times for the existing Alhambra, Peach, Newmark, and Graves neighborhoods. The traffic surge during morning rush hours will also impact safety for children, since students walk to Mark Keppel High School in the morning.

Major increased traffic congestion adding to the dangerous of the collision accidents occur at the intersection between Newmark and Alhambra Avenue.

Street Parking has always been an issue to the residents, tenants, as well as visitors. Many of the residents who work on swing/night shift are unable to find parking space. They have to park far and walk at night, which may cause a dangerous situation for the existing residents. Also, the lack of parking spaces is causing people blocking the residential's driveway.

Due to the gradient side from Graves Avenue, speedy vehicles can cause danger to the residents crossing the street.

Furthermore, Property values are likely to go down in the area if housing apartments and/or condominiums are built. The large-scale apartment construction does not fit into our residential neighborhood.

We look forward to the upcoming June 18 Public Hearing meeting with you in the City Hall Council Chambers for the opposition voting.

Thank you for your continuing service, protect and support of our communities. Your consideration and attention to this matter is greatly appreciated.

Sincerely,

Minnie Nguyen

331 South Alhambra Ave. Monterey Park

Below is a listing of our neighbors' name and addresses I have gotten so far. Additional residents' information will be provided separately to support the opposition to the building of high-density condominium project at 338-410 South Alhambra Avenue.

Name	Address
Tran, Hai	311 S Alhambra Avenue
Leawprasert, Nantaporn	317 S. Alhambra Avenue
Huynh, An Tan	319 S. Alhambra Avenue
Chen, Lisa	321 S. Alhambra Avenue
Zhang, Miao	323 S. Alhambra Avenue
Marijana, Budiman	325 S. Alhambra Avenue
Chow, Suet Ying	327 S. Alhambra Avenue
Nguyen, Tung	331 S. Alhambra Avenue
Nguyen, Minnie	331 S. Alhambra Avenue
Tsao, Tina	335 S. Alhambra Avenue
SooHoo, H. Ngai	339 S. Alhambra Avenue
Situ, Xiao Yan	339 S. Alhambra Avenue
Robert Estrada	343 S. Alhambra Avenue
Diana Estrada	343 S. Alhambra Avenue
Lim, my	316 S. Alhambra Avenue
Ly, Thong	318 S. Alhambra Avenue
Ly, Khiem	318 S. Alhambra Avenue

Xie, Allen	322 S. Alhambra Avenue
Xie, Stacy	322 S. Alhambra Avenue
Xie, Susan	322 S. Alhambra Avenue
Otanez, Yamile	326 S. Alhambra Avenue #A
Chhay, Kevin	326 S. Alhambra Avenue #B
Otanez, Hector & Isabel	326 S. Alhambra Avenue #C



**From:** [Leo Wu](#)  
**To:** [Chow, Beth](#)  
**Subject:** For 338-410 S. Alhambra Ave comments  
**Date:** Monday, May 27, 2024 8:01:26 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, I am a tenant at 400 S. Alhambra Ave. I received a letter about the demolition and reconstruction plan for the place where I live now. I feel very frustrated and uneasy to hear this news because my family will leave this place where we have lived for almost 10 years. The cost of living will increase, and it will also affect my children's studies. We may not be able to maintain a normal life, or even become homeless. Therefore, I oppose this plan. Thank you!

**From:** [Serrano, Jessica](#)  
**To:** [Chow, Beth](#)  
**Subject:** Fwd: Support new homes at 338 S. Alhambra Ave.  
**Date:** Friday, June 7, 2024 8:57:14 AM  
**Attachments:** [image0.png](#)

---

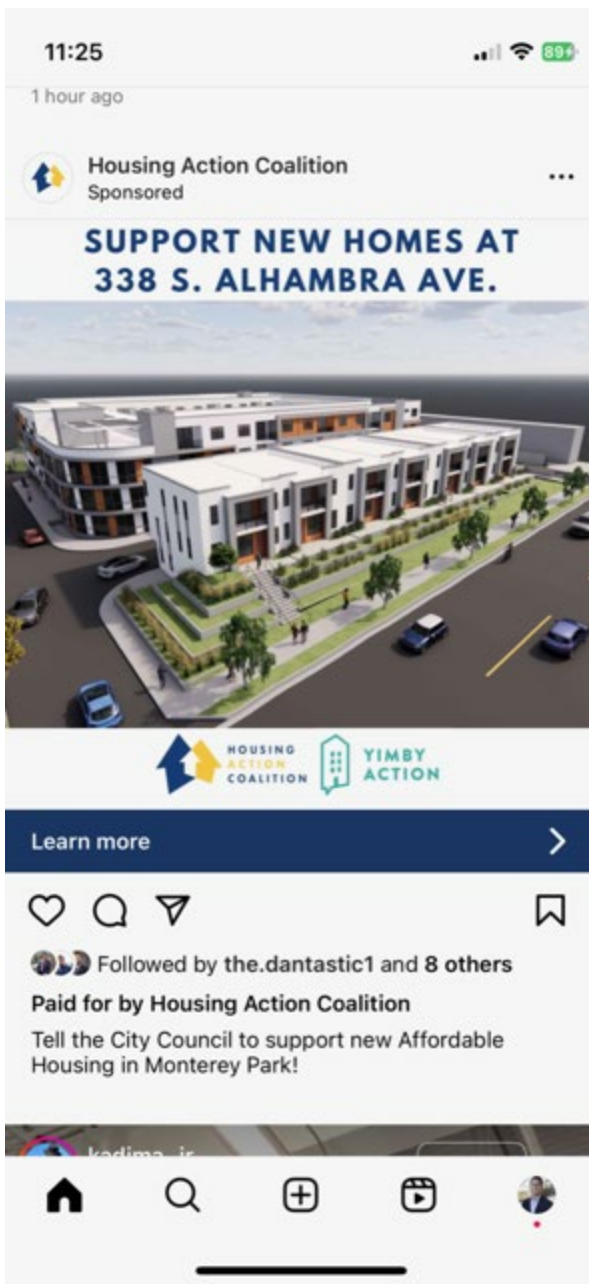
See email below

Sent from my iPhone

Begin forwarded message:

**From:** "Wong, Thomas" <twong@montereypark.ca.gov>  
**Date:** June 3, 2024 at 1:50:17 PM PDT  
**To:** "Alvarez, Inez" <ialvarez@montereypark.ca.gov>, "Garcia, Diana" <dgarcia@montereypark.ca.gov>, "Serrano, Jessica" <jserrano@montereypark.ca.gov>  
**Cc:** "Lo, Henry" <hlo@montereypark.ca.gov>  
**Subject:** Fwd: Support new homes at 338 S. Alhambra Ave.

Been getting these like Henry. I saw an ad campaign on Instagram/social media for this from the Housing Action Coalition, not sure why they're prioritizing this one. Have we gotten any local neighborhood pushback on this project proposal?



Sent from my iPhone

Begin forwarded message:

**From:** Simon Fraser <noreply@adv.actionnetwork.org>  
**Date:** June 3, 2024 at 1:43:16 PM PDT  
**To:** "Wong, Thomas" <twong@montereypark.ca.gov>  
**Subject:** Support new homes at 338 S. Alhambra Ave.  
**Reply-To:** simoncharlesfraser@gmail.com

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor Thomas Wong,

Mayor and Members of the City Council,

I'm reaching out today to express my support for the new housing proposal at 338 S. Alhambra Avenue.

The project will add 64 new homes near transit and commercial downtown corridors. 15% of the new homes have been reserved as very low-income, desperately needed in the community.

The design will enhance the vibrancy of the surrounding residential area while complimenting the neighborhood's current layout and architecture.

I also commend the project team for gathering significant community feedback throughout the process and making adjustments while delivering on mixed-income housing to a neighborhood in need of more housing. Specifically, the project is proposing at 25 units an acre, low than the 30 units an acre, based on community input. The project also includes 1, 2, 3 bedroom homes up to 1,200 sf and town homes up to 2,000 sf.

Please approve this project promptly.

Simon Fraser

simoncharlesfraser@gmail.com

321 N Marguerita Avenue, Unit D

Alhambra, California 91801



**From:** [Yahoo](#)  
**To:** [Chow, Beth](#)  
**Subject:** I support project 338-410 s Alhambra Ave MPK  
**Date:** Monday, June 10, 2024 12:30:58 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello, I support project 338-410 s Alhambra Ave Monterey park

Thank you,  
Jackie Hoang  
825 de la fuente st.  
Monterey park, CA 91754

Pp Amanda Hoang Keovisai for Jackie Hoang

**From:** [kyle imoto](#)  
**To:** [Chow, Beth](#)  
**Subject:** I support this project.  
**Date:** Thursday, May 30, 2024 1:31:35 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

On behalf of Imotos at 552 jade tree drive

The Commons of MPK - 338-410 S Alhambra

Sent from my iPhone

**From:** [ijj](#)  
**To:** [Chow, Beth](#)  
**Date:** Wednesday, June 12, 2024 1:40:13 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Oppose construction 338-410

Ricky chao, 432 s Alhambra Ave,F,Monterey park.

**From:** [Wang Cathy](#)  
**To:** [Chow, Beth](#)  
**Date:** Wednesday, June 12, 2024 1:53:27 PM  
**Attachments:** [扫描文稿.pdf](#)

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Oppose construction 338-410

**From:** [Horsley, Patricia](#)  
**To:** [Chow, Beth](#)  
**Subject:** NOI Response to 338-410 South Alhambra Avenue 64-Unit Condominium Project  
**Date:** Friday, June 7, 2024 12:24:44 PM  
**Attachments:** [image001.png](#)  
[DMS-#7242629-v2-Response Letter to City of Monterey Park re 338-410 South Alhambra Avenue 64-Unit Condominium Project.PDF](#)

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Chow:

Attached please find Los Angeles County Sanitation Districts' response to the subject project.

Sincerely,

**Patricia Horsley**

Environmental Planner | Wastewater Planning

562-908-4288 ext. 2742

[phorsley@lacsdsd.org](mailto:phorsley@lacsdsd.org)



**LOS ANGELES COUNTY  
SANITATION DISTRICTS**

*Converting Waste Into Resources*

[Website](#) | [Facebook](#) | [X \(Twitter\)](#) | [Instagram](#) | [YouTube](#)

**From:** [Raymond liao](#)  
**To:** [Chow, Beth](#)  
**Subject:** Objection to 338-410 Alhambra Ave Project  
**Date:** Wednesday, June 12, 2024 2:52:40 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Beth Chow,

I am the neighborhood resident of the planning project. I believe the planning project will be adverse effects the neighborhood environment and traffic significantly. I also very concern of the safety and security of the neighborhood due to the 64 units condominium. Therefore, I would like to express my strong objection to the 338-410 Alhambra Ave Project.

Best regards,

Raymond Liao

**From:** [C.H](#)  
**To:** [Chow, Beth](#)  
**Subject:** Objection to 338-410  
**Date:** Wednesday, June 12, 2024 2:48:15 PM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Beth,

This is Chloe who lives in Alhambra Ave Monterey Park. I am writing to express my strong opposition to the proposed construction of a 64-unit condo development at 338-410 S Alhambra. This project raises numerous concerns across several critical areas.

The addition of 64 new households will substantially increase the already heavy traffic burden, leading to severe congestion.

The new condos may attract a significant number of non-local residents, disrupting the existing community's harmony.

Increased population density may lead to more social issues, such as higher crime rates and resource competition.

To protect the interests and sustainable development of our existing community, we should firmly oppose this construction project.

I hope these points help you effectively articulate your opposition.

Regards,

Chloe He

**From:** [R27](#)  
**To:** [Chow, Beth](#)  
**Subject:** opposition comments to propose 64 units project 338-410 S Alhambra Avenue  
**Date:** Monday, June 10, 2024 11:35:11 AM

---

[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attention To: Monterey Park City Council members and city planners

This letter is to address my concern and also state my opposition to the City notice of intent to adopt a mitigated negative declaration for the 338-410 South Alhambra Avenue 64-unit condominium.

I respectfully ask our city council and board colleagues and city planners will not approve the above intent and only allow up to 48 dwelling units based on the property lot size and current city regulations.

We believe this proposed of building 64 units will cause significant negative impact of our nearby living area and will add loads of burden to current parking, environment, traffic safety and community.

Your leadership and decision are critically important to our community and city planning. We appreciate you would take into consideration of our above concerns while reviewing this housing development proposal.

Monterey Park resident  
location : 530 S Alhambra Avenue Monterey Park CA 91755

Jennifer Wu

## Failure Notice

From: MAILER-DAEMON@yahoo.com (mailer-daemon@yahoo.com)

To: cincin0318@att.net

Date: Monday, June 10, 2024 at 03:19 PM PDT

Sorry, we were unable to deliver your message to the following address.

<bchow@montereypark.ca.gov>:

550: permanent failure for one or more recipients (bchow@montereypark.ca.gov:blocked)

----- Forwarded message -----

Ms. Chow

After receiving a Notice of Intent to Adopt a Mitigated Negative Declaration for the property next door to our property, located at 336 S Alhambra Ave, we are stunned that the City of Monterey Park would consider approving a nonconforming project of this size in a residential area. The buildings in this quiet neighborhood are single family homes and apartment buildings that are two stories maximum.

In reality each unit of this project will have a minimum of two cars with guests coming and going. That totals 128 cars without considering guests or employees of the building. Right now in front of our property there is such a shortage of parking, that the neighbors hold parking spots on the street for their family members. When one car comes home, another person runs out and moves a car for them. Our property has onsite parking for two cars per house and that is still not enough.

I cannot believe that the City of Monterey Park can legitimately say that this project has no impact on the environment. The added traffic, noise, congestion and parking shortage that this project brings to the table will definitely have a negative impact on the environment and on our neighborhood.

The value of our property will also decline due to having the sun and air blocked by this huge, three story building, with a driveway running along side the bedroom windows of our little houses. We will lose our tenants and suffer financial hardship because of this project if the city passes it.

Do the right thing for the neighborhood and reduce the size and height of this building and increase the onsite parking requirement. It will definitely have a negative impact on the environment, with the increase in traffic, noise, air quality and parking.

Cynthia Sadofski  
818 848 6187

On Monday, June 10, 2024 at 03:16:54 PM PDT, Chow, Beth <bchow@montereypark.ca.gov> wrote:

To the City of Monterey Park Planning Division,

As a concerned homeowner in the neighborhood surrounding the proposed development at 338-410 South Alhambra Avenue, I strongly oppose the adoption of the Mitigated Negative Declaration for the 64-Unit Condominium Project.

The proposed development raises several significant concerns:

1. **Zoning Issues**: The project site is currently zoned as High-Density Residential (R-3), but the proposed development significantly exceeds the intended density for this zoning classification. Allowing such a high-density project undermines the purpose of the zoning laws designed to maintain a balanced and sustainable community structure. The proposed density of 64 units on a 1.73-acre site far exceeds the permissible 30 dwelling units per acre, leading to overcrowding and undue strain on local infrastructure and resources.
2. **Parking Issues**: The development plan includes 83 parking spaces for residents and guests, which is insufficient for a project of this magnitude. With 64 units, many of which are two and three-bedroom units, the likelihood of multiple vehicles per household is high. This will inevitably lead to parking overflow onto surrounding streets, exacerbating existing parking shortages and creating additional traffic congestion. The plan's provision of parking spaces for electric vehicles and ADA parking is commendable but does not address the core issue of overall inadequate parking capacity.
3. **Traffic and Safety Concerns**: Increased density and insufficient parking will lead to higher traffic volumes in an area that already experiences significant congestion. The narrow streets surrounding the project site are not designed to handle the increased traffic, which poses safety risks to pedestrians, particularly children and the elderly. The proposed project's impact on traffic flow and safety has not been adequately mitigated.
4. **Impact on Local Services**: The addition of 64 new residential units will place a significant burden on local services, including schools, emergency services, and public utilities. The proposed development does not sufficiently address how these services will be scaled to accommodate the increased demand.
5. **Environmental Concerns**: Despite the mitigated negative declaration, the project poses environmental risks, including potential impacts on air quality, noise levels, and local wildlife habitats. The mitigation measures proposed are inadequate to address these concerns comprehensively.
6. **Community Character**: The scale and design of the proposed development are not in harmony with the existing character of the neighborhood, which consists primarily of single-family homes and lower-density residential units. This project threatens to disrupt the aesthetic and social fabric of our community.
7. **Crime and Social Issues**: We are already experiencing an increase in crime rates this year, including issues related to boarding houses, prostitution, and possibly illegal gambling. Adding a high-density development will likely exacerbate these problems. The city has not adequately addressed the existing issues in our neighborhood, and introducing a large-scale condominium project will only compound the challenges we face. If such a development must be built, it should be located where the city council members reside, so they can firsthand experience the impact of their decisions.

In light of these concerns, I urge the City Council to vote against the adoption of the Mitigated Negative Declaration for this project. The proposed development is not compatible with the existing neighborhood and will have adverse impacts on our community's quality of life.

Thank you for considering my objections.

Sincerely,

Sheila S. Khoo  
505 S. Sefton Ave Apt F  
Monterey Park CA 91755

RECEIVED  
JUN 11 2024  
CITY OF MONTEREY PARK  
Community Development Dept.

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As a concerned homeowner in the neighborhood surrounding the proposed development at 338-410 South Alhambra Avenue, I strongly oppose the adoption of the Mitigated Negative Declaration for the 64-Unit Condominium Project.

The proposed development raises several significant concerns:

1. **Zoning Issues**: The project site is currently zoned as High-Density Residential (R-3), but the proposed development significantly exceeds the intended density for this zoning classification. Allowing such a high-density project undermines the purpose of the zoning laws designed to maintain a balanced and sustainable community structure. The proposed density of 64 units on a 1.73-acre site far exceeds the permissible 30 dwelling units per acre, leading to overcrowding and undue strain on local infrastructure and resources.
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In light of these concerns, I urge the City Council to vote against the adoption of the Mitigated Negative Declaration for this project. The proposed development is not compatible with the existing neighborhood and will have adverse impacts on our community's quality of life.

Thank you for considering my objections.

Sincerely,

SINH LE  
139 Sefton Ave  
Monterey Park CA 91755

RECEIVED

JUN 10 2024

CITY OF MONTEREY PARK  
Community Development Dept.

To the City of Monterey Park Planning Division,

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In light of these concerns, I urge the City Council to vote against the adoption of the Mitigated Negative Declaration for this project. The proposed development is not compatible with the existing neighborhood and will have adverse impacts on our community's quality of life.

Thank you for considering my objections.

Sincerely,

Jonathan Le  
539 Sifton Ave.  
Monterey Park, CA 91755

RECEIVED  
JUN 10 2024  
CITY OF MONTEREY PARK  
Community Development Dept.

To the City of Monterey Park Planning Division,

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Thank you for considering my objections.

Sincerely,

BARBARA CHIENG  
539 SEFTON AVE. Monterey Park 91755

RECEIVED

JUN 10 2024

CITY OF MONTEREY PARK  
Community Development Dept.

PEI NING  
JESSICA WANG  
400 S ALHAMBRA AVE. APT. C  
MONTEREY PARK, CA 91755  
irene.ning@yahoo.com  
626-4253039

RECEIVED  
JUN 11 2024  
CITY OF MONTEREY PARK  
Community Development Dept.

June 7, 2024

Beth Chow  
AICP, PLANNING MANAGER  
CITY OF MONTEREY PARK PLANNING DIVISION  
320 WEST NEWMARK AVENUE  
MONTEREY PARK, CA 91754

Dear Beth Chow,

I hope this letter finds you well. I am writing to formally appeal the decision to terminate my lease due to the planned reconstruction of the property located at 338-410 South Alhambra Avenue, California 91755.

As a tenant of 6 and half years, I have established a stable and secure life at this residence. The sudden notice of reconstruction and subsequent eviction has caused me significant distress and anxiety. The prospect of relocating imposes severe hardships, both financially and emotionally, that I wish to detail for your understanding.

Firstly, relocating will result in considerable financial burdens. These include moving expenses, costs associated with finding new accommodation, potential higher rent in a new location, and the expense of setting up utilities and services afresh. Given the current rental market, finding a comparable property at a similar price point is highly unlikely, further exacerbating the financial strain.

Secondly, the emotional toll of moving cannot be overstated. This residence has been my home for many years, and I have developed strong ties with the community and neighbors. Disrupting these relationships and the sense of security that comes with familiarity would have a profound negative impact on my mental well-being. Stability is crucial, and being forced to move would severely disrupt my daily life and routines.

Additionally, there are practical considerations, such as proximity to my workplace, medical facilities, and essential services, which are perfectly suited to my current location. Finding a new place that meets all these criteria within a short timeframe is highly improbable.

Given these significant losses and the undue hardship that relocation would cause, I respectfully request that you reconsider the decision to terminate my lease. If reconstruction is absolutely unavoidable, I implore you to consider the following alternatives:

1. **Phased Reconstruction:** Conducting the reconstruction in stages, allowing me to remain in a portion of the property while work is completed on other parts.

2. **Temporary Relocation:** Providing temporary accommodation during the reconstruction period, with a firm guarantee of returning to the property once the work is complete.

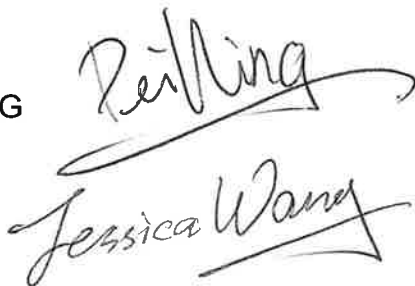
3. **Comprehensive Compensation:** Offering substantial financial compensation to cover the full scope of moving and relocation expenses, along with assistance in finding a suitable alternative residence.

I am committed to finding a solution that minimizes the disruption to my life and am open to discussing these or other potential alternatives. Your understanding and consideration in this matter are deeply appreciated.

Thank you for your attention to this urgent and critical issue. I look forward to your prompt and favorable response.

Sincerely,

PEI NING  
JESSICA WANG

The image shows two handwritten signatures in black ink. The top signature is 'Pei Ning' written in a cursive style with a long horizontal flourish underneath. The bottom signature is 'Jessica Wang' also in a cursive style with a horizontal flourish underneath.

My parents and I are against moving. Because my parents are old and our income can't afford the high rent. (The rent is too high because of the pandemic.) My father can no longer work due to his age. So I am the only one who bears their living expenses. If I move it will be hard for me to find a place where I can take care of my parents without affecting my work.

Bing Jing

400 S. Alhambra  
Apt H  
MPK, CA 91755

RECEIVED

JUN 10 2024 *BL*

CITY OF MONTEREY PARK  
Community Development Dept.

RECEIVED

JUN 11 2024

CITY OF MONTEREY  
Community Development

Dear Sir/Madam,

I am writing to express my strong opposition to the 338-410 South Alhambra Avenue 64-Unit Condominium Project.

First and foremost, this community has been our home for many years. We have built our families here, made friends, and formed tight-knit social bonds. Relocation will disrupt these precious relationships and negatively impact our social structure and quality of life.

Secondly, the relocation will cause significant inconvenience to our lives. Many residents work nearby, and our children attend schools in the vicinity. Relocation will not only increase our commuting time and expenses but also affect our children's education and development environment.

Furthermore, the economic cost of relocation cannot be ignored. Whether it is moving expenses, resettlement costs, or time costs, they will impose a heavy burden on us, ordinary residents. For families with less favorable economic conditions, this could become an unbearable pressure.

We strongly urge the government to reconsider this decision. We hope you will listen to our voices, understand our concerns, and take more account of the residents' interests in the decision-making process.

Yours sincerely,

Qiang Wang



400 S ALHAMBRA AVE Apt #B, MONTEREY PARK, CA, 91755

626 - 780 - 6126

6/6/2024

Xiaoli Luan  
400 S ALHAMBRA AVE  
APT K  
MONTEREY PARK, CA 91755  
626-512-2663

Beth Chow, AICP, Planning Manager  
City of Monterey Park Planning Division  
320 West Newmark Avenue  
Monterey Park, California 91754

This is Xiaoli Luan, tenant at 400 S Alhambra Ave, Apt K, Monterey Park, CA 91755. Now I am writing to you in urgent need of assistance regarding a relocation notice I recently received from you. If this situation happens, my family and I will meet problems and inconvenience to our living.

Due to financial difficulties, including the rising house rental fee, gas price, reduced income, or unexpected expenses, we are currently unable to secure new housing for our needs. Also, there is so hard find a good fit home for our needs at Monterey Park. My financial situation has been further strained by the ongoing impacts of the COVID-19 pandemic and afterwards.

I have strong ties to this community, including nearby my working place, and essential social services that I rely on. Displacement from this area would greatly affect my support network and daily life.

I also have lived at my current residence for 2 years, and have consistently paid my rent on time, maintained the property well, and complied with all terms of the lease agreement. We are truly good tenants and support our community of 400 S Alhambra Ave.

Thank you for you and city council attentions to this urgent matter. I look forward to your prompt response.

Sincerely,

Xiaoli Luan



6/10/2024

RECEIVED

JUN 12 2024

CITY OF MONTEREY PARK  
Community Development Dept.

Shizhi Jia  
400 S ALHAMBRA AVE  
APT D  
MONTEREY PARK, CA 91755  
626-328-5855

RECEIVED

JUN 12 2024

CITY OF MONTEREY PARK  
Community Development Dept.

Beth Chow, AICP, Planning Manager  
City of Monterey Park Planning Division  
320 West Newmark Avenue  
Monterey Park, California 91754

This is Shizhi Jia, tenant at 400 S Alhambra Ave, Apt D, Monterey Park, CA 91755.  
I am writing to you in urgent need of assistance regarding a relocation notice I recently received from the city. If this situation happens, my family will suffer problems and inconvenience to my living.

Due to financial difficulties, including the rising house rental fee, gas price, reduced income, or unexpected expenses, we are currently unable to secure new housing for our needs. Also, there is so hard find a good fit home for our needs at Monterey Park. My financial situation has been further strained by the ongoing impacts of the COVID-19 pandemic and afterwards.

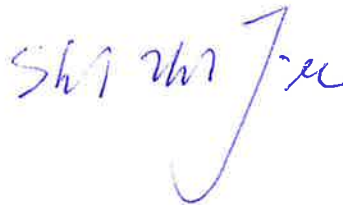
I have strong ties to this community, including nearby family, my place of work, and essential social services that I rely on. Displacement from this area would greatly affect my support network and daily life.

I also have lived at my current residence for 7 years, and have consistently paid my rent on time, maintained the property well, and complied with all terms of the lease agreement. We are truly good tenants and support our community of 400 S Alhambra Ave.

Thank you for you and city council attentions to this urgent matter. I look forward to your prompt response.

Sincerely,

Shizhi Jia



XINCHENG FU  
400 S ALHAMBRA AVE. APT. J  
MONTEREY PARK, CA 91755  
626-2165050

June 10, 2024

Beth Chow  
AICP, PLANNING MANAGER  
CITY OF MONTEREY PARK PLANNING DIVISION  
320 WEST NEWMARK AVENUE  
MONTEREY PARK, CA 91754

Dear Beth Chow,

I hope this letter finds you well. My name is XinCheng Fu, and I am currently residing at 400 S ALHAMBRA AVE. APT. J, MONTEREY PARK, CA 91755.

I am writing to express my strong opposition to the proposed renovation plans for this rental property and to emphasize the significant losses I would incur due to relocation.

Firstly, the renovation plans would force me to relocate, which would impose substantial financial and psychological burdens on me. The relocation process involves high moving costs, including expenses for movers, rental deposits, cleaning fees, and other miscellaneous charges. These costs would place a heavy strain on our financial situation.

Secondly, the relocation process would severely disrupt my work and daily life. I have lived in this community for over 7 years and are very familiar with the local environment, transportation, and amenities. Moving to a new place would require me to adapt to a new environment, negatively impacting our daily routines and work efficiency.

Furthermore, the psychological impact of relocation cannot be underestimated. Moving involves not just physical displacement but also the loss of a familiar environment and established neighborhood relationships. I have built strong personal connections in this community, and losing these relationships would adversely affect our mental well-being.

For these reasons, I urge you to reconsider the renovation plans. Relocation would result in significant losses and challenges for us, and we sincerely hope to continue living in our current environment to avoid unnecessary disruption and hardship.

Thank you for your understanding and attention to this matter. If you need further information or have any questions, please feel free to contact me. I look forward to your response.

Sincerely,

XINCHENG FU



RECEIVED

JUN 12 2024

CITY OF MONTEREY PARK  
Community Development Dept

Ms. Zhang  
400 S ALHAMBRA AVE  
APT E  
MONTEREY PARK, CA 91755

Dear Officer Beth Chow,

I am writing to ask for helps regarding the notice received from the city. This notice was unexpected and has left me with hopeless, placing me in an extremely difficult and distressing situation.

I have been a resident at this address for 8 years and during this time, I have consistently paid my rent on time and adhered to all lease agreements. The sudden eviction has caused significant disruption to my life. This situation is causing severe emotional and financial stress, I am at imminent risk of homelessness. The prospect of losing my home has created overwhelming anxiety, impacting my ability to function daily and jeopardizing my stability. I hope I could still live in my house for longer time.

Best Wishes,  
Zhang

*Holl*

RECEIVED  
JUN 12 2024  
CITY OF MONTEREY PARK  
Community Development Dept.

RECEIVED

JUN 11 2024

CITY OF MONTEREY PARK  
Community Development Dept.

Shuo Sun

400 S Alhambra Ave #F

Monterey Park, CA 91755

Email: owensun0306@hotmail.com

Phone: 626-551-8426

06/07/2024

Beth Chow, AICP, Planning Manager

320 West Newmark Avenue

Monterey Park, California 91754

Dear Beth Chow,

My name is Shuo Sun, and I have been a resident of Monterey Park for the past 20 years, living in my home at 400 S Alhambra Ave #F, Monterey Park, CA 91755. I am writing to express my strong and unequivocal opposition to the proposed demolition of residential properties, including the house I have called home for the past two decades, to make room for the construction of a 64-unit condominium project in Monterey Park. As a long-term resident deeply invested in this community, I urge you to reconsider this plan and seek alternative solutions that do not involve displacing current tenants.

The thought of being forcibly uprooted from my home of twenty years is not only distressing but also presents insurmountable challenges for me and my family. This home is more than just a building; it is a place filled with twenty years of memories and emotional significance. The forced displacement would disrupt our lives in ways that cannot be easily mitigated.

It is profoundly disheartening to see the government prioritize development projects over the well-being of longstanding residents who have contributed to the fabric of this neighborhood for years. As someone who has witnessed the evolution of Monterey Park firsthand, I believe it is imperative for the authorities to recognize and protect the rights of existing community members. The proposed plan, in its current form, shows a blatant disregard for the lives and stability of the current residents.

I implore you to engage in meaningful dialogue with affected residents, including myself, and explore alternative solutions that preserve the integrity of our community while still addressing housing needs. Whether it involves revisiting the proposed development plan, offering fair compensation and relocation assistance to tenants, or exploring other suitable locations for the condominium project, I urge you to exhaust all possibilities before proceeding with the current course of action.

Furthermore, I demand transparency and accountability throughout this process to ensure that the concerns and voices of residents are duly acknowledged and considered. The lack of communication and consideration thus far has only added to the anxiety and distress felt by many.

Thank you for considering my impassioned plea. I sincerely hope that you will reconsider your decision and work towards a solution that honors the rights and livelihoods of longtime residents like myself.

Sincerely,

A handwritten signature in black ink, consisting of a long, wavy horizontal line that ends in a large, circular loop.

Peng Fang

338 S Alhambra Ave APTA

Monterey Park CA 91755

626-464-8504

June 10, 2024

Dear Beth Chow,

My name is Peng Fang. I'm currently lived at 338 S Alhambra APTA, Monterey Park CA 91755. I'm writing to express my strong opposition to the proposed renovation plans for this rental property and will have a significant impact on our family. Here are the most important reasons why we disagree with this renovation plan.

First of all, we have lived in this community over 3 years. We are very familiar with and love this community. I love our neighbors here and I love everything here. My current job's address is close to my home address, if I'm forced to move because of this renovation plan, I think I might lose this job. If I lost this job, my family will face a huge financial burden and we have a child who also about to go to kindergarden now.

Secondly, our child has just registered for the kindergarden here. if we move right now, it may seriously affect our child's school plans. My daughter has many teachers and classmates she likes here. If she moves to a new environment, I'm afraid that she will feel very uncomfortable and scared.

Finally, I want to say that we live very conveniently in this community. If we move to a new place, I think we will need to spend a lot of time to getting familiar with the surrounding environment and people, which may cause great trouble to our body and mind. I hope you consider the renovation plan carefully and let us continue to live in this community.

Sincerely,

Peng Fang

Cherchen Fan

RECEIVED

JUN 11 2024

CITY OF MONTEREY PARK  
Community Development Dept.



Sheppard, Mullin, Richter & Hampton LLP  
333 South Hope Street, 43<sup>rd</sup> Floor  
Los Angeles, California 90071-1422  
213.620.1780 main  
213.620.1398 fax  
www.sheppardmullin.com

213.617.4284 direct  
jpugh@sheppardmullin.com

June 14, 2024

File Number: 89AF-371175

Mr. Joseph Torres, MPA,  
Economic Development Manager  
Ms. Jessica Serrano,  
Director of Community Development  
Ms. Beth Chow, Senior Planner  
City of Monterey Park  
320 W. Newmark Avenue  
Monterey Park, CA 91754

Re: Potential Moratorium for Saturn Park

Dear Messrs. Torres, Serrano and Chow; and Clerk for the City Council,

On the evening of June 12, 2024, we received a letter from the City of Monterey Park (“City”) informing us that the City Council has established the Saturn Park Advisory Review Committee (“SPARC”) to consider future land uses in the McCaslin Business Park (also referred to as “Saturn Park”) area of the City. As you know, we represent SDCF Monterey Park, LLC (“Applicant”) regarding its data center development project (“Project”) located at 1977 Saturn Street in the City. Most concerning to us is the fact that the City Council is considering a potential moratorium on development in Saturn Park. The news of a potential moratorium was quite unexpected to the Applicant and could jeopardize the Project.

We understand that there is a City Council meeting on June 18, 2024 to consider the moratorium. We have reviewed the May 22<sup>nd</sup> and June 5<sup>th</sup>, 2024 staff reports about the formation of SPARC and directions to the City Manager and City Attorney to prepare documents for a potential moratorium. We have not seen a draft moratorium. Thus, we are unable to definitively determine whether it would impact the Project, if adopted. In that context, and the interest of time before the forthcoming City Council hearing, we express our concerns below. In addition, we have provided grandfathering language for pending projects that we believe should be exempt from the moratorium, if adopted.

First and foremost, the moratorium should not apply to projects that have already submitted development applications and are undergoing active environmental review. The Applicant started working with the City on the Project more than a year ago. Also, the Applicant formally filed the application for the Project on January 11, 2024. Furthermore, the Applicant has submitted environmental documents for California Environmental Quality Act (“CEQA”) compliance and the City has reviewed and commented on those documents. In short, the Project is well into the administrative process and undergoing active environmental review. Accordingly, the Project should be exempt from a proposed moratorium.

To that end, we respectfully request that the City Council include the following language in the moratorium, if adopted:

***“This moratorium does not apply to project applications, and proposed development projects, that were filed before the City created the SPARC to consider land uses in the Saturn Park area. Any project that submitted a project application to the City prior to May 22, 2024, and is undergoing active administrative processing, is expressly exempt from the provisions of this moratorium. The City shall continue processing such exempt projects in a timely manner, including but not limited to, administrative and environmental review, publication of CEQA documents, municipal hearings, and issuance of entitlements and building permits, as warranted, for exempt projects.”***

This type of provision would allow the City to pursue the goals of SPARC while not jeopardizing existing projects that have invested substantial resources to pursue redevelopment in the City.

Second, it is unclear to us at this time how the City would modify the regulations that apply to Saturn Park. We know that Chapter 21.14 of the Monterey Park Municipal Code (“MPMC”) was voter enacted and cannot be changed by an action of the City Council. Instead, only voters have that ability, which the City has confirmed in several instances. The Applicant designed the Project to comply with the MPMC and the City has concluded that the Project is a permitted use within the O-P (Voter-enacted) zone. Hence, the Project should not be subjected to procedural or construction delays that are likely an inevitable by-product of being swept into the potential moratorium.

Third, the City has acknowledged the unfavorable business conditions that exist in Saturn Park, with certain staff reports indicating that approximately 75% of the available building space is vacant. That fact, coupled with the City’s intent to use SPARC to create a specific plan for Saturn Park that “attracts investment and business to enhance Saturn Park’s economic vitality” appear at odds with applying a moratorium to existing projects that would redevelop vacant buildings and materially enhance Saturn Park’s economics. The Project would deliver a modern data center that does not significantly impact the community and improves local economics. But, the Applicant has strict timelines to deliver the Project. Therefore, delays caused by a potential moratorium are a real threat to the feasibility of the Project.

In closing, we reiterate the importance of exempting the Project from the proposed moratorium. The Applicant enjoys and appreciates its good working relationship with the City. We hope the City can find a way to accomplish its objectives with SPARC while not sinking the exciting and economically-beneficial project proposed by the Applicant. We intend to appear at the City Council hearing on June 18, 2024 and look forward to further discussing this matter with the City staff and elected officials.

Thank you,



James E. Pugh  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

# SheppardMullin

June 14, 2024  
Page 3

SMRH:4881-0296-1793.1

cc:

[mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov).

Chris Flynn, StratCap

Scott Rynders, The Rynders Corporation

# CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896  
[www.montereypark.ca.gov](http://www.montereypark.ca.gov)



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**City Council**  
Henry Lo  
Vinh Ngo  
Jose Sanchez  
Thomas Wong  
Yvonne Yiu

**City Clerk**  
Maychelle Yee

**City Treasurer**  
Amy Lee

June 11, 2024

**SUBJECT: SATURN PARK – FUTURE LAND USES AND POTENTIAL MORATORIUM ON NEW DEVELOPMENT**

Dear Property Owner/Interested Party,

This letter is to inform you about an exciting new City initiative to redefine future land uses of the area of the City known as McCaslin Park (to be referred to as “Saturn Park”). See Attachment 1 with map of this area.

On May 22, 2024, the City Council established the Saturn Park Advisory Review Committee (“SPARC”) to solicit public input on future land uses of Saturn Park as part of the implementation of the General Plan Land Use and Urban Design Element. The SPARC is initially made up of Mayor Thomas Wong, Mayor Pro Tem Vinh Ngo, and Assistant City Manager Diana Garcia; additional community members are still being finalized. It is anticipated that the SPARC will have four total meetings and will wrap up consideration of new land uses in late August or September.

Furthermore, on June 5, 2024, the City Council instructed staff to prepare a moratorium on new development within Saturn Park during the time period that the SPARC considers options. If adopted by City Council, this moratorium would place an initial 45 day hold on land use applications for projects within Saturn Park and may be subsequently extended for 10 months and 15 days (there is also the possibility for a subsequent extension of one year). This moratorium will be brought before the City Council for consideration on June 18, 2024.

You are receiving this letter because you are the listed property owner or have expressed interest in developing property(s) within Saturn Park. We value your input and invite you to actively participate in this discussion. You can subscribe to receive notifications of meeting agendas at <https://www.montereypark.ca.gov/AgendaCenter>.

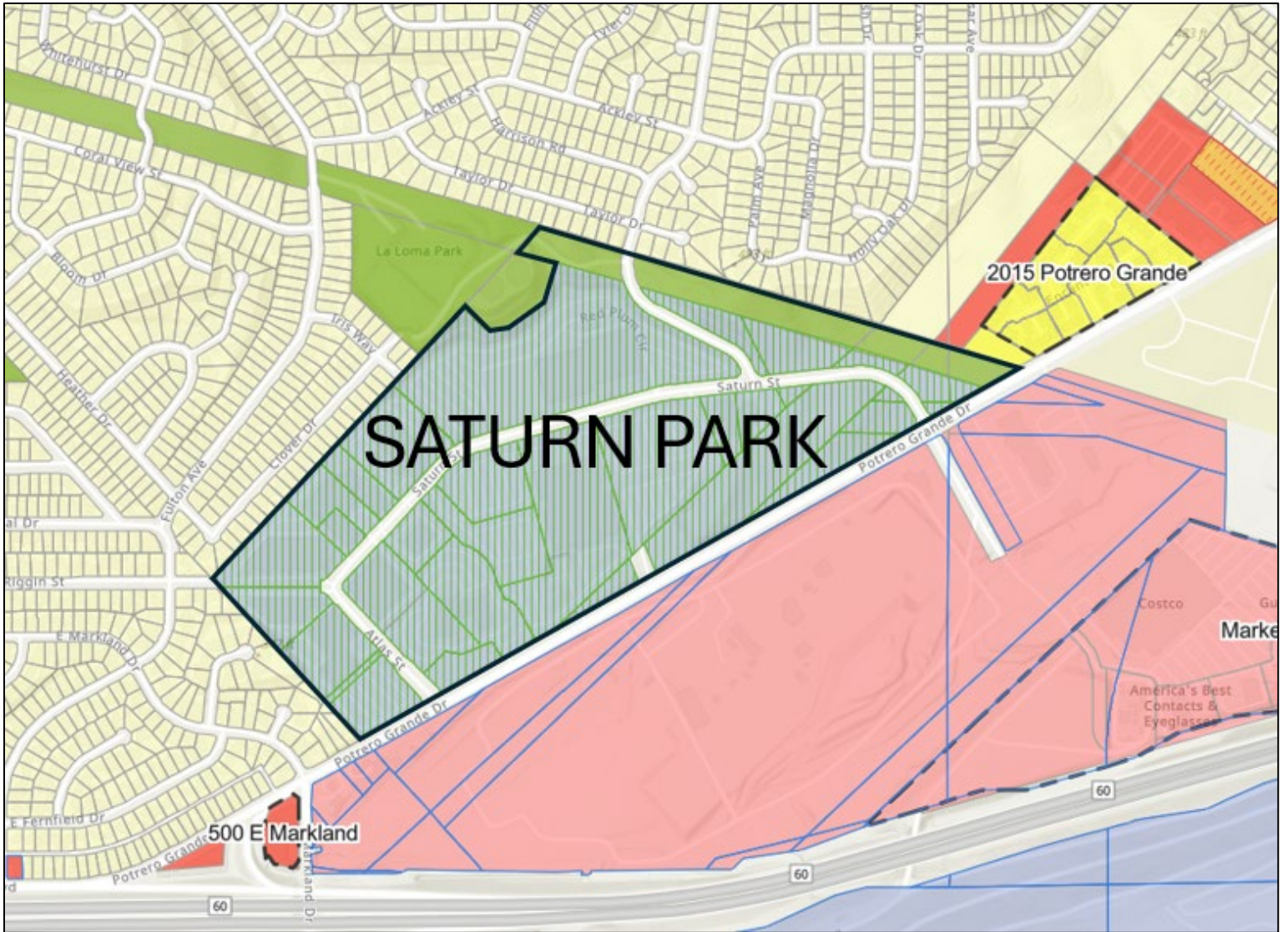
If you have any questions, please contact Community Development Department, Planning Division staff at [planningpermitcounter@montereypark.ca.gov](mailto:planningpermitcounter@montereypark.ca.gov) or (626) 307-1315.

Thank you,

A handwritten signature in blue ink that reads "J. Serrano".

Jessica Serrano  
Director of Community Development  
Community Development Department

# ATTACHMENT 1 Saturn Park Map





Sheppard, Mullin, Richter & Hampton LLP  
333 South Hope Street, 43<sup>rd</sup> Floor  
Los Angeles, California 90071-1422  
213.620.1780 main  
213.620.1398 fax  
www.sheppardmullin.com

213.617.4284 direct  
jpugh@sheppardmullin.com

June 17, 2024

File Number: 89AF-371175

**VIA E-MAIL**

City Council  
City of Monterey Park  
320 W. Newmark Avenue  
Monterey Park, CA 91754  
Email: [c/o City Clerk,  
MPClerk@montereypark.ca.gov](mailto:c/o City Clerk, MPClerk@montereypark.ca.gov)

Re: Draft Interim Ordinance for Saturn Park – June 18, 2024 City Council Agenda Item 5.A

Dear Honorable City Council,

This firm represents SDCF Monterey Park, LLC (“Applicant”) regarding its data center project (“Project”) located at 1977 Saturn Street (“Site”) in the City of Monterey Park (“City”). On June 14, 2024, we submitted a letter requesting that certain projects be exempt from the City’s proposed moratorium applicable to Saturn Park. That request still stands. The purpose of this supplemental letter is to: (1) request that the City continue this matter for at least 30 days; (2) preserve legal rights of the Applicant; and (3) provide comments on the draft interim ordinance applicable within Saturn Park.

On June 14, 2024, the City released its staff report and the draft moratorium that prohibits the issuance of permits and entitlements, and appears to halt the processing of applications for entitlements (“Moratorium”). The Moratorium may be unlawful for several reasons. We understand that the City Council may consider the Moratorium on June 18, 2024. We attempted to discuss the Moratorium with City staff before the hearing, but were directed to attend the hearing instead. Thus, we must provide the comments below for the administrative record.

First, and importantly, the Applicant wants to retain its good working relationship with the City. The parties have worked well together over the last year. The City then sprung the Moratorium upon the Applicant three business days before the upcoming City Council hearing. Instead of rushing to adopt the Moratorium, we hope the parties can discuss the Project in relation to the intent of the Moratorium and find a mutually agreeable solution. We need time to do that. Therefore, we request that the City Council continue this matter for at least 30 days and direct the City staff to work with the Applicant in furthering the Project while concurrently addressing any related land use and zoning concerns.

Second, under California law, the City may not lawfully adopt or extend any urgency ordinance “unless the ordinance contains legislative findings that there is a current and immediate threat to the public health, safety, or welfare . . . .” necessitating the ordinance (Gov’t. Code § 65858(c).) Such findings, of course, must be supported by substantial evidence. Here, the City

claims in its findings that the Moratorium is “necessary in order to protect the City from the potential effects and impacts of outdated land uses and accompanying impacts from traffic and commerce on City streets, impacts on parking availability in the business areas of the City, the aesthetic impacts to the City, and other similar or related effects on property value and the quality of life in the City’s neighborhoods.” (See Moratorium, Section 2.R) The City has provided no evidence of any such effects. In fact, at least as related to the Project, the technical studies (which the City has reviewed) demonstrate that the Project would not have a significant effect on the environment or community. Similarly, there cannot be credible threats to public health and safety by merely allowing the existing land use designations and zoning in Saturn Park to remain as is. Thus, there is no actual threat to public health, safety or welfare. Therefore, we request that the City Council deny the proposed Moratorium outright.

In addition, the law requires the threat to be imminent. The legislative history of Gov’t. Code § 65858, and supporting case law, confirms that although the Legislature could have tied adoption of an interim ordinance to the submission or processing of a development application, it chose to set the bar higher, restricting its application to situations where an approval of an entitlement of use was imminent. To our knowledge, there is no entitlement approval imminent, or other development activity in Saturn Park, that can justify the Moratorium. The Moratorium staff report claims that “[t]he need for a moratorium is underscored by interest from private property owners within Saturn Park who already filed applications with the City seeking approvals via Chapter 21.14 of the Monterey Park Municipal Code (‘MPMC’).” Also, the findings in the Moratorium state that certain representatives met with the City to plan for a data center; and the City received an application for a conditional use permit for a data center. Neither of those facts equate to an imminent threat. Mere meetings regarding a project obviously cannot be an imminent threat. Likewise, filing for and processing a discretionary entitlement with the City just starts the wheels rolling in the administrative process and is not an imminent threat that can justify a moratorium. Thus, there are no facts or evidence that support the City’s position that the Moratorium is needed to prevent an imminent threat.

Third, the Moratorium appears to stop the City from processing applications in Saturn Park. The law clearly holds that processing a development application does not constitute a current and immediate threat under Gov’t. Code § 65858(c). Here, Section 4.A of the Moratorium states that “[c]ity employees, and City boards and commissions are directed to refrain from accepting, processing, or approving any application for any land use entitlement . . . and to refrain from processing and issuing approvals for any land use entitlement for any pending applications already received.” This ban on processing entitlements is unlawful. The Applicant has invested substantial time and resources to submit its application for the Project. The City was processing that application in apparent good faith until notice of the Moratorium. Therefore, we request that the City revise the Moratorium to allow the City to process applications . . . that is, if the City Council even decides to adopt the Moratorium.

Fourth, it appears that the Moratorium is inconsistent with Chapter 21.14 of the MPMC (which was voter enacted) and provisions of the general plan. As we noted in our prior letter, the Applicant designed the Project to comply with the MPMC and the City has concluded that the Project is a permitted use within the O-P (Voter-enacted) zone. The Project is also consistent with the applicable general plan policies and designations. The staff report and draft Moratorium

make amorphous claims that data centers are inconsistent with the land use element, but provides no analysis or evidence to support that claim. Moreover, this is not the first time the City has used a moratorium, or interpretations of applicable code/land use designation to thwart potential development of the Site. The Moratorium is interfering with disposition contracts and subjecting the Applicant to potential damages. We hope the City can work with the Applicant to find a better way to proceed and avoid liabilities for all.

Fifth, the City claims that adopting the Moratorium is exempt from the California Environmental Quality Act (“CEQA”). The City has not, however, provided any evidence that the Moratorium would not directly or indirectly cause environmental impacts. The City’s rationale ignores the potential indirect environmental impacts resulting from displaced development. Case law has held that CEQA requires consideration of displaced development impacts that logically flow from a ban on development. The California Supreme Court explained that, depending on the circumstances, a government agency may reasonably anticipate that its placing a ban on development in one area of a jurisdiction may have the consequence, notwithstanding existing zoning or land use planning, of displacing development to other areas of the jurisdiction. The court explained further that CEQA’s concern is not limited to projects that “will” have a significant effect, but those that “may” have such effect. Thus, it would be prudent for the City to first analyze potential impacts of the Moratorium if the City decides to proceed with its consideration.

In closing, we reiterate the Applicant’s primary desire to continue its good working relationship with the City. We trust that the City can find a way to accomplish its objectives of smart development in Saturn Park while concurrently processing the Project without delay.

Thank you,



James E. Pugh  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4881-0296-1793.1

cc:

[mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov)

[kberger@bwslaw.com](mailto:kberger@bwslaw.com)

[jtamayo@bwslaw.com](mailto:jtamayo@bwslaw.com)

Bryan Marsh, StratCap

Chris Flynn, StratCap

Scott Rynders, The Rynders Corporation

Direct No.: 213.236.2729  
Our File No.: 08877-0001  
kberger@bwslaw.com

June 17, 2024

*Via First Class U.S. Mail and Electronic Mail*

James E. Pugh  
Sheppard, Mullin, Richter & Hampton, LLP  
333 South Hope Street, 43<sup>rd</sup> Floor  
Los Angeles, CA 90071-1422

Email address: [jpugh@sheppardmullin.com](mailto:jpugh@sheppardmullin.com)

Re: Letters dated June 14 and June 17, 2024

Dear Mr. Pugh:

As you are aware, I serve as City Attorney for the City of Monterey Park. I write in response to your letters dated June 14<sup>th</sup> and June 17<sup>th</sup> (the "Letters"). Thank you for your correspondence.

The June 17<sup>th</sup> letter states that your client is interested in retaining its good working relationship with the City regarding a pending (since January 2024) land use application. Accordingly, your client seeks a 30-day delay in the City Council's consideration of a moratorium.

As you know, the initial moratorium period is for 45 days; any extension of a moratorium requires notice and a public hearing. It seems that this fulfills your client's desire to discuss the matter? Surely it is more productive for your client's representatives to participate in the SPARC process to consider how to implement the voter's directives in Measure JJ (which adopted the Land Use Element in 2020) rather than to try challenging the proposed moratorium based upon various legal arguments.<sup>1</sup>

The City Council is obligated to implement the voters' vision for Saturn Park as expressed in the 2020 Land Use Element. Instead of responding to the legal arguments

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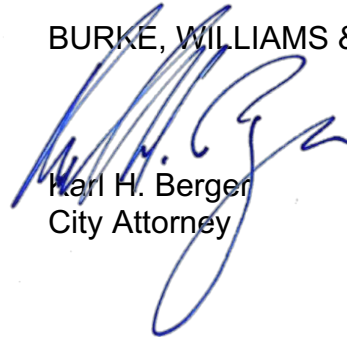
<sup>1</sup> Note that Section 3(A) of Measure JJ specifically authorizes the City Council to implement the LUE on its own authority; that would include making changes to voter enacted zoning regulations from the late 1990s.

Sheppard Mullin  
June 17, 2024  
Page 2

in the Letters (which the City disagrees with), I encourage your client's representatives to work with the City in shaping and implementing the voters' intent through the SPARC process.

Very truly yours,

BURKE, WILLIAMS & SORENSEN, LLP



Karl H. Berger  
City Attorney

c: City Council  
City Clerk  
Inez Alvarez, City Manager  
Jessica Serrano, Community Development Director  
Justin Tamayo, Deputy City Attorney

**Written Communication  
Agenda Item No. 5A**



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Los Angeles, California 90071-1422  
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September 21, 2023

File Number: 89AF-371175

Mr. Joseph Torres, MPA,  
Economic Development Manager  
Ms. Jessica Serrano,  
Director of Community Development  
Ms. Beth Chow, Senior Planner  
City of Monterey Park  
320 W. Newmark Avenue  
Monterey Park, CA 91754

Re: 1977 Saturn Street  
Monterey Park, CA 91755

Dear Messrs. Torres, Serrano and Chow,

We have appreciated the assistance provided by you and City planning staff throughout our due diligence process over the past several months. We look forward to continuing our good working relationship. As you know, an affiliate of StratCap Wireless Group (“StratCap”) is under contract to acquire the 1977 Saturn Street property from the current owner with plans to redevelop the site into a new state-of-the-art data center facility. StratCap intends to develop the project, but needs assurances that the entitlement pathway will not change materially during the administrative process. The primary issue of concern is whether the City would require a development agreement for the project.

On April 13, 2023, we corresponded with the City sharing our analysis of Chapter 21.44 of the City’s municipal code, regarding the applicability of a development agreement. We concluded that StratCap’s data center project would not require a development agreement per the municipal code. Working in its cooperative spirit, the City conferred with the City Attorney regarding this issue. Thereafter, the City informed StratCap that the data center project does not require a development agreement per the current municipal code. StratCap relied on this assurance to continue pursuing land acquisition.

Based on our most recent conference call held on August 31, 2023, and our team’s subsequent follow up discussions, we understand that the City is in the process of updating its zoning code, which may affect the entitlement process for the subject property. It is our understanding that the City will be moving forward with code updates in stages, with the first code update planned for properties located in the downtown zone. We further understand that future citywide code updates, which could affect the 1977 Saturn property, are anticipated to occur on or about March or April, 2024.

September 21, 2023

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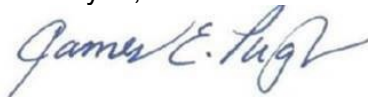
In the event that StratCap elects to move forward with the land transaction beyond due diligence, it will incur substantial costs to prepare architectural plans, commission a method of service study with Southern California Edison, file land use applications and pay requisite fees to the City for the requested project entitlements. As such, StratCap is legitimately concerned that future zoning code updates may materially change the entitlement process. Specifically, we are concerned that the forthcoming municipal code changes could require a development agreement for the data center project, absent a grandfathering provision or vesting mechanism for certain projects.

Based on our conversations, we understand that the City intends to include grandfathering language within the new zoning code ordinances, which would provide appropriate protections for projects that have submitted a complete entitlement application before the effective date of the new ordinances. StratCap needs certainty that the City will in fact include such grandfathering provisions. Pursuing the data center project absent these protections is questionable.

Therefore, we respectfully request that the City confirm that any forthcoming ordinance, or adjustments to municipal code, that apply to the 1977 Saturn Street property, will contain mutually agreeable grandfathering provisions that ensure StratCap can proceed with the data center project – without a development agreement – so long as it submits a completed application before the effective date of any applicable ordinance or municipal code changes.

To memorialize the City's position, please provide a written response to this letter for our files at your earliest convenience.

Thank you,



James E. Pugh  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4881-0296-1793.1

cc:

Bryan Marsh, StratCap  
Chris Flynn, StratCap  
Scott Rynders, The Rynders Corporation

**Subject:** MP - Saturn Data Center  
**Date:** Wednesday, September 27, 2023 at 1:41:11 PM Pacific Daylight Time  
**From:** Berger, Karl H.  
**To:** jpugh@sheppardmullin.com  
**CC:** Alvarez, Inez, Garcia, Diana, Serrano, Jessica, Tamayo, Justin A.  
**Attachments:** Saturn Data Center - Grandfathering Letter 9.21.23.pdf

Mr. Pugh –

I serve as City Attorney for the City of Monterey Park. The attached correspondence was forwarded to my attention. Thank you for your letter.

As you were previously informed, the City does not currently require a development agreement for the type of project proposed by your client. There are no assurances, however, that the City could offer your client regarding changes in law at this time. Even if planning staff were to provide such assurance, they would not be legally binding upon the City (notably, a development agreement would protect your client from future changes in the law during the term of that agreement).

The City is certainly available to process your client's application once it is filed.

You may contact me with any questions. Thanks.

**Karl H. Berger | Partner**

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[Burke, Williams & Sorensen, LLP](#)

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Written Communication  
Agenda Item 5A

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June 18, 2024

File Number: 0100-922670

**VIA E-MAIL**

City Council  
City of Monterey Park  
320 West Newmark Avenue  
Monterey Park, CA 91754  
[mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov)

Re: June 18, 2024 City Council Meeting, Item 5-A  
Consideration and Possible Action to Adopt an Urgency Ordinance Establishing a  
Moratorium on New Development Within Saturn Park

Dear Honorable Mayor and City Council:

This firm represents and is writing on behalf of MUFG Americas Holdings Corporation, a Delaware corporation ("MUAH"), the owner of a commercial office building located at 1980 Saturn Street ("Property") in the City of Monterey Park ("City"). The Property is located in the area of the City currently known as McCaslin Park, also referred to as "Saturn Park."

We understand that on June 18, the City Council will hold a hearing to consider and potentially adopt an urgency ordinance imposing a moratorium on all new development within Saturn Park. We understand this moratorium would impose an initial 45-day hold on all land use applications for projects within Saturn Park, and that the City Council may subsequently extend the moratorium for an additional 10 months and 15 days.

MUAH first received notice of the proposed moratorium only last week. Given the limited notice, MUAH has not had sufficient time to evaluate the moratorium and how it could affect the Property. MUAH understands that other affected property owners will be submitting comment letters to the City in advance of the hearing, detailing a variety of concerns and/or issues regarding the moratorium. MUAH reserves the right to join those comments and treat them as incorporated into this letter. MUAH also reserves the right to submit new and supplemental comments should the City Council take future action to extend or modify the moratorium.

City Clerk  
June 18, 2024  
Page 2

Please add our office to the notice list for all future communications and proposed actions regarding the moratorium.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Toranto', with a stylized flourish extending to the right.

Tony Toranto  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4874-8129-4281.3

Written Communication  
Agenda Item No. 5B

**From:** [Marcelle wendt](#)  
**To:** [MPClerk](#)  
**Subject:** Spirit bus  
**Date:** Monday, June 17, 2024 10:15:51 AM

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[EXTERNAL EMAIL]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The Spirit bus is a fast and efficient form of transportation in the city of Monterey Park. I'm able to take care of shopping and my business in a short amount of time with one or two buses. Being able to go to the bus stop without having to make a reservation is freedom for all the people that live and travel through the city of Monterey Park. The tap card readers have not worked for many years and no count of passengers have been done for a long time, so no accurate count of riders for months. I would like the bus to go to the Home depot store in the future. Please keep our current routes. Thank you.