

From: [James Pugh](#)
To: [MPClerk](#)
Cc: [Berger, Karl H.](#); [Tamayo, Justin A.](#); [Bryan Marsh](#); [Scott Rynders](#); [Chris Flynn](#)
Subject: Applicant Letter - July 17th City Council Hearing - Agenda Item 4.B for Saturn Park
Date: Tuesday, July 16, 2024 2:23:19 PM
Attachments: [Saturn Park – Moratorium Extension Letter.pdf](#)
Importance: High

[EXTERNAL EMAIL]

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City Clerk,

Please see the attached letter for the City Council hearing. Please provide to the councilmembers and include in the administrative record.

Please confirm receipt.

Thank you,

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July 16, 2024

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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

Re: Potential Extension of Urgency Ordinance No. 2245 – Saturn Park -- Agenda Item 4.B

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 17, 2024, the City adopted Urgency Ordinance No. 2245 (“Urgency Ordinance”), which limits the issuance of land use entitlements within Saturn Park at this time. On July 17, 2024, the City is considering whether to extend the Urgency Ordinance. Our position remains that the Urgency Ordinance is unlawful. However, we believe there is a workable solution whereby the City can pursue its specific planning efforts for Saturn Park while concurrently allowing the Applicant to pursue and complete its Project on the Site. Therefore, we respectfully request that the City Council consider, and implement, our proposed text modifications below to the Urgency Ordinance before taking any further action.

We have reviewed the adopted Urgency Ordinance, the public hearing notice published on July 4, 2024, the Urgency Ordinance 10-day report, the staff report for the upcoming City Council meeting, and the draft ordinance to extend the moratorium (“Draft Ordinance”). We have also reviewed applicable land use and regulatory documents. We still have serious concerns about the City’s actions. But, we also have hope that the City Council will exercise its legislative power in a reasonable manner that does not stifle economic investment in the City. We explain both positions below.

First, extending the Urgency Ordinance for 10 months and 15 days (as proposed) is not necessary and is virtually certain to kill the Project and thereby stop a substantial economic investment in the City. By law, the City has the discretion to extend the Urgency Ordinance for a lesser duration. The Saturn Park Advisory Review Committee (“SPARC”) meetings start and finish between July 29 and August 29, 2024, which is less than two months from now. That provides a window of opportunity to determine how the Project, and other potential land uses in Saturn Park, can coexist in a manner that benefits the City and the community. In addition, the California Environmental Quality Act (“CEQA”) process, and the City’s administrative review of the Project, could conclude within approximately three months. Together, the initial work of

SPARC and the administrative review of the Project would be complete around October 2024. At that time, the City Council and the community will have a better grasp of the Project and the feasibility of the other uses being considered for Saturn Park. Accordingly, a more reasonable extension of the Urgency Ordinance would be 90 days. That would allow flexible timing for the City to continue its planning efforts while not precluding a tangible economic investment provided by the Project. Therefore, we request that the City only extend the Urgency Ordinance for 90 days with a new expiration date of October 31, 2024.

Note that, pursuant to Government Code Section 65858, the City still has the authority to extend the Urgency Ordinance for another one year regardless of the duration of the extension term the City decides upon at its July 17, 2024 City Council hearing. And, ultimately, the City holds discretionary approval authority over the Project – so even if there was no moratorium – the City may exercise its discretion at a later date to either approve or deny the Project. The Project literally poses no risk to the City or community because of that fact alone. Accordingly, to act in a manner (by approving an unduly long first extension) that precludes economic investment would harm the City and the community for no legitimate purpose.

Second, and more importantly, the Project can deliver substantial community benefits to the City and its residents. Section 21.44 of the Monterey Park Municipal Code (“MPMC”) allows the City and the Applicant to enter into a development agreement. Here, that would be a voluntary act of the Applicant because the Project itself does not trigger a mandatory development agreement. Nonetheless, the Applicant wants to provide the community with the direct benefits of the Project (i.e., construction and operational jobs, increased tax revenues, redevelopment of a vacant parcel, etc.) and additional community benefits that improve the general welfare of the City and address its pressing social needs. The Applicant would enter a binding development agreement with the City if the moratorium does not preclude the feasibility of the Project outright.

To implement this mutually-beneficial solution, the City would need to revise the Draft Ordinance to provide the Applicant and the City the opportunity to file and enter into the development agreement. The City can accomplish that by modifying certain sections of the Draft Ordinance before the City Council approves it.

For the City’s consideration, we provide the following language as an insert for Section 4 of the Draft Ordinance:

“Section 4.B: Exempted Activities. During the effectiveness this Ordinance, or any extension, the City may issue any permit or land use entitlement to any person or entity for constructing, placing, or operating within the McCaslin Business Park, i.e., Saturn Park, only if the criteria in this Section 4 are satisfied. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City employees, City boards and commissions, and the City Council are permitted to accept, process and approve certain applications for land use entitlements, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating within the Saturn Park area, only for development applications that: (1) were filed with the City before April 15, 2024; (2) include or are amended to include a development agreement

per Chapter 21.44 of the Monterey Park Municipal Code; and (3) obtain City Council approval of the development agreement before, or concurrent with, approval of the project entitlements proposed in the timely-filed application. This exemption will remain effective for the term of this Ordinance, and any extensions.”

Modifying the Draft Ordinance in this manner allows the City to protect the health, safety and welfare of the community during the moratorium; pursue long-range planning efforts for Saturn Park; and secure economic investment and community benefits for the residents of the City. This is a win-win-win scenario in our opinion. Therefore, we request that the City Council integrate new Section 4.B (as drafted above) to the Draft Ordinance before adoption.

Likewise, if the City Council agrees to that modification, the Draft Ordinance requires minor technical revisions to be internally consistent. We have provided an updated Draft Ordinance with those revisions incorporated in redline for your consideration and use. See Exhibit 1: Revised Ordinance. We believe the Revised Ordinance is a well-fashioned solution that allows the City Council to secure community benefits for the residents of the City while creating additional land use visions for the area.

On the other hand, if the City passes the more draconian extension, then that damages the Applicant and the Site. The Urgency Ordinance and the Draft Ordinance could become a regulatory taking and present issues of estoppel. Our clear desire is to work with the City to keep the Project alive and deliver community benefits. Yet, we must raise concerns for the record to preserve our legal rights for court challenges, as noted in the City’s public notice for this matter. Hence, please take note of the issues herein, and below, regarding the Draft Ordinance.

To start with, the foundational premise of the Urgency Ordinance is flawed. Per Section K of the Urgency Ordinance, the premise is that the City must replace the zoning regulations in Chapter 21.14 of the MPMC (Office-Professional zone Voter Enacted) because those regulations are inconsistent with the 2020 Land Use Element (“LUE”) and the Housing Element. That is transparently false.

The LUE designates Saturn Park as Innovation/Technology Uses. Goal 25 of the LUE states “*Saturn Park as destination business park* for high-quality service industry, research, and emerging industry jobs.” And, Policy 25.2 is for Saturn Park to be the “*premier location for emerging technology business.*” Similarly, the zoning regulations in existing Chapter 21.14 of the MPMC permit professional offices, data processing facilities, research facilities and service businesses, to name a few. The LUE goes even further and states that “*Saturn Park will continue to function as a business park*, focused on office-type and research and development uses, with supportive commercial business.” LUE, page 71, *emphasis added*. See Exhibit 2: LUE Business Park Excerpt. It is abundantly clear that the will of the voters, via Measure JJ, the LUE, and the Voter Enacted O-P zone, is for Saturn Park to remain a business park. The moratorium ignores this evident truth and unlawfully posits that the SPARC can supplant the will of the voters by creating a specific plan for Saturn Park that emphasizes residential uses to the detriment of (or potentially the elimination of) the expressly permitted business uses.

July 16, 2024
Page 4

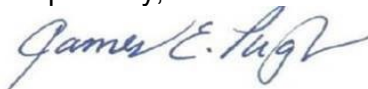
Similarly off base is the argument that the Housing Element is relevant to the Urgency Ordinance. Section G of the Urgency Ordinance states that “[t]he City's Housing Element reflects the City's desire to encourage construction of housing that is attainable for households of all income levels. Among other things, the City Council determined that the City should take proactive actions to increase the availability of dwelling units on underutilized properties.” That is a fine statement, but it has nothing to do with Saturn Park. The State Department of Housing and Community Development (“HCD”) certified the Housing Element in 2023 reflecting the City’s housing strategy from 2021 to 2029. From our review, that certified Housing Element does not identify a single parcel of land (let alone the Site) in Saturn Park as a candidate site for residential development to satisfy the City’s Regional Housing Needs Assessment (“RHNA”) requirements. See Exhibit 3: RHNA Candidate Sites.

Therefore, there is no inconsistency between the voter-enacted zoning of MPMC 21.14, the voter-enacted LUE and the state-certified Housing Element. An attempt to use these general plan elements as a legal basis of the Urgency Ordinance, and to replace the valid zoning in Saturn Park thereon, would fail if legally challenged. We hope there is no need for such a challenge.

Next, as we mentioned during the June 17, 2024 City Council hearing, the Applicant wants to participate in SPARC. Good urban planning will show that the Project, other business park uses, and the mixed-use components envisioned by the City can be symbiotic in Saturn Park. But, passing an unnecessary 10 month moratorium extension, without our proposed Exempted Activities provision, will snuff out the economic investment and community benefits of the Project before SPARC even holds its first meeting. That seems like irresponsible governance that harms the residents of the City. Instead, we urge the City Council to see the Project as a seed of investment that can help the Saturn Park area grow into a vibrant and more diversified area of the City.

In closing, we reiterate the Applicant’s primary desire to continue its good working relationship with the City. Please revise the Draft Ordinance as stated in this letter, which will facilitate a mutually-beneficial way to redevelop Saturn Park for the good of the City.

Respectfully,



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

cc:

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Bryan Marsh, StratCap

Chris Flynn, StratCap

Scott Rynders, The Rynders Corporation

EXHIBIT “1”

ORDINANCE NO. xxxx

AN INTERIM ORDINANCE EXTENDING URGENCY ORDINANCE NO. 2245 - PROHIBITING PERMITS FOR LAND USE ENTITLEMENTS WITHIN THE MCCASLIN BUSINESS PARK TO CONSIDER ADOPTING A SATURN PARK SPECIFIC PLAN IN ACCORDANCE WITH THE MONTEREY PARK LAND USE ELEMENT OF THE GENERAL PLAN

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: This Ordinance is adopted pursuant to Government Code §§ 36937, 65858, and other applicable laws.

SECTION 2: *Findings.* The City Council finds, determines and declares as follows:

- A. The City may adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- B. On June 17, 2020, the City Council approved the Land Use and Urban Design Element to the Monterey Park General Plan (the "2020 LUE"). Thereafter, the 2020 LUE was placed onto the November 3, 2020 ballot as Measure JJ. Following voter approval on November 3, 2020, the 2020 LUE (via Ordinance No. 2198) became effective on December 2, 2020.
- C. Section 3(A) of Ordinance No. 2198 authorizes the City Council to implement the 2020 LUE by, among other things, adopting zoning regulations. Section 4 of Ordinance No. 2198 provides that Measure JJ must be interpreted to be consistent with all applicable law; Section 6 of Ordinance No. 2198 provides that Measure JJ must be broadly construed to achieve the voter's intent in approving Measure JJ.
- D. Monterey Park Municipal Code ("MPMC") Chapter 21.14 was added by Measure D on April 14, 1998 (via Ordinance No. 1933). Measure D provided zoning regulations for the area identified as Mccaslin Business Park.
- E. The Regulating Plan of the General Plan Land Use Element (Figure LU-4 to the 2020 LUE) renamed this area as "Saturn Park" with a designated land use of "Innovation/Technology." Goal 25 of the 2020 LUE directs the City Council to revitalize Saturn Park as a destination business park for high-quality service industry, research and development, and emerging industry jobs. This directive is further

refined via Policy Nos. 25.1 to 25.3.

- F. The 2020 LUE also provides that the City Council should ensure flexible zoning regulations; support local businesses; maintain a proactive economic development program; and invest in commercial corridors (Policy Nos. 1.1 to 1.4).
- G. The City's Housing Element reflects the City's desire to encourage construction of housing that is attainable for households of all income levels. Among other things, the City Council determined that the City should take proactive actions to increase the availability of dwelling units on underutilized properties (see, e.g., Section 5(C) of Resolution No. 2022-R90, adopted November 16, 2022).
- H. It is anticipated that the Saturn Park Advisory Review Committee ("SPARC") will consider incorporating a residential component into the SPSP to help enhance the Innovation/Technology land use designation identified in the 2020 LUE. Among other things, this would:
 - 1. Allow employees to live near their workplace, reducing vehicle trips.
 - 2. Allow companies to offer subsidized housing as an employee benefit and amenity to attract talent.
 - 3. Facilitate a live-work-play environment where residential, office, and recreational spaces coexist.
 - 4. Foster closer social connections and a sense of community among employees who can interact more freely outside of work.
 - 5. Align with the post-pandemic shift towards more flexible and hybrid workplace models.
- I. Such efforts are reflected in "real world" developments such as the West Edge in Los Angeles (<https://westedgela.com>).
- J. Additionally, the California Legislature is seeking various methods for promoting housing such as AB 1532 (Haney, 2023) which, were it approved, would allow office conversion projects by right within all zones. While this "Office to Housing Conversion Act" failed to advance within the Legislature, it represents the latest legislative path taken by the Legislature to encourage more housing within local jurisdictions.

- K. A review of the 2020 LUE, the Certified Housing Element (March 30, 2023), and MPMC Chapter 21.14 shows that the existing zoning regulations are inconsistent with the voters' vision for Saturn Park; the zoning regulations must be reconciled with the most recent voter directives in Measure JJ, the California Legislature's directives (as reflected in the City's Certified Housing Element), and California law.
- L. In April 2024, the Planning Commission considered conceptual renderings and land uses for Saturn Park during two meetings. Thereafter, on May 22, 2024, the City Council created the SPARC to receive and implement community input for drafting a Saturn Park Specific Plan ("SPSP").
- M. On May 23, 2024, representatives from 1980 Saturn met with the Mayor, City Manager, City Attorney, Assistant City Manager, and Community Development Director to plan for a data center at that location - which is a permissible use pursuant to MPMC Chapter 21.14 but inconsistent with the 2020 LUE land use designation for Saturn Park. Additionally, on January 11, 2024, the City's Community Development Department received applications for a conditional use permit and design review for a data center proposed at 1977 Saturn Street.
- N. As set forth in the City Council staff report dated June 5, 2024, it is anticipated that the SPARC would conclude its meetings in August or September of 2024 and provide the City Council with its recommendations regarding the SPSP at that time. The SPSP would implement the 2020 LUE as to Goal 25 and the Innovation/Technology land use designation.
- O. Without the enactment of this Ordinance, the voter's vision for revitalizing Saturn Park via Measure JJ and the 2020 LUE would be thwarted: pending applications for land uses currently allowed by MPMC Chapter 21.14, if approved, would lock in certain types of land uses for the foreseeable future.
- P. The City Council determines that the MPMC requires updating to protect the public against health, safety, and welfare dangers caused by multiple applicants relying upon outdated land use regulations. The City needs additional time to prepare, evaluate and adopt reasonable regulations to implement the voter's direction in Measure JJ and to ensure such regulations are applied in a nondiscriminatory manner.
- Q. To prevent frustration of these studies and the implementation of new

regulations, the public interest, health, safety, and welfare require enactment of this Ordinance. The absence of this Ordinance would impair the orderly and effective implementation of contemplated MPMC amendments, and any further authorization of these uses, unless considered Exempted Activities, within the City during the period of the moratorium may conflict with or frustrate the contemplated updates and revisions of the MPMC.

- R. Based on the foregoing, the City finds that that this Ordinance is necessary in order to protect the City from the potential effects and impacts of outdated land uses and the 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 values and the quality of life in the City's neighborhoods.
- S. The City Council further finds that this moratorium is a matter of local and City-wide importance and is not directed towards any business that currently seeks to utilize MPMC Chapter 21.14.
- T. On June 18, 2024, the City Council adopted Urgency Ordinance No. 2245, prohibiting permits for land use entitlements within the Mccaslin Business Park to consider adopting a Saturn Park Specific Plan in accordance with the Land Use Element of the General Plan. That ordinance will expire on August 2, 2024 (45 days after adoption).
- U. The City Council further finds that additional time is necessary to allow for public outreach efforts to conclude before providing additional direction to staff related to Saturn Park, including, without limitation, the creation of the SPSP.

SECTION 3: Environmental Assessment. Adoption of this Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines§ 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of

the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 4: *Interim regulations.* The following provisions are adopted as interim requirements for issuing permits pursuant to the MPMC for land uses within Saturn Park, and any construction or operation in the City in conflict with these provisions is expressly prohibited:

A. Restricted Activities. For a period of 10 months and 15 days after adoption of this Ordinance, the City will not issue any permit or land use entitlement to any person or entity for constructing, placing, or operating within the Mccaslin Business Park, i.e., Saturn Park utilizing MPMC Chapter 21.14. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City employees, and City boards and commissions, are directed to refrain from accepting or approving any application for any land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating within the Saturn Park area, and to refrain from issuing approvals for any land use entitlement for any pending applications already received. These restrictions do not apply to construction projects with active building permits and any emergency repairs or replacement of an element of a building, structure, utility system, or equipment that is essential to protect the public health, safety and welfare. These prohibitions will remain effective for 10 months and 15 days following adoption of this Ordinance.

A.B. Exempted Activities. During the effectiveness of this Ordinance, or any extension, the City may issue any permit or land use entitlement to any person or entity for constructing, placing, or operating within the McCaslin Business Park, i.e., Saturn Park, only if the criteria in this Section 4 are satisfied. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City employees, City boards and commissions, and the City Council are permitted to accept, process and approve certain applications for land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating within the Saturn Park area, only for development applications that: (1) were filed with the City before April 15, 2024; (2) include or are amended to include a development agreement per Chapter 21.44 of the Monterey Park Municipal Code; and (3) obtain City Council approval of the development agreement before, or concurrent with, approval of the project entitlements proposed in the timely-filed application. This exemption will remain effective for the

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term of this Ordinance, and any extensions.

SECTION 5: Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: Publication. The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: Report. Pursuant to Government Code § 65858, the City Manager, or designee, must prepare a report for City Council consideration describing the measures taken to address the conditions which led to adoption of this Ordinance. This report must be provided to the City Council so that it may be considered and issued not later than 10 days before this Ordinance expires. The report was made available to the City Council and public on July 3, 2024, posted at the City's posting places and at the City's website.

SECTION 11: Effective Date. This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36937 and 65858 for the immediate preservation of the public peace, health, safety, and welfare.

SECTION 12: Expiration Date. Urgency Ordinance No. 2245 is hereby extended pursuant to Government Code Section 65858 for ~~10 months and 15.90~~ days past the initial expiration date of Urgency Ordinance No. 2245 so as to extend the moratorium until ~~June 17, 2025~~ October 31, 2024, unless a subsequent ordinance is adopted by the City Council that extends this date.

PASSED AND ADOPTED this 17th day of July, 2024.

Thomas Wong, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

Ordinance No. XXXX
Page 7 of 7

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES §
CITY OF MONTEREY PARK

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Ordinance No. xxxx was duly passed, approved and adopted at its regular meeting held on 17th day of July, 2024 by the following vote:

Ayes:	Council Members:
Noes:	Council Members:
Absent:	Council Members:
Abstain:	Council Members:
Recusal:	Council Members:

Dated this 17th day of July, 2024.

Maychelle Yee, City Clerk
City of Monterey Park, California

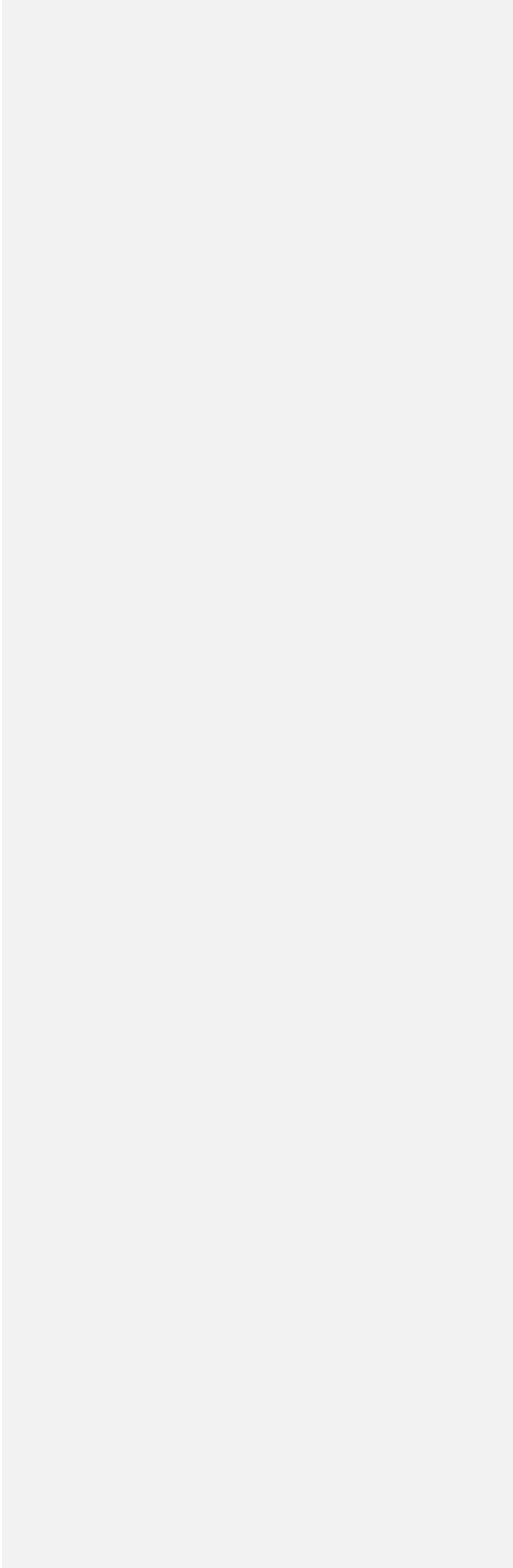
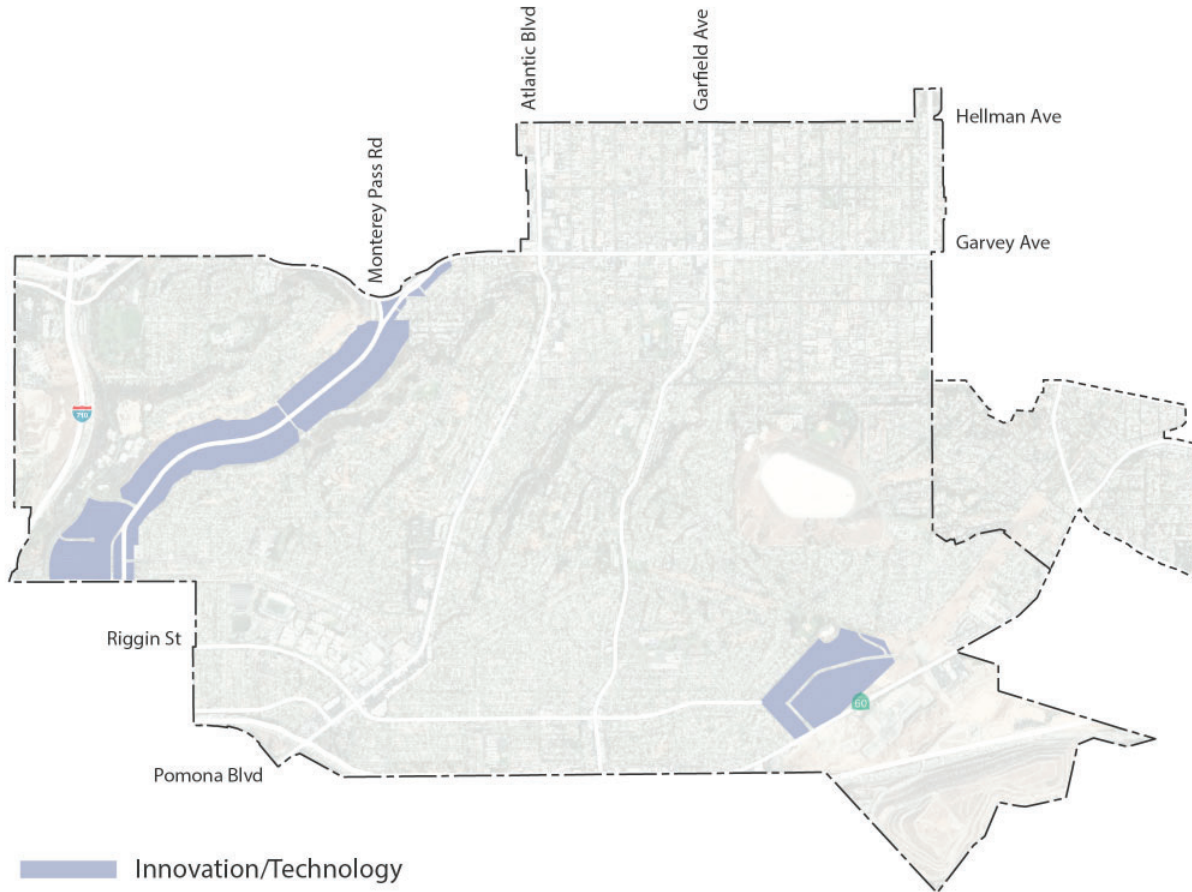


EXHIBIT “2”



Technology will continue to evolve rapidly, changing how people work and do business. The City aims to accommodate and encourage new businesses that promote innovation and advances in technology, creating places for high-skilled and knowledge workers. The Monterey Pass Road corridor and Saturn Park district (on Saturn Street) provide prime properties, easy access to arterial roadways and freeways, and locations near housing perfect for new, clean technology, and creative industries.

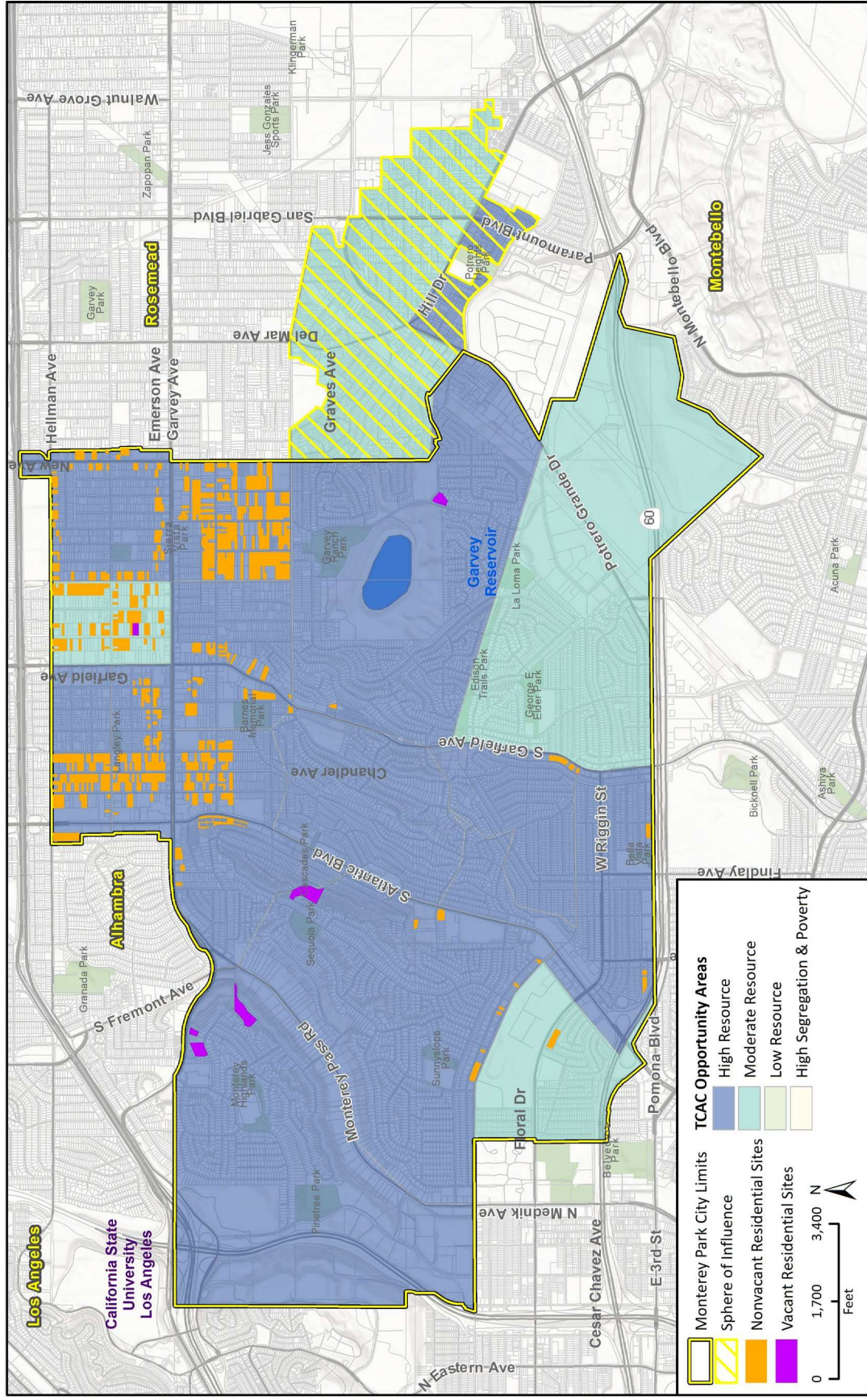
The Monterey Pass Road corridor and Saturn Park district historically have been areas where a range of industrial businesses—including intensive manufacturing operations—have thrived. However, in Saturn Park, uses transitioned in the latter 1990s to lighter industrial and office enterprises in response to public concerns about the proximity of heavy industrial uses to residential neighborhoods. Along Monterey Pass Road, warehousing, trucking, and auto repair uses increased because of the distance from neighborhoods and relatively easy freeway access. While these uses have provided service-oriented jobs, the City is interested in attracting industries that offer higher-paying jobs and attract people of diverse interests, incomes, and talents who wish to both live and work in Monterey Park.

Properties along Monterey Pass Road and south of Davidson Drive between Monterey Pass Road and Corporate Center Drive have interesting and unique industrial buildings that can be retrofitted for creative office, research and development, and even commercial space such as breweries. The City’s goal is to phase out trucking-intensive uses in favor of more environmentally sensitive businesses. Also, the City aims to improve the physical appearance of the corridor with increased landscaping, improved signage, identity lighting, and other public realm interventions. Finally, to provide for better interaction among land uses along the corridor, the City will provide better accommodations for pedestrians and cyclists and control cut-through traffic, as described in the Mobility Element.

Saturn Park will continue to function as a business park, focused on office-type and research and development uses, with supportive commercial businesses. Private reinvestment in properties will be encouraged through higher development intensity allowances. In turn, the City will require greater attention to landscaping, creative site design, and building quality.

EXHIBIT “3”

Figure C-30 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas (Monterey Park)



Basemap provided by ESRI and its licensors © 2021.

Source: AFFH Data Viewer, 2021