

CITY OF MONTEREY PARK

TAKE NOTICE that, on March 19, 2025, the Monterey Park City Council will conduct a Public Hearing to consider adopting an ordinance approving a Zoning Code Amendment (ZCA-25-01) and Zone Change (ZA-25-01). The proposed changes apply City-wide and amend Title 21 of the Monterey Park Municipal Code (“MPMC”) to implement the City’s adopted Housing Element and comply with State law, including, without limitation, updating regulations for Accessory Dwelling Units (“ADUs”), aligning the Inclusionary Housing requirements to ensure rental projects automatically qualify for State Density Bonus, establishing regulations for replacement housing, technical modifications to the MPMC for internal consistency, and creating a new zone to facilitate a “by-right” approval process for qualified housing developments on certain real properties.

WHEN: Wednesday, March 19, 2025, at 6:30 p.m. or soon thereafter as the matter may be heard

WHERE: City Hall Council Chambers - 320 West Newmark Avenue

PURSUANT to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City reviewed the environmental impacts of the proposed Ordinance. CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City’s Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report (“FEIR”) (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

DOCUMENTS, including copies of the proposed ordinance, is on file with the City Clerk’s office located at Monterey Park City Hall, 320 West Newmark Avenue. The staff report on this matter will be available in the City Clerk’s office on or about March 13, 2025, and available on the City’s website at <http://www.montereypark.ca.gov/AgendaCenter>. Copies may be obtained at cost. For additional information, please call (626) 307-1359 or e-mail mpclerk@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. You may mail or deliver comments to 320 West Newmark Ave, Monterey Park, CA, attention City Clerk’s office.

Maychelle Yee
City Clerk, City of Monterey Park

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