From: noreply@civicplus.com
To: MPClerk
Subject: Online Form Submittal: City Council Written Communication
Date: Wednesday, March 12, 2025 4:13:40 PM

[EXTERNAL EMAIL]

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City Council Written Communication

Individuals can complete this form to submit written comments to the City Council for a particular agenda item or for general comments within the City Council's subject matter jurisdiction. Please submit a separate form for each agenda item. Only one written comment per meeting for general public comments.

Please note that while communications will be provided to all Council Members and be part of the official record, they may not be read out loud as part of the meeting.

Monterey Park Municipal Code Section 2.04 et seq. This is a public document and subject to disclosure.

Today's Date	3/12/2025
Please check one:	General public comment
Agenda Item No.	*Field not completed.*
Please check one:	For
First Name	Jing
Last Name	Hong
Street Number	1592 S GRANDRIDGE AVE
Street Name	*Field not completed.*
Street Type	*Field not completed.*

Apt #	*Field not completed.*
City	Monterey Park
State	CA
Zip	91754
Phone Number	3104291306
Email Address	joyce.honguga@gmail.com
Representing: (self, name of organization, or other party)	self
Written Communication	I am writing to formally report the severe deterioration of the road surface in the 1400 -1600 S grandridge ave area , which has significantly worsened over time. The road has extensive cracks and aging asphalt, and nearly every week, loose rocks and broken asphalt emerge from the pavement. This not only poses a serious safety risk for drivers and pedestrians, but also increases the likelihood of further structural failure or even potential ground collapse if left unaddressed. Currently, the city's maintenance approach appears to be filling small patches whenever a stone or piece of asphalt comes loose. Unfortunately, this method is highly inefficient and ineffective—it does not resolve the underlying problem, and the road continues to deteriorate rapidly. A more extensive repair or resurfacing project is urgently needed to ensure long-term safety and road integrity. I urge the city to prioritize this issue and take meaningful action as soon as possible. A proper large-scale repair would not only be more cost-effective in the long run, but also greatly improve traffic safety and the quality of life for local residents. Please let me know if further information is needed, I have attached the road photo so you can how bad the situation is and I would appreciate an update regarding the city's plans for addressing this matter. Thank you for your attention to this critical safety concern.
You can also upload your written communication	IMG_4748.jpeg

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: MPClerk
Subject: Online Form Submittal: City Council Written Communication
Date: Tuesday, March 18, 2025 11:51:24 AM

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Monterey Park Municipal Code Section 2.04 et seq. This is a public document and subject to disclosure.

Today's Date	3/18/2025
Please check one:	Agenda Item
Agenda Item No.	4C
Please check one:	Against
First Name	Lucia
Last Name	Roybal
Street Number	2020 Clover Dr.
Street Name	*Field not completed.*
Street Type	*Field not completed.*

Apt #	*Field not completed.*
City	Monterey Park
State	CA
Zip	91755
Phone Number	*Field not completed.*
Email Address	*Field not completed.*
Representing: (self, name of organization, or other party)	self, resident
Written Communication	Agenda Item 4C proposes zoning amendments that could further expand allowable uses in Saturn Park, yet the agenda does not mention Saturn Park by name. The city must clearly state whether Agenda item 4C is connected to these zoning shifts in Saturn Park. If this amendment lays the foundation for additional land use changes, the public has a right to know before it is approved. • The city is gradually changing Saturn Park's zoning without transparency by introducing incremental changes to the MPMC (like defining new land uses), modifying zoning regulations, shifting housing allocations, and redefining permitted uses in Saturn Park. • Expanding "permissible uses" without formally rezoning is an attempt to legally justify rezoning later and avoiding the scrutiny of a full General Plan Amendment process. •. By passing separate, smaller amendments (like Ordinance 2253), the city avoids triggering a full CEQA review or a large-scale public hearing process that a full rezoning effort requires. •. By approving incremental changes through resolutions and zoning amendments, the city is laying the legal groundwork for full-scale rezoning. • If the city later claims these amendments justify residential or mixed-use development in Saturn Park, they will argue that these decisions were already made in past meetings—without a public vote or proper transparency. •. Saturn Park is designated as "Innovation Technology" in the General Plan, which voters approved. •. These changes bypass the required General Plan Amendment process, which should include full public input, CEQA review, and formal approval. Specific Actions That Indicate an Incremental Zoning Shift

A technical correction to The Housing Element (February 19, 2025) is being used to justify land use changes, moving RHNA housing allocations from Lincoln/Garvey to Saturn Park, despite Saturn Park being designated for Innovation Technology—not housing or mixed use.
•. This was not part of the original Housing Element adopted by HCD in March 2023.
•. This change fundamentally alters land use policy without a General Plan Amendment.
•. Monterey Park Housing Element for 2021-2029, there is no explicit mention of Saturn Park as a designated housing site. The document does not indicate any shifts in the Regional Housing Needs Allocation (RHNA) specifically to Saturn Park. The Housing Element outlines the city's strategy to meet RHNA across various income levels but does not detail allocations to sites like Saturn Park.

Ordinance No. 2253 (Adopted November 6, 2024) changed zoning terminology for Saturn Park and introduced “expanded uses,” creating a regulatory framework that could later justify mixed-use development.

Zoning Code Amendment (February 19, 2025)
•. Added "mixed-use developments" and "neighborhood-serving commercial uses" to allowable uses in Saturn Park.
•. Updated development standards that could support higher-density development.
•. Claimed to "align" zoning with the Housing Element and Land Use Element, even though the General Plan has not been amended.

City Council Meeting Minutes & Staff Reports (May 22, 2024 – November 20, 2024)
• Several meetings included discussions on modifying zoning regulations and planning for Saturn Park’s redevelopment.
• None of these meetings clearly stated that the city was shifting toward housing development in Saturn Park.

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From: noreply@civicplus.com
To: MPClerk
Subject: Online Form Submittal: City Council Written Communication
Date: Tuesday, March 18, 2025 5:47:28 PM

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Today's Date	3/18/2025
Please check one:	Agenda Item
Agenda Item No.	4C
Please check one:	Against
First Name	Eric
Last Name	Roybal
Street Number	*Field not completed.*
Street Name	*Field not completed.*
Street Type	*Field not completed.*

Apt #	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip	*Field not completed.*
Phone Number	*Field not completed.*
Email Address	*Field not completed.*
Representing: (self, name of organization, or other party)	resident
Written Communication	Agenda Item 4C proposes zoning amendments that could further expand allowable uses in Saturn Park, yet the agenda does not mention Saturn Park by name. The city is gradually changing Saturn Park's zoning without transparency by introducing incremental changes to the Monterey Park Municipal Code MPMC, modifying zoning regulations, shifting housing allocations, and redefining permitted uses in Saturn Park. The city must clearly state whether Agenda item 4C is connected to these zoning shifts in Saturn Park. If this amendment lays the foundation for additional land use changes, the public has a right to know before it is approved. These changes bypass the required General Plan Amendment process, which should include full public input, CEQA review, and formal approval. Saturn Park is designated Innovation Technology in the General Plan. The city must amend the General Plan first before any zoning changes can be legal. Measure JJ, approved by voters in 2020, amended the General Plan to designate Saturn Park as Innovation Technology (IT). The city claims that Measure JJ is inconsistent with zoning regulations and must be modified, citing Lesher Communications, Inc. v. City of Walnut Creek (1990) 52 Cal.3d 531. However, Lesher only invalidates zoning ordinances that conflict with the General Plan—it does not allow the City to override a voter-approved General Plan amendment without following the proper legal process. If the City wants to rezone Saturn Park for mixed-use or housing, it must formally amend the General Plan through public hearings, CEQA review, and voter approval—not by making incremental zoning changes without transparency.
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