

CITY OF MONTEREY PARK

TAKE NOTICE that, on September 3, 2025, the Monterey Park City Council will conduct a Public Hearing to consider adopting an ordinance implementing the General Plan Land Use Element by amending the Monterey Park Municipal Code (“MPMC”) concerning allowable uses within the Saturn Park Innovation/ Technology Zone (“SPITZ”) and resolving any inconsistencies between the zoning and Land Use Element. The SPITZ comprises approximately 64.6 acres of real properties and uses near the southeast corner of the City, north of Potrero Grande Drive. It is accessed from Atlas Avenue to the south, Saturn Street to the east, and South Orange Avenue to the northeast. The SPITZ is bounded by single-family neighborhoods to the north, northwest, and southwest, with the Edison electrical substation to the southeast and the I-60 freeway to the south.

WHEN: Wednesday, September 3, 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 has reviewed the environmental impacts of the proposed Ordinance. The City Council finds and determines that this ordinance is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) §§ §§15060(c)(2), 15378(b)(5), 15301, 15303, and 15061(b)(3). The proposed Ordinance is a zoning code text amendment (“ZCA”) that implements the General Plan Land Use Element, as adopted by voters, by clarifying the permissible land uses within the Saturn Park Innovation/ Technology Zone and resolving any inconsistencies between the zoning and Land Use Element. The Ordinance does not authorize any development or construction, and all future land use uses will require a separate environmental analysis as required by CEQA. Accordingly, no further environmental review is required.

DOCUMENTS, including copies of the proposed ordinance and identifying all affected properties are 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 August 28, 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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