

From: noreply@civicplus.com
To: [MPClerk](#)
Subject: Online Form Submittal: City Council Written Communication
Date: Wednesday, August 27, 2025 11:31:24 AM

[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.

The City does not allow video files. The public may submit printed copies of their presentation/communications. The City recommends that individuals submit 9 hard copies to the City Clerk for dissemination to City Council and staff.

City Council meetings are held on the the 1st and 3rd Wednesdays of every month.

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

Council Meeting Date	8/27/2025
Please check one:	General public comment
Agenda Item No.	WARE Disposal Rate Increase
Please check one:	Against
First Name	Anna
Last Name	Duran

Street Number	1701
Street Name	Fulton
Street Type	Avenue
Apt #	<i>Field not completed.</i>
City	MONTEREY PARK
State	California
Zip	91755-5625
Phone Number	6266821737
Email Address	kris_duran@charter.net
Representing: (self, name of organization, or other party)	Self
Written Communication	<p>EXTREMELY DISAPPOINTED with ALL of you !</p> <p>Just received my WARE Disposal invoice.</p> <p>I have been a home owner in MP since 1972 and did not support the WARE Disposal increase. Completing disagreement forms and attending a packed house at your City Council meeting with excellent knowledgeable speakers, I am totally disappointed with all of you.</p> <p>Decision to raise our rates twice in one year clearly demonstrates that our elected officials are NOT in touch or couldn't care less about the needs of their constituents.</p> <p>Anna K. Duran 1701 Fulton Avenue since 1972</p>
You can also upload your written communication	<i>Field not completed.</i>

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September 3, 2024

Monterey Park City Council
320 W. Newmark Ave.
Monterey Park, CA 91754

Dear City Council,

As a resident of Monterey Park for over 45 years, I have seen an increasing amount of footprint in my neighborhood. Where once was safe & relatively quiet has become busy and deadly for my family and the neighboring residents.

Noticeably, the addition of the Monterey Park Marketplace has brought an insurmountable amount of traffic on my street (Ackley St./Orange Ave.) Cars race down the hill from Hillcrest Elementary School, passing by my house, onward towards the Marketplace. Motor vehicle accidents occurring far more often and the sounds of police sirens pursuing speeding cars are daily now. Stop signs prove to be of no avail. How has the lives of the residents in this neighborhood/community improved? Answer: It hasn't.

This leads me to tonight's Public Hearing where an ordinance will be considered to be adopted to implement the General Plan Land Use Element. This is a code text amendment by all accounts to adopt a residential component within the Saturn Park Innovation/Technology Zone (SPITZ). This was all illustrated in the April 2024 Planning Commission conceptual renderings for "SPSP" and "SPARC". As we are aware, Saturn Park is to function as a business park (voter enacted Measure JJ), and any multiple attempts at re-zoning is solely for the purpose of adopting a residential component to the City's municipal code.

The City Council has stated "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."

I find this quite the contrary as...

- MORE housing will impact parking and traffic.
- CONCERNS about affordable housing resulting in higher crime rates, increased pollution, lowering the quality of life in the City's neighborhoods.
- DIMINISHED property values due to overcrowding and carbon footprint on neighboring streets.

Promoting affordable housing development in areas only results in the detriment of the families/residents already residing in these areas.

In conclusion, I would like to echo the sentiments of Ms. Roybal who wrote (and 100% agree with):

"If this amendment lays the foundation for additional land use changes, the public has the right to know.

- 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 by-pass 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.

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."

Respectfully, additional dwelling units within the Saturn Park Innovation /Technology Zone is not what we (public) voted for.

Sincerely,
 Andy Tsang
 Monterey Park Resident

From: [Bryan Marsh](#)
To: [MPClerk](#)
Cc: [Alvarez, Inez](#); [Chow, Beth](#); [Berger, Karl H.](#); [Jim Pugh](#); [Scott Rynders](#)
Subject: Support for Item 10A - Saturn Park Innovation/Technology Zone (ZCA 25-04)
Date: Wednesday, September 3, 2025 2:28:25 PM
Attachments: [image001.png](#)
[Letter of Support - Saturn Park.pdf](#)

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

All,

Please find attached a letter of support for Item 10A on tonight's city council agenda.

Bryan Marsh

Managing Director, North America

StratCap Data Centers

30 Rockefeller Plaza, Suite 2050
New York, NY 10112

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StratCap

September 3, 2025

Honorable City Council
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

Email: c/o City Clerk
MPClerk@montereypark.ca.gov

RE: Support for Item 10A - Saturn Park Innovation/Technology Zone (ZCA 25-04)

Dear Honorable City Councilmembers,

We understand that the City of Monterey Park ("City") will consider an ordinance that amends certain provisions of the Monterey Park Municipal Code ("MPMC") that govern land uses in the Saturn Park Innovation/Technology Zone.

StratCap is a major stakeholder in the Saturn Park area. We share the City's desire to revitalize Saturn Park with smart development that contributes to the fabric of the City and improves economic development opportunities. Our business focus in Saturn Park is the development of a data center. We see that the draft ordinance does not modify the MPMC regarding data centers, which are considered permitted uses.

In addition, we are supportive of the City expanding permitted land uses in Saturn Park, which can facilitate redevelopment of underutilized parcels and activate compatible uses. Accordingly, we support the expansion of permitted land uses as proposed in the draft ordinance.

We look forward to our continued work with the City to ensure Saturn Park is a successful and well-planned area of the City.

Sincerely,



Bryan Marsh
Managing Director – North America
StratCap Data Centers
