VACANT-TO-VIBRANT COMMUNITY OUTREACH REPORT

In response to recent conversations surrounding land use in Monterey Park, future potential uses for land in the Saturn Park area and persistent community concerns about economic development and affordable housing solutions, the City launched a community engagement initiative to hear from residents on their desires surrounding development, land-use and zoning in Monterey Park. During the months of May and June 2026, the City began circulating informational content, soliciting feedback and hosted three meetings (one virtual and two in-person) to advance a conversation, answer community questions and support a deeper engagement on the topic of land use and economic development in the City. This report provides an overview of the City's outreach efforts and collected feedback from the community to best inform the City Council and City Staff about the viewpoints that were shared by residents.

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6. June 24 In-Person Workshop #2 Table Breakout Response Tablets

Webpage

The City of Monterey Park launched a dedicated Vacant-to-Vibrant webpage to provide information to the public surrounding land use in Monterey Park. The webpage serves as a centralized resource for background information ("How Did We Get Here?"), a repository for information and presentations and provides insight on "Next Steps," followed by a section for frequently asked questions.

The City's virtual and in-person meetings were publicized on the webpage and through other City platforms to drive audience participation and encourage public engagement.

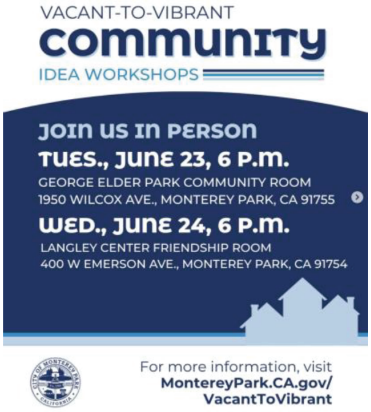
Feedback Form

Housed on the Vacant-to-Vibrant webpage, the City embedded a feedback form to gather structured input on priorities, concerns and ideas for future growth and community investment. The questions, multiple choice options and collected responses from the feedback forms are included in the Appendix.

The Feedback Form provided anyone with an Internet connection a chance to directly share their ideas and thoughts with the City in a structured format. There were 64 submissions of the form. The form questions were a mix of open-ended and multiple choice questions. As a generally available form to fill out, this method of feedback is helpful to give voice to all, but is not a scientifically valid sampling of public sentiment, so summary data is helpful, but may be merely reflective of those most highly motivated to participate in this process.

Social Media Channels

The City began circulating Vacant-to-Vibrant social media content on June 4 with promotional posts for the virtual and in-person meetings, general informational content, and posts promoting the feedback form following the meetings. During the month of June, a total of 9 posts related to the effort were distributed to both Instagram and Facebook. All content was translated into Spanish and Chinese for distribution across the City's platforms. The City also shared a total of 17 stories related to the effort including each language.



Total views: 30,003
Total engagements: 256
Total story views: 7,576

Workshops

The virtual and in-person community workshops were presented and supported by Tripepi Smith President and CEO Ryder Todd Smith, Senior Business Analyst Dana Sovinec, Business Analyst Mia Valenzuela, with panelist support and input from City of Monterey Park leadership and staff as specified per meeting below. The meeting format was a 30 minute introductory presentation followed by about an hour of questions and answers. Zoom participants were able to submit questions via the Q&A form built into the Zoom platform.

Virtual Workshop, June 10

26 community member attendees
City of Monterey Park panelists: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Assistant Planner Kevin Tan, Senior Planner Eliana Munoz, Director of Community Development Tim Hou

The virtual workshop attendees received an informational presentation and asked clarifying questions spanning general zoning processes, development projects and about residents' interests for retail, recreation and housing throughout the city. Many of these questions were added to the City's FAQ section on the website. A copy of the presentation is included in the appendices to this report. The recording of the virtual session was made available on the Vacant-to-Vibrant webpage and the City's YouTube channel.

The Zoom AI-powered language translation tool was used to make the presentation available in other languages with transcription.

In-person Workshop #1, June 23 (George Elder Park Community Room)

23 community member attendees

Monterey Park City Council members in attendance: Mayor Elizabeth Yang (District 2), Mayor Pro Tem Henry Lo (District 4), Councilmember Thomas Wong (District 1), Councilmember Jose Sanchez (District 3), Councilmember Vinh T. Ngo (District 5)

City of Monterey Park staff in attendance: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Director of Recreation Robert Aguirre, City Librarian Kristin Olivarez, Finance Manager Laura Borjon, Director of Public Works Shawn Igoe, Director of Community Development Tim Hou, Planning Manager Jerry Guevara, Senior Planner Eliana Munoz, Permit Technician Nikole Sanchez, Economic Development Manager Joseph Torres, Battalion Chief Jon Gin, Deputy City Clerk Cindy Trang, Principal Management Analyst Rebecca Bojorquez, Media Specialist Jordan Abrantes

The in-person workshop attendees received an informational presentation that lasted about 30 minutes and then the discussion transitioned into a question and answer session for another 30 minutes. At that point, the attendees broke into table groups to work through questions to structure their feedback as a group. Each table wrote down their responses and presented their ideas to the workshop as a whole. Images of each table's responses are attached in the appendix.

In-person Workshop #2, June 24 (Langley Center Friendship Room)

27 community member attendees

City Council members in attendance: Mayor Elizabeth Yang (District 2), Mayor Pro Tem Henry Lo (District 4), Councilmember Jose Sanchez (District 3), Councilmember Vinh T. Ngo (District 5)

City of Monterey Park staff in attendance: City Manager Inez Alvarez, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Director of Recreation Robert Aguirre, Finance Manager Laura Borjon, Director of Public Works Shawn Igoe, Director of Community Development Tim Hou, Fire Chief Jason Hing, Planning

Manager Jerry Guevara, Senior Planner Eliana Munoz, Permit Technician Nikole Sanchez, Human Resources and Risk Management Director Christine Tomikawa, Deputy City Clerk Cindy Trang, Principal Management Analyst Rebecca Bojorquez, Code Enforcement Supervisor Rey Lozano, Media Specialist Jordan Abrantes

The second in-person workshop followed the same format as the first meeting including a presentation, Q&A time and table breakouts. Images of each table's responses are attached in the appendix.

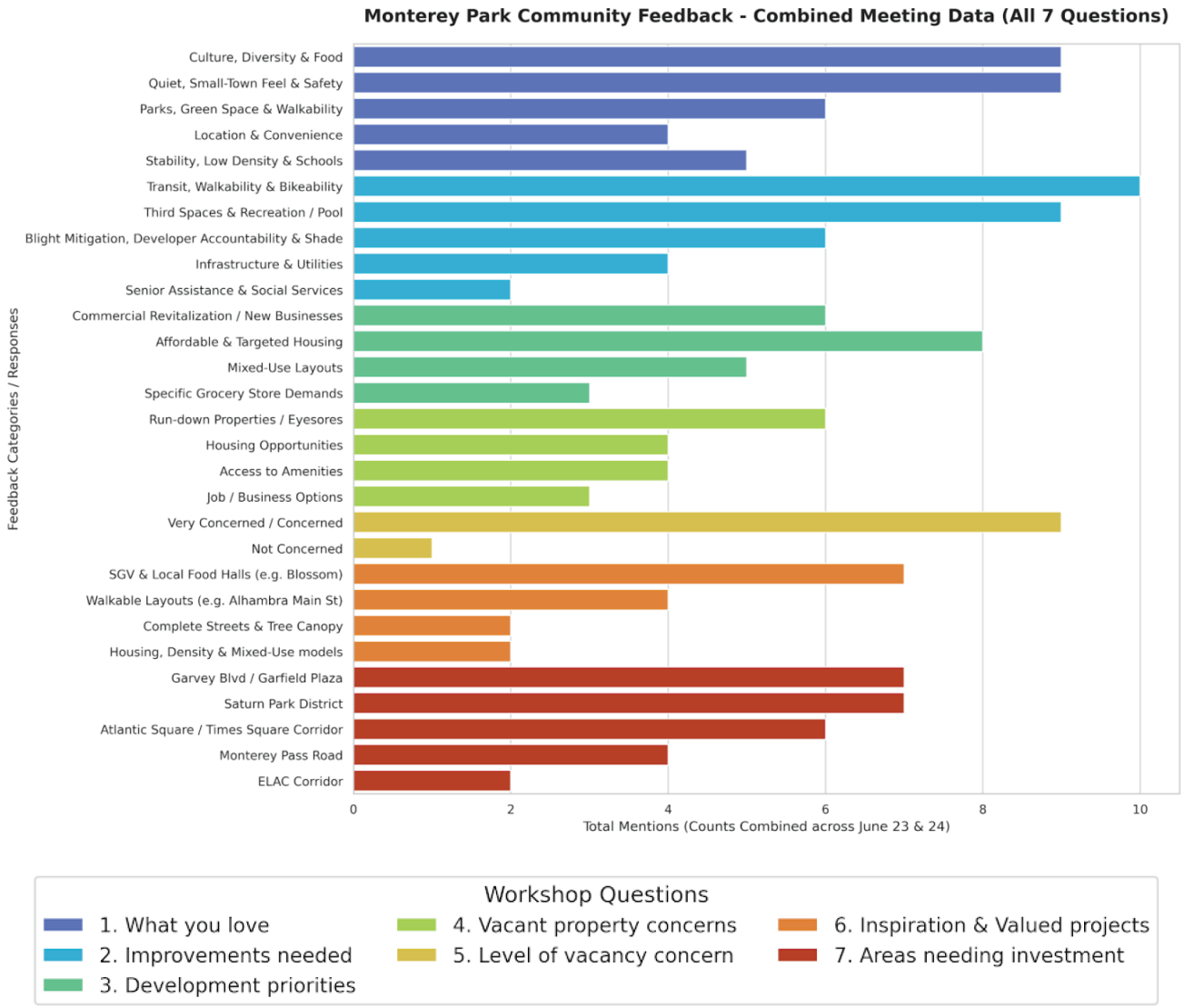
Overall Experience and Feedback Received



The in-person meetings featured breakout sessions where attendees discussed questions prompted by the City to provide feedback (see Appendix for complete questions). Responses were documented by a resident scribe selected by the table of resident attendees on notepads as included on the following page. Then a resident from each table group would come to the front of the room and report out their table's ideas and summary responses. All responses, even if conflicting, were encouraged to be shared and documented.

Attendees shared that their favorite qualities about Monterey Park included its small town feel, dining, community and parks. Residents expressed a desire for more third spaces and improved public transportation and walkability. Housing for young families as well as senior housing opportunities were frequently mentioned in discussions. Sentiment regarding vacant properties was primarily concerned to very concerned, with

access to amenities, housing opportunities and run down properties and eyesores among the most significant topics of concern. A graph breaking down the quantitative is shown below.



Residents referenced City maps identifying various vacant and zoning areas during their discussions. Local San Gabriel Valley food markets including BLVD Market and Blossom Market were mentioned as notable developments that reflect what residents would like to see in Monterey Park. Residents noted areas of Monterey Park they feel are in need of new investment, naming Atlantic Bl, Monterey Pass Rd, Garvey Av and Garfield Av and Saturn Park.



Appendix

Feedback Form Questions

1. What do you love about living in Monterey Park?
2. What do you think can be improved about the experience of living in Monterey Park?
3. When it comes to development in Monterey Park, what is most important to you? (Please select only two.)*
    - New businesses (commercial/retail spaces)
    - Mixed-use development (housing and commercial uses combined)
    - Single family housing (homes)
    - Affordable housing (income-based housing)
    - Multi-family housing (apartments/condominiums)
4. When it comes to vacant properties in Monterey Park, how concerned are you?*
    - Not concerned
    - Concerned
    - Very concerned
    - Not sure
5. When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)*
    - Access to amenities
    - Housing opportunities
    - Run-down properties and eyesores
    - Job opportunities
6. Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?*
7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?
8. The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?*

Feedback Form Responses (Combined Analysis)

Link to Feedback Form responses raw data, included as Attachment 1

1. What do you love about living in Monterey Park?

- **Quiet & Safe Suburban Environment:** Highly praised for its low crime rate, clean neighborhoods, lack of homelessness, and a tranquil "small town" feel.
- **Culinary & Cultural Identity:** Deep appreciation for the unmatched Asian food scene, minority-owned small businesses, vibrant ethnic communities, and regional community events.
- **Central & Strategic Location:** Residents love the proximity to downtown Los Angeles, surrounding San Gabriel Valley cities, and immediate freeway accessibility.
- **Community Spirit:** Neighbors frequently mention mutual goodwill, multi-generational respect, and long-term family stability.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Infrastructure & Streetscapes:** Strong demands for native tree canopy planting to counter heat waves, sidewalk repairs, alley cleanup, and increased night patrols.
- **Blight & Vacancy Management:** Significant irritation toward absentee property owners who allow commercial properties to sit vacant, creating eyesores that attract squatters.
- **Transit & Multi-Modality:** Recommendations to broaden Spirit Bus or MPK Transit routes, expand public Level 2 EV charging spaces, and integrate better bike connectivity.
- **Retail & Grocery Evolution:** A clear call for recognizable commercial anchors (e.g., Target, Trader Joe's, Sprouts) and family-friendly entertainment to prevent driving to neighboring cities.

3. When it comes to development in Monterey Park, what is most important to you?

- **New Commercial & Retail Space:** Prioritized across the board to inject active economic life into stagnant districts.
- **Mixed-Use Integration:** Heavily selected as the ideal layout format to combine neighborhood-serving retail floors beneath multi-family units.
- **Housing Options:** High emphasis on affordable income-based units, senior-specific environments, and maintaining single-family integrity without creating a "cookie-cutter" feel.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Visual Degradation & Public Safety:** Abandoned storefronts are primarily flagged because they reduce overall city aesthetic appeal and harbor safety risks like squatter entry.
- **Missed Economic & Utility Values:** Vacant plots are viewed as lost opportunities to supply localized dining, general housing stock, or physical employment centers.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Overwhelming Alarm:** The vast majority of written selections explicitly designate the respondent as **"Very concerned"** or **"Concerned"**.
- **Minority Apathy:** Only a tiny fraction stated they were "Not concerned" or "Not sure" about the vacancy footprint.

6. Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?

- **Atlantic Times Square / North Atlantic Corridor:** Broadly highlighted as a functional gathering space that generates life and pedestrian flow, though residents request that adjacent housing remain affordable.
- **Independent Local Spaces:** Praised concepts include smaller specialty nodes like Yihui Coffee, Smoking Tiger, and the Manga Lounge for introducing cultural spaces to relax.
- **Practical Commercial Plazas:** Locations featuring Home Depot, Costco, or Raising Cane's are appreciated for pure utility and reviving prolonged empty lots.

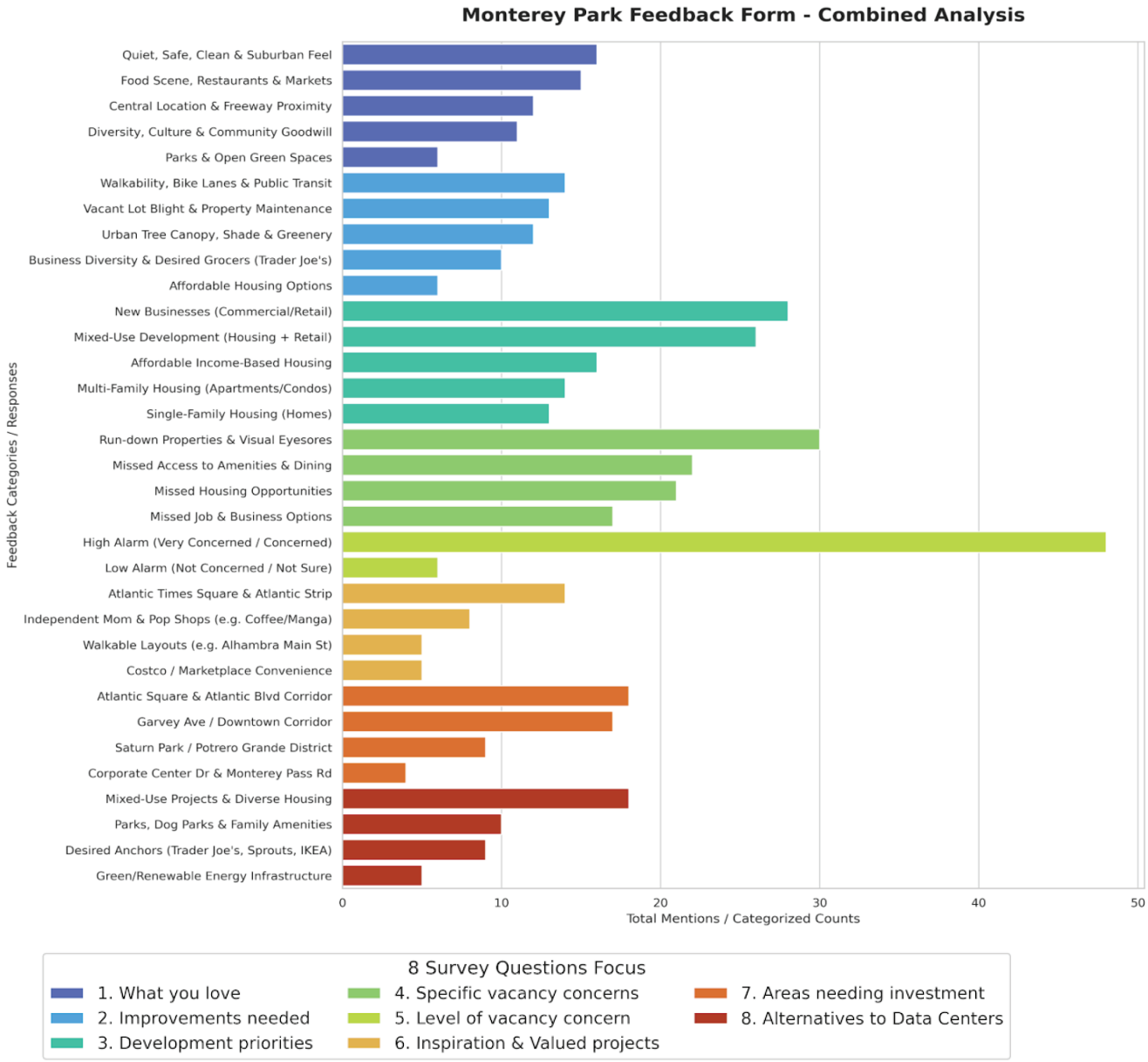
7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

- **Garvey Avenue (Downtown Corridor):** Deemed a top priority area characterized by dirty corridors, "useless" storefront distributions, and empty landmark structures (like the Mandarin Noodle House).
- **Atlantic Square:** Uniformly labeled a "ghost town" needing a commercial facelift to address deep vacancy left by shuttered businesses.
- **Saturn Park District:** Highly targeted for a transformation away from light industrial properties into an intentional local asset.

8. The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?

- **Mixed-Income Residential Layouts:** Strong recommendations to utilize the zoning for mid-rise townhomes, senior assistive independent living complexes, or multi-generational builds.
- **Active Green Infrastructure:** Requests for dog parks, dedicated walking loops, children's splash zones, or public community gardens.
- **Vibrant Commercial & Cultural Districts:** Desires for non-corporate food halls (similar to Blossom Market Hall), micro-breweries, independent bookstores, or lifestyle retail formats to boost local tax revenue safely.
- **Sustainability Hubs:** Recommendations for solar-shaded community parking or renewable infrastructure footprints rather than resource-draining developments.

Feedback Form Graph



Meetings

Link to June 10 meeting presentation, included as Attachment 2

Link to June 23 meeting presentation, included as Attachment 3

Link to June 24 meeting presentation, included as Attachment 4

Table Breakout Session Questions

1. What do you love about living in Monterey Park?

2. What do you think can be improved about the experience of living in Monterey Park?

3. When it comes to development in Monterey Park, what is most important to you?

- New businesses (commercial/retail spaces)
- Mixed-use development (housing and commercial uses combined)
- Single family housing (homes)
- Affordable housing (income-based housing)
- Multi-family housing (apartments/condominiums)

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Pick two)

- Access to amenities
- Housing opportunities
- Run down properties and eyesores
- Job opportunities

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- Very concerned
- Concerned
- Not sure
- Not concerned

6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

Table Breakout Session Responses by Meeting Date

June 23

Link to gallery of photographed notepad responses, included as Attachment 5

1. What do you love about living in Monterey Park?

- **Quiet & Small-Town Feel (3 counts):** Appreciated for its quiet environment and small/smaller town feeling.
- **Restaurants & Food (2 counts):** Highly valued for its food choices and local restaurants.
- **Walkability & Parks (2 counts):** Noted for general walkability, neighborhood parks, and local wildlife at La Loma Park.
- **Affordability & Stability (1 count):** Explicitly noted that residents can currently afford to live here.
- **Geographic Location (1 count):** Praised as a key positive aspect of living in the city.
- **Safety (1 count):** Highlighted as a primary reason for loving the city.
- **Good Schools (1 count):** Identified as a strong community asset.
- **Diversity (1 count):** Listed as a loved characteristic of the community.
- **City Services (1 count):** Residents appreciate existing services like police and street sweeping.
- **Community Grocers (1 count):** Noted as a positive local asset.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Transit, Walkability & Bikeability (3 counts):** Requests for enhanced public transit, improved walkability, better bikeability, and general bike connectivity.
- **Lack of Shade (2 counts):** Explicitly stated that there is not enough shade tree canopy, neither in walkable areas nor in the city in general.
- **More Grocery Options (1 count):** A specific request to bring in another community grocery store, explicitly naming Super King!!!
- **Public Safety & Patrols (1 count):** Desires for less crime and a more visible police patrol presence.
- **Indoor & Nonprofit Third Spaces (1 count):** A request for dedicated nonprofit and indoor third spaces.

3. When it comes to development in Monterey Park, what is most important to you?

- **Mixed-Use Development (3 counts):** Highly favored as a primary housing and retail solution.

- **Affordable Housing Umbrella (2 counts):** Heavily requested to support housing in general, specifically to draw in and retain younger families.
- **More Local Retail (1 count):** Requests for more independent local retail while explicitly demanding "no big box" stores.
- **Targeted Residential Placements (1 count):** Desires to build more dense residential units concentrated specifically around ELAC (East Los Angeles College), Monterey Pass Rd, and Saturn Park.
- **Single-Family Housing (1 count):** Explicitly requested as an important housing type.
- **Senior Housing (1 count):** Noted as a vital residential development need.
- **Community Land Trusts (1 count):** Proposed as an equity tool for local development.
- **Educational Expansion (1 count):** Tied to development that supports and expands local schools.
- **Small Business Support (1 count):** Emphasized as a crucial focus area for economic development.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Housing Opportunities (2 counts):** Highly flagged as a core concern regarding unutilized empty spaces.
- **Job Opportunities & Business Options (2 counts):** Tied to a lack of commercial employment opportunities and a need for innovative office spaces.
- **Access to Amenities (2 counts):** Noted as a major concern regarding vacant properties.
- **Run-Down Properties & Eyesores (1 count):** Selected under the "all above" vacancy concern classification.
- **Empty Storefronts (1 count):** Specifically called out as a visual and economic concern.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Very Concerned (2 counts):** Marked as the top sentiment, with a request for better marketing and economic incentives for businesses to fill spaces.
- **Concerned (1 count):** Explicitly selected as the primary sentiment on one board.
- **Not Concerned (1 count):** Written down as a counter-perspective on the same board.

6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?

- **Housing, Density & Affordable Mixed-Use (2 counts):** High preference for integrated, dense, affordable mixed-use properties.
- **Aesthetically Pleasing Food Halls & Strips (1 count):** Pointed directly to Blossom Market Hall and its entire adjacent commercial strip as an ideal layout.
- **The Americana Style (1 count):** Desired as an architectural inspiration, with the specific caveat that it be "but not gauche".
- **International & Cultural Spaces (1 count):** Highly praised Songshan Cultural Park in Taipei as a model for blending culture, green space, and lifestyle retail.
- **Walkable Commercial Districts (1 count):** Cited Honolulu and Montrose Boulevard as great examples of walkable retail environments.

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

- **Saturn Park District (3 counts):** Reconciled as a major focus area for redevelopment, with specific ideas to transform it into a walkable district where you can "walk to Saturn Park & get a cup of coffee".
- **Garfield & Garvey / Garfield Plaza (2 counts):** Strongly targeted for transformation, with requests to create a "Green Garfield Plaza" by actively replacing existing parking lots with functional park spaces.
- **ELAC (East Los Angeles College) Corridor (2 counts):** Identified as an ideal zone for residential and infrastructure investment.
- **Monterey Pass Road (2 counts):** Flagged for an overhaul or residential integration.
- **Mid-Atlantic Corridor (1 count):** Proposed as an ideal location to plant more small businesses, cafes, and wine bars to cultivate a "downtown feel".
- **Corporate Drive (1 count):** Listed as an area requiring fresh municipal or private investment.

June 24

Link to gallery of photographed notepad responses, **included as Attachment 6**

1. What do you love about living in Monterey Park?

- **Diversity, Culture & Food (6 counts):** Highly praised for deep cultural and linguistic diversity, strong community-wide events, and multicultural dining options/local restaurants.
- **Safety, Quiet & Small-Town Feel (5 counts):** Consistently valued as a safe, quiet city that successfully maintains a low-stress "small town atmosphere".

- **Parks & Green Space (4 counts):** Formally recognized for its well-maintained neighborhood parks, local gyms, and open green recreation areas.
- **Location & Convenience (3 counts):** Valued for its central geography, allowing residents to travel to neighboring regions or businesses with relative ease.
- **Low Density & Neighborhood Stability (2 counts):** Residents appreciate that the general city density is "not too heavy," providing a steady environment to safely "put down roots".
- **First Responder Reliability (1 count):** Explicitly praised for the exceptionally fast response times from local first responders.
- **Local Educational Quality (1 count):** Celebrated for having highly rated "Blue Ribbon" public schools.
- **Friendly Neighbors (1 count):** Noted for its welcoming and polite community base.

2. What do you think can be improved about the experience of living in Monterey Park?

- **Public Transit, Walkability & Fleet Electrification (7 counts):** Demands for better public transportation connections, localized hiking/walking trails, making commercial zones pedestrian-friendly, adding senior/disabled bus shelters (via FTA 5339 grants), and launching a local circular EV bus system (via Clean CA grants).
- **Third Spaces & Community Recreation (7 counts):** Highly requested additions for active third spaces, gathering anchors, outdoor dining, a dedicated dog park, a skate park, and expanded community gardens.
- **Infrastructure, Streets & Utility Resiliency (4 counts):** Requests to repave broken streets, repair parking lots, systematically fix streetlights to maximize safety, upgrade aging electrical circuits, and implement back-up battery storage infrastructure for tech networks (Spectrum, AT&T, Verizon).
- **Blight Mitigation & Developer Accountability (4 counts):** Suggestions to address adaptive property ownership, cover abandoned storefronts with murals, enforce performance bonds on developers to eliminate blighted lots, and expand EV charging networks (noting that Tesla currently finds working with the city difficult).
- **Senior Assistance & Social Services (2 counts):** Calls for senior home maintenance assistance programs, dedicated senior housing, and achieving tangible, measurable results regarding homelessness.
- **Language & Intergenerational Interaction (2 counts):** Focused on minimizing community language barriers and initiating cross-generational programming.
- **Civic Amenities / Rebuilding the Pool (1 count):** Explicit callouts stating that the city swimming pool urgently needs to be rebuilt.

- **Urban Canopy / Environmental Forestry (1 count):** A request to implement an intentional "green canopy" via permaculture and agroforestry.
- **Public Notification Systems (1 count):** A request to enforce a 0.5+ mile alert radius to keep the neighborhood informed of large upcoming project footprints.
- **Grocery Options (1 count):** Specifically noted under the improvements section as a desire for a local, healthy grocery store like Trader Joe's.

3. When it comes to development in Monterey Park, what is most important to you?

- **Commercial Revitalization & New Businesses (4 counts):** A primary focus remains on reducing storefront vacancies, attracting new businesses, and breathing economic life back into main commercial corridors.
- **Targeted, Context-Aware Housing (4 counts):** Requests prioritizing affordable housing layouts tailored specifically for seniors, disabled residents, or Single Room Occupancies (SROs). Multi-family layouts must be fully "cognitive of surrounding neighbors" and explicitly built to fit the block ("Build to fit, not to piss").
- **Specific Grocery Store Demands (3 counts):** Explicit requests for healthy, accessible neighborhood grocers, prominently naming Trader Joe's (2 mentions), Whole Foods (1 mention), or Sprouts (1 mention).
- **Transparent Public Outreach (2 counts):** Strong emphasis on holding comprehensive public hearings early in the planning process to maintain an "environmentally safe" approach with "no surprises" for adjacent residents.
- **Mixed-Use Layouts (2 counts):** Endorsed as an excellent solution for combining retail and housing options, provided it is deployed "when appropriate".
- **Development Controls (1 count):** Calls to implement protective frameworks that deter predatory development while banning disruptive short-term rentals.

4. When it comes to vacant building concerns in Monterey Park, what is most concerning to you?

- **Run-down properties and eyesores (4 counts):** Flagged due to severe degradation of city aesthetics, and explicitly identified as a massive public safety hazard because it actively attracts squatter activity.
- **Housing opportunities (2 counts):** Regarded as a missed structural opportunity to convert unutilized properties into active residential spaces.
- **Access to amenities (2 counts):** Tied to a distinct local lack of things to do, eat, or visit inside stagnant commercial districts.
- **Job opportunities (1 count):** Listed as a negative financial side effect of leaving business properties entirely unutilized.

5. When it comes to vacant properties in Monterey Park, how concerned are you?

- **Very Concerned / Concerned (6 counts):** The community consensus remains completely uniform across the highest anxiety tiers. Responses emphasize that vacant spaces represent profound public health and safety issues, introducing increased localized crime, trash pileups, unaddressed homelessness, degraded property values, and an environment that actively discourages visitors. One group added that they are concerned the City will accept new businesses that are simply "not compatible or acceptable to residents", while another asked, "What's the data?" on local vacancies.

6. Are there any developments in town or in the San Gabriel Valley that have added value or reflect the kind of development you want to see more of in Monterey Park?

- **SGV & Local Food Halls (6 counts):** Consistently rated as the ultimate economic blueprint. Residents strongly prefer layouts mimicking Blossom Market Hall in San Gabriel (3 counts), Blvd Mrkt in Montebello (2 counts), Rodeo 72 in Whittier (2 counts—noted as "authentic, not corporate"), and Mercado La Paloma (1 count).
- **Alhambra / Main Street Layout (3 counts):** Appreciated for its walkable commercial footprint and its highly integrated Sprouts grocery development.
- **Advanced Complete Streets & Infrastructure (2 counts):** Pointed directly to Rosemead Blvd (specifically between Lower Azusa and Las Tunas) as well as Valley Blvd (east of the San Gabriel Hilton). These zones are highly praised for integrating functional bike lanes, optimized street parking layouts, center dividers, and extensive developer-funded tree canopies.
- **Walkable Spaces & Parks (2 counts):** Desired community assets such as temporary weekend street closures for night markets, reservoir-style walking paths or dog parks, and independent bookstores like Vroman's.
- **Broad Revitalization Examples (1 count):** Pointed to the city-wide economic revitalization strategies executed by Downey and Pico Rivera.

7. Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?

- **Garvey Blvd (5 counts):** Identified as a prime location for major mixed-use updates. Residents want the corridor targeted for housing, shopping, and public transit integration, specifically highlighting the key intersections of **Garvey & Atlantic** and **Garvey & Garfield**.
- **Atlantic Square / Times Square Corridor (5 counts):** Marked as a high-priority area for economic renovation. This includes a specific request to completely

overhaul the blighted, "burned-out restaurant" property sitting at **Atlantic & El Portal**.

- **Saturn Park District (4 counts):** Strongly recommended for sports and entertainment destination programming, such as an ice skating/hockey rink, a Top Golf style facility, or miniature golf courses. Additionally, residents want to optimize its light industrial zones by aligning with the upcoming 2027 State/Federal Zero-Emission Vehicle (ZEV) truck route to capture freight commerce from the Port of Long Beach, or by building an E-Bike assembly plant.
- **Monterey Pass Road (2 counts):** Flagged for industrial corridor modernization or late-night community street activations.
- **Tax Revenue Policy (1 count):** Workshop notes explicitly concluded that Monterey Park must rapidly "up their game on tax revenue" to adequately fund public services. To successfully draw in top-tier investors, participants noted the city must establish ideal, flexible business conditions that allow them to pivot dynamically to meet changing consumer and economic needs.

ID	Submission Date	What do you love about living in Monterey Park?	What do you think can be improved about the experience of living in Monterey Park?	"When it comes to development in Monterey Park, what is most important to you? (Please select only two.)"	"When it comes to vacant properties in Monterey Park, how concerned are you?"	"When it comes to vacant building concerns in Monterey Park, what is most concerning to you? (Please select only two.)"	Are there any developments in town that have added value or reflect the kind of development you want to see more of in the City?	Can you think of areas in Monterey Park that need new investment or need to be overhauled to increase quality of life in the City?	"The City and residents recently moved to ban data centers in Monterey Park. Now that the ban has passed, what should the community instead look to in order to promote investment in the City?"	IP Address	Referrer
4553	6/3/2026 15:56	"Community, food, proximity to work downtown"	"More trees (our sidewalks bake in the sun, our streets show too much concrete, not enough green). More housing to lower costs. More parks. More walkable destinations."	"Mixed-use development (housing and commercial uses combined),-Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Housing opportunities"	The 126 new ave townhomes are lovely. Celedon looks amazing.	"Saturn park. Garvey Ave (within reason to maintain longstanding businesses), ELAC area "	"Housing, multi-residential, mid-rise condos, townhomes, convert some empty lots to parks."	174.221.149.57	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4556	6/4/2026 10:50	Central to SGV and the food scene is unmatched!	Lack of public level 2 EV charging facilities.	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities,Job opportunities"	Condo buildings	"EV charging in frequently accessed areas. With the increase in EV adoption, especially with the increasingly unaffordable gas prices, having affordable EV charging remains a blocker as not every single housing area has access to an EV charger. "	Reusable energy infrastructure like solar covered parking or walk ability along Garvey/Atlantic	162.229.194.113	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4558	6/4/2026 13:28	"Love me neighborhood the style of my home. I like being close proximity to most places in LA\n\nPeople want to live in this city but houses remain vacant and unused\n\nLots of abandoned commercial property for years Atlantic and Atlantic square especially. New businesses open but can't seem to remain op"	Not everyone takes care of their property. We have been having issues on our street with vacant homes being broken into with squatters and drug users. Don't love that for our families in the neighborhood.	New businesses (commercial/retail spaces)	Very concerned	"Housing opportunities,Run-down properties and eyesores "	Raising canes took a 30 year abandoned property and now seems to be flourishing. Seems like only big chains can last or make it on our city b it better than empty buildings	Atlantic square and the huge amount of vacant properties is a concern. The old Carrows has been empty for decades and nothing	"Large areas like that could use a park, city has been asking for a dog park, water splash zone for kids, a large walking track to promote health. Something that is more enclosed to ensure safety for dogs, kids and people\n\n"	71.146.111.144	http://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4561	6/7/2026 10:56	"I love how clean, quiet, and green it is. I've lived here for 30+ years and for the most part feel it is the same place. Family-oriented, ethnic communities, amazing and affordable dining options, Asian markets and family owned businesses."	Better use of mix use property that serves the community and not just the ones who can afford luxury apartments for singles who are well off. Monterey Park was a landing place for immigrant families and it should always be welcoming for those who can't afford to live in expensive hi rise condos.	"Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing)"	Very concerned	"Housing opportunities,Run-down properties and eyesores ,Job opportunities"	Not that I'm aware. All the development on Atlantic toward the 10 fwy has been luxury hi-rise or hotels. Storefronts are vacant because rent is too expensive.	A lot of vacancies in corporate center drive that can be great for mix use and hostel type long term housing. It should also have community support that help individuals become contributing members of the city.	Affordable housing and community oriented services that help people become contributing members of society.	97.93.129.229	https://www.montereypark.ca.gov/

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4566	6/9/2026 21:56	"I love living in MPK because of the small town suburban feel. It is strategically located between 2 major freeways. Various modes of public transportation are readily available, so are LA's cultural, entertainment & sporting events.."	"MPK needs some basic retail businesses such as automobile supplies like Auto Zone, O'Reillly, discount clothing like Marshalls, Ross, TJ Maxx, shoes like Sketchers. The absence of retail shops necessitates residents to shop outside MPK."	"New businesses (commercial/retail spaces),-Multi-family housing (apartments/condominiums)"	Very concerned	"Run-down properties and eyesores ,Job opportunities"	"None. I would like to see a quality independent living combined with assisted living senior facility in MPK. For refereence, check out facilities like those developed by Cogir Senior LIving located all over the U.S. The closest one with similar concept is in Torrance.(S Bay). "	"Hoping Atlantic Square will be fully ocuupied like many years ago. The empty store front stretch on Atlantic before NBC are worrisome. MPK needs to diversity its businesses to more than just eateries, bakeries and healthcare. "	"An IKEA in MPK.will be nice as Burbank, West Covina & Culver City are a bit far for residents in the SGV.. 1800 Saturn St or other similar parcels might be big enough for one. With more housing going up in MPK & Montebello, there will be demand. "	172.56.232.254	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4569	6/12/2026 2:23	It has a good size Chinese community to interact and also has the restaurants and grocery chains I can get food. It looks like an intelligent run city	"We should develop but also care for conservation of wildlife, provide affordable housing but let us enjoy our homes in peace"	"Single family housing (homes),Affordable housing (income-based housing),-Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Run-down properties and eyesores "	I think Market Place has been active and pulls in lots of traffic and business and crime. Home Depot is the most convenient for me when I do home improvements.	Some town homes seem old and residents are not willing to maintain them (no paint or repaint. Some condo projects were badly engineered and those should be torn down and rebuilt correctly e.g. 400 S. Garfield	I think we can have housing and shops but we should also have spay and neuter events to help residents control cat population	138.229.223.101	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4589	6/18/2026 18:20	Proximity to a lot	Traffic on riggin and Garfield exiting to Montebello horrible	New businesses (commercial/retail spaces)	Concerned	"Run-down properties and eyesores ,Job opportunities"	"No, it's terrible. Atlantic square is a joke. The parking design from 50 years ago. It's not sustainable."	The south end of the city that neighbors with East LA Montebello needs to be revitalized Garfield Ave	Get small businesses booming	172.127.1.226	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4598	6/23/2026 14:47	"people, food, parks"	Walkability and bikeability.	"Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing)"	Concerned	"Access to amenities,Housing opportunities"	no	saturn park	"community land trusts, organizations that develop for the residents quality of life and not for profit. if the reason for bringing in a develpment is for tax revenue, it's probably a bad investment for our quality of life. Data center is the prime example."	99.46.81.244	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4600	6/24/2026 13:01	I love the community and the diversity of people and how food brings everyone together.	"More local job opportunities for young people who want to stay and settle in Monterey Park and start families. More walkable areas and third places for all age groups. Maybe mahjong or bingo hall, both are popular among elderly and also young people recently. Especially\nmahjong. "	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes),Affordable housing (income-based housing)"	Very concerned	"Run-down properties and eyesores ,Job opportunities"	The mahjong collective and bookstore create lots of events that people enjoy. More of those. The festivals for lunar new year and cherry blossom etc create lots of community. More cafes and small businesses please.	"Saturn park area that is vacant, also the commercial/office buildings, plazas that do not receive lots of traffic. There is a lot of bigger\nproperties near Panda Express/Chipotle and Atlantic Square has high turnover it seems."	"More community centers and events that partner with local business to show demand for more development. New mahjong hall would be nice or Trader Joe's/HMart, maybe commercial center like food hall or small music venue would also bring in more business. Atlantic Square stage rarely gets use. "	47.229.200.177	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=substack&utm_medium=email

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4601	6/24/2026 13:01	I love that I know and my neighbors and see the same people out when I am walking my dog or doing yard work.	"Affordable housing needs to be addressed. ADU's are not a solution, they contribute to a problem with reduced street parking and the people who rent those ADU usually are not from the area and I notice it increases crime where they are. We need more markets like Spouts, Trader Joe's in our city. "	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes),Affordable housing (income-based housing)"	Very concerned	Run-down properties and eyesores	Costco has added convenience but it is also causing massive traffic.	"City parks need to be invested in and updated. They need dog parks, trails "	"New grocery stores, restaurant"	104.28.111.144	https://www.monterepark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4602	6/24/2026 13:02	"Safe, quiet, clean environment"	more parks and more trees	New businesses (commercial/retail spaces)	Concerned	Run-down properties and eyesores	na	na	more friendly regulations on restaurants built	75.142.220.123	https://www.monterepark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4603	6/24/2026 13:03	"I love the ""small town"" feel. We have a great community with many excellent services, great foods, and many beautiful streets."	There are too many vacant lots/buildings and too many similar businesses (e.g. boba). Monterey Park should have more businesses that appeal to a wider range of people to draw more people to the city. There are also a lot of run-down houses/apartments and overgrown lots.	"New businesses (commercial/retail spaces),Single family housing (homes)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"New, non-chain businesses. An example is Yihui Coffee. These types of businesses put MPK on the map and draw people to the community. "	"Garvey Ave: There is so much opportunity for this to be a vibrant street, but it feels run-down. Businesses often shutter or switch hands quickly. Also the vacant lot on the corner of Garvey and Garfield, and other vacant lots along Garfield. Huge eye sores and attract crime."	A Trader Joe's or Sprouts in that space would be hugely welcome and would make Monterey Park a more desirable place to live. This could also be part of a mixed-use development.	97.90.16.82	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4604	6/24/2026 13:07	I love how quiet it is.	Upgrade the Macy—pool it's old. Clean up our side of the 60 freeway it looks like trash. Remove flock cameras (what the heck). Fix the roads. Better landscaping.	"New businesses (commercial/retail spaces),-Multi-family housing (apartments/condominiums)"	Not concerned	"Housing opportunities,Run-down properties and eyesores ,Job opportunities"	"Maybe the updated parks, but I'm not seeing the type of development needed. It's like we are stuck in the 80's over here."	Yes—REMOVE FLOCK CAMERAS!	"First of all thank you for helping us ban these god forsaken data centers. We couldn't have done that without you! <3 but in regards to investment—I'm ok with anything that doesn't hurt people or the environment. Housing, businesses, anything that can generate money without hurting anyone/anything. "	162.224.238.240	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4605	6/24/2026 13:07	"Sense of Safety, Convenience and ease of accessibility, Cleanliness and Order"	"Too many apartments and cars now, limit building of multi home properties"	Single family housing (homes)	Very concerned	"Housing opportunities,Run-down properties and eyesores "	"YES, Atlantic Times Square restaurants and stores, although would prefer more resident/privately owned establishments"	"YES, Atlantic Square, Corner of Atlantic and Garvey Plaza, Lincoln Plaza Hotel"	"Single home housing, fitness building, children enrichment education, indoor mall with fitness studio"	12.153.72.2	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4606	6/24/2026 13:20	I love how peaceful it is and how it is currently getting revitalized by younger folks moving in. I love how respectful each generation is of each other and that there is a feeling of progress happening with respect to the older generations.	I think the stores and restaurants can become more diverse to reflect the diversity that lives here. Too many boarded up or unfinished buildings/stores & for lease signs and owners of buildings need to be forced to maintain upkeep to their properties. Cleanliness in public areas is also concerning.	"Single family housing (homes),Affordable housing (income-based housing)"	Very concerned	"Run-down properties and eyesores ,Job opportunities"	"Parks, Vincent Price Museum, Bruggemeyer Library"	"The entire strip of Garvey from abajo to atlantic including atlantic place shopping center & the bus stop in front, ""downtown Monterey Park"", around the lincoln plaza hotel"	"Green areas, community areas, affordable housing, in terms of retail - something the city can use and will spend money at like a trader joes or whole foods, or a market place similar to blossom hall in SG"	47.232.231.11	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4607	6/24/2026 13:21	"The restaurants are a huge plus and also brings in people from other areas. Please NO gentrification. For example, we don't need Starbucks here, there's plenty of tea and coffee places that are special to Monterey Park and why people from other cities come here."	More walkability and public transportation to get from one area to another.	"Mixed-use development (housing and commercial uses combined),-Multi-family housing (apartments/condominiums)"	Not sure	"Housing opportunities,Job opportunities"	"I would like to see more housing development. Multi-family, mixed use, senior housing, affordable housing. This will also raise enrollment in schools."	"Garvey Ave., Mid Atlantic Blvd. Saturn Park"	"Definitely NOT BESS (Battery Energy Storage System).\nInvest in more housing and promoting walkability along with public transportation. "	66.215.221.28	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4608	6/24/2026 13:21	I love the cleanliness and the pride that most residents take in the city. We love that it's close to the city but not riddled with crime and homelessness like other areas.	"Do something with all of the vacant commercial properties. They really bring the community down, are an eyesore, and prevent businesses from wanting to establishing here because it gives the impression that businesses are not successful here. "	"New businesses (commercial/retail spaces),Single family housing (homes)"	Very concerned	Run-down properties and eyesores	The two new businesses in Atlantic Square. They give hope that MP can thrive.	"Atlantic Square, intersection of Garvey/Atlantic. "	Doing something about vacant business properties. Is it possible to place a limit on how long a lot/property can be vacant until it's deemed a blught to the community?	99.46.80.254	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=e-mail
4609	6/24/2026 13:38	Monterey Park is a diverse place with people who have brought over centuries old culture and combined it with living here. It is what makes Monterey Park. It greeted me with open arms when i moved here. The food and the people are the best in the LA area.	Cost of living and Parking Spaces	"Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Job opportunities"	"Restaurants, Mom and pop shops, bookstores. "	Not really but that doesn't mean there aren't areas that need improvement.	"Transit, Cultural Tourism, and Walkable Tourism areas "	47.232.146.213	https://www.monte-reypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=e-mail

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4610	6/24/2026 13:39	"Complex immigrant networks, being in community with other POC, shopping at minority-owned small businesses, easy and free parking"	"More trees/ greenery on the sidewalks, easier access to public transit"	"Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Not concerned	"Access to amenities,Housing opportunities"	"I appreciated the development of Atlantic Times Square. It added a cool place to hang out, and had a lot of interesting shops and restaurants. However, the housing there is not affordable. "	More investment in public transit and other public infrastructure	"I'm not sure, but I don't think we should be looking to big corporations--one of the biggest charms of Monterey Park is its small businesses and not big-box chains"	97.90.38.62	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4611	6/24/2026 14:11	"MPK has a variety of foods choices, quiet neighborhoods. "	More safety measure in place to ensure residents are safe and more innovative playgrounds for children and families to enjoy. There should be more green spaces and environmental friendly for our future. We should have a more family friendly atmosphere to attract young families to MPK.	"New businesses (commercial/retail spaces),Single family housing (homes),- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	I would like to see more family friendly development	"Yes, MPK have a lot of run down buildings that made our city look old and does not attract others to come to our city such as Garvey Ave and some area in Atlantic square. From 10 fwy to Garvey on Atlantic square is doing very well. It would be great if we can make it more lively to attract others. "	I would like to see more housing and businesses that can attract young family. We should also build more family friendly businesses/faciliites in MPK.	45.29.213.96	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4612	6/24/2026 14:12	"The vibrant Asian community, awesome food, the people really come together and support each other."	"Set a goal for 30% native tree canopy coverage. The shade from these trees will reduce the energy required to cool homes and businesses. The city will become more walkable and safe for everyone, especially during SoCal's heat waves. Native trees like California Live Oak are fire resistant."	Affordable housing (income-based housing)	Very concerned	"Access to amenities,Housing opportunities,-Job opportunities"	Native plant gardens in yards or parks. Please work with Indigenous communities and native plant foundations to beautify the city while restoring our ecosystem.	"As new developments appear, avoid using invasive or non-native ornamental plants. Require all city property and commercial landscaping spaces to plant native flora. The city has a duty to foster a healthy ecosystem for all beings, including plants and animals."	Plant California native and remove invasive grasses to reduce fire risk and landslides. Native plants are naturally fire resistant and have low to no water requirement once established. The time to prepare for and mitigate a tragedy like the fires in Altadena & Palisades is now.	138.229.132.129	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4613	6/24/2026 14:13	Mostly a peaceful town. I like having neighbors that watch for each others.	More care to the trees on public properties. Like the trees around Vegabond are dry. If the city can take a look at cutting down or watering the trees. Also more updated or new housing being build.	Mixed-use development (housing and commercial uses combined)	Concerned	"Run-down properties and eyesores ,Job opportunities"	"The movie theater, Costco. "	More updated or new stores to replace the closed down shops during COVID. Clean up the dried trees and weeds around vegabond.	Newer houses. More restaurants and shops. Or a new indoor play area that families can host birthday parties for kids.	173.40.64.98	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4614	6/24/2026 14:14	We are close to many things and we have a very diverse population. We have a safe community that's clean and supports each other	"We need more businesses to come here like Target, Trader Joe's, Wholefoods. Most of these are in the neighboring cities of Alhambra and Pasadena. We need more businesses like there within our own borders. "	"New businesses (commercial/retail spaces),Single family housing (homes)"	Concerned	"Run-down properties and eyesores ,Job opportunities"	good to see strip malls have new paint jobs	"Central mpk - along Garvey Ave. There are many older businesses that are rundown. Out towards Fremont area, those businesses could use a refresh and of course, along Potrero Grande/Saturn Ave - that area should have those businesses listed above"	more businesses. maybe some local businesses that will help more people want to live here.	162.119.17.61	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4615	6/24/2026 14:17	"The relative safe neighborhoods, decent schools, great food, and overall good kind people."	"We need more trees and shade. Year after year life in MPK has gotten more and more hot, climate wise, and staying indoors blasting AC is not the answer. I'd love to see a ton more trees planted, especially given the pollution from the Lineage fire that we're experiencing, we need to be proactive. "	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined)"	Very concerned	"Run-down properties and eyesores ,Job opportunities"	"Atlantic Times Square isn't great, but it does provide a place to gather and stroll and business to be had. I'd prefer if there were more green spaces and trees. Look at Portland for inspo in urban development. "	Atlantic Square definitely could use an overhaul. Garvey ave could also be redesigned for a more pedestrian friendly experience.	"For the space? Mixed use, community arts spaces, think broader and bigger into the future of what will serve our residents and what kind of city we want to be. The new Obama Library is a great example of awesome urban development and thoughtful build. Things that will attract people to visit & stay."	99.7.105.172	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=substack&utm_medium=email

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4616	6/24/2026 14:18	The community. Been a part of it for over 40 years. Learning more about it every day and loving it.	"Community based events like Meet the mayor, dodger games, etc are appreciated. Maybe more support for growth of small businesses."	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes)"	Concerned	"Access to amenities,Job opportunities"	new restaurants at corner of Garvey/Garfield.	The area the data center was going to be. Shopping center with Big 5 is. Shopping center with Diamond bakery is.	MIx use facility. Happy to have a shopping center with living space above (like AMC\Atlantic times square)	99.90.214.228	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4617	6/24/2026 14:50	"Panasian grocery and restaurant options, proximity to east La, sgv, pasadena, bustling foot traffic in key areas"	"Bike lanes, traffic control and pedestrian safety, beautification (tree cover, curb strips, sidewalk cleaning)"	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing),-Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Run-down properties and eyesores "	Kind of enjoy the Atlantic strip with how many businesses there are along it.	"There are so many strips along Garvey that need improvement. The lot on Garfield and Garvey is an eyesore. So many businesses that are closed down or vacant. Don't know if it's MP, but that huge area along N Garvey going towards Walnut Grove has a lot of vacancy or nothing developed"	I would prefer just improving the infrastructure. Roads feel dangerous in neighborhood areas bc of poor road signage. Barnes Park is nice but it would be even better to have smaller parks peppered in the vacant areas.	169.232.73.207	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4618	6/24/2026 15:28	"I love that I do feel like I live in a community. My neighbors are looking out for me, they're offering to walk my grandma's dog for her, they're helping our older neighbors bring in their trash cans. There is a lot of good will in Monterey Park. "	I think public transportation services should still be widely available.	"Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Very concerned	"Housing opportunities,Job opportunities"	Something similar to Atlantic Times Square seems like a good mix of residential and business properties. One of the main deterrents however is that the complex seems	I think there should be continued investment in public transportation services throughout the city.	"The community should look to affordable housing and greenspaces, especially because Monterey Park is a suburban area with multi-generational families. This also aligns with what many people stated during council meetings regarding the ban. "	12.238.222.226	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4620	6/24/2026 15:42	"The services are close by such as the library, parks, banks post office, etc. A variety of groceries stores, variety of restuarant, both dine in and fast food.\n\n\n\n"	"Our shut in seniors who do not have access to transportation, to get to the store, the senior center for social interaction. Finding a safe space for our homeless and we do have them whether it's shelter, food , clothing, a place to shower"	"Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing)"	Concerned	"Housing opportunities,Run-down properties and eyesores "	"Small businesses that offer classes ie, cooking, baking, knitting crocheting, sewing and offiering the supplies yarn, pickle ball racket, tennis rackets, etc. A shared garden/ farm for people to grow their own vegetables, even classes to show people how to grow their own vegetables \n\n\n\n\n"	Our swimming pools besides Barnes Park pool will need renovation.	"A sports center/ complex, with a large park with walking path drought tolerant plants, classes for gardening, birding, large dog park with obedience classes,"	66.215.222.129	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4622	6/24/2026 15:50	"I love the diversity of our community and where we are located in relation to the SGV and the city of Los Angeles. Also we are close to the Metro E Line, if we choose to take advantage of that."	Look into 1) expanding the MPK Transit coverage area to include the last two stops of the Metro E Line (Atlantic and East LA Civic Center) or 2) partner with Metro and Metro Micro to include include Monterey Park. Increase multi-modality and shared streets.	"Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities,Housing opportunities"	"Not in our town (yet) but Main Street in Alhambra has done a great job of establishing a sense of place. Downtown S. Pasadena, Magnolia Blvd in Burbank have as well. All curated/encouraged small businesses that are authentic and reflective of their residents. "	Garvey Ave and Atlantic Blvd could benefit from some overhaul. Corporate Center Drive needs to be reexamined for a post-Covid world.	"Invest in city amenities such as parks, libraries, tool lending libraries, makerspaces, and schools to increase homeowner value and higher average rent. City should invest in creating a sense of place and a unique destination. Continue farmers markets & consider starting a night market."	66.215.222.129	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4623	6/24/2026 16:01	Diversity. Safe community. Close to downtown LA. Beautiful and tranquil. No homelessness!	"Restaurants close to residential areas should invest in beatification and cleanliness surrounding their businesses. \nTraffic lights should be reevaluated depending on traffic conditions and should use sensors to allow the flow of traffic more efficiently. more business to Atlantic Square and other v"	New businesses (commercial/retail spaces)	Concerned	Access to amenities	ie. Starbucks where B of A was located.	"Atlantic Square \ nGarvey and Atlantic Blvd corners "	"Whole Foods, Trader Joe's, SAMS, Tesla charging stations, more diverse restaurant options including healthier choices, clothing stores "	108.192.190.95	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4624	6/24/2026 16:01	"Diversity, parks, and small town feel even though we are urban. The choices of eating and drinking have improved over the years. My neighborhood is quiet and convenient to everything. Rec and parks have lots of great community events and programming. I'm actually happy with more third spaces."	There are a lot of empty storefronts and aging businesses and infrastructure downtown on Garvey. Empty lots could be temporary areas of beauty like planted with wildflowers. Pockets of homeless folks and trash buildups in certain locations.	"Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing)"	Concerned	"Access to amenities,Run-down properties and eyesores "	"Adding Einstein bagels, smoking tiger, yihui coffee and other higher end businesses have been great. The north Atlantic corridor seems like there's a synergy that benefits everyone in the area. "	"Downtown on Garvey, extending to Rosemead. The Atlantic/Garvey intersection. "	Mixed use...more green space and parks/trails	99.53.231.96	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4625	6/24/2026 16:31	Location is highly accessible to many areas of Los Angeles.	"Better control on homeless, do a better job keeping sidewalks and landscaping nice and clean. Have property owners properly maintain their building and landscaping. Limit parking on streets in residential areas. Reduce eye sore."	"New businesses (commercial/retail spaces),Single family housing (homes)"	Not concerned	Run-down properties and eyesores	Mainly cleanliness and attractive environments. We need to eliminate eye sores and bring up property value. We are so behind compared to other cities in our area.	Need to clean up all the shopping areas and it's sidewalks along the major areas of Atlantic. Also along the Garvey area. Make it aesthetic.	"Make it more aesthetic, safe and businesses and consumers will come.",104.182.58.200	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	

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4626	6/24/2026 17:39	"Natural topography, diversity of residents."	"Bring back trees in public spaces and assist home owners with planting trees. I've been here since 1974 and seen the loss of natural shade, air filters, and beauty."	"Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Concerned	Housing opportunities	Commercial buildings with painted murals	Potrero Grande between Markland and Arroyo Drive.	Affordable housing	47.34.203.31	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?ref=writing.strisker.com
4627	6/24/2026 17:40	"MPK is not a place of temporary residents, but of people who have set down roots and desire community. Our parks are filled with life's stages, from sports practices, birthday parties, to pickleball and elderly dance groups. We have strong food culture and schools -- these are good signs. "	"There are swaths of MPK decaying due to absentee or uninterested private ownership and lack of vision. I imagine all residents of MPK have either descended from or came directly from international communities where town spaces were green, layered, and a place of gathering -- we need to compel this. "	"New businesses (commercial/ retail spaces),- Mixed-use development (housing and commercial uses combined)"	Very concerned	Run-down properties and eyesores	"The ""Little Skewer"" restaurant/ tavern is a good example of a unflashy, ""lived in"" and enclosed space familiar to so many residents (Asian and Latino both). Do we have our small scale ""Claremont Packing House"", ""Anaheim Packing District"", or even ""San Gabriel Mission area"" version?"	"Garvey from Atlantic to Garfield is the main town stretch, and it's filled with decaying businesses. All of our spaces (retail, residential, parks) are devoid of layered greenery, you would never think our communities were filled with descendants of Southern China, Taiwan, Vietnam, and Mexico. "	"Pockets of non-fast food eateries/pubs, indoor (or outdoor) market halls with shade and seating, children's discovery play areas, bookstores, cafes, dessert shops, Asian makeup stores, plant shops. Walkable spaces where folks could foreseeably spend 2-3 hours in every weekend."	136.226.64.253	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4628	6/24/2026 18:00	"Small community, safe, city activities and festivals for community engagement."	Revitalizing downtown along Garvey. Seems like a lot of MP constituents head toward downtown Alhambra for it's modern buildings and businesses.	"New businesses (commercial/retail spaces),Affordable housing (income-based housing)"	Not sure	"Run-down properties and eyesores ,Job opportunities"	Atlantic Time Square prior to the pandemic when it was lively and bustling. Nowadays, it is still worth visiting but it lacks attraction.	The empty lot at the corner of Garvey and Garfield. The empty lot on Garvey, past New Ave.	"Trader Joe's, Porto's"	96.39.227.156	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4629	6/24/2026 20:00	"Community feel, diversity, great food, ideal location "	"There are many empty storefronts, I'd like more funding for the library, we need more trees (native varieties) for shade"	"New businesses (commercial/retail spaces),Affordable housing (income-based housing)"	Very concerned	"Access to amenities,Housing opportunities"	Most of the brand new developments are aesthetically unpleasing. It's important for the development of the city to fit the character and culture of the city	"Mid Atlantic (specifically, getting small businesses into this area as it's walkable; not big box stores), the corner of Atlantic and Garvey (all four corners)"	"The city has taken a passive stance in attracting new business and tolerates landlords who are okay with their spaces staying unleased. I'd like to see the city take an active approach to marketing/approaching new businesses and welcoming small businesses, and penalize inflexible landlords "	138.229.218.211	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4630	6/24/2026 20:13	"Chinese food. However, too many restaurants."	"We need an entertainment district. An indoor playhouse, bowling alley, weekly art and craft event, monthly open swap meet. Indoor hall rental for parties. New market,, Trader Joe. More city sponsored night events. Allow restaurants to have tables on sidewalks without additional fees. "	New businesses (commercial/retail spaces)	Concerned	"Access to amenities,Run-down properties and eyesores "	Too many restaurants.	Entrance and exit lanes into and out of Market Plave are terrible. Long lines of cars going in and coming out. Need to improve .	An entertainment district. No more restaurants.	173.40.64.24	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4631	6/24/2026 21:48	The cultural diversity and amenities	More housing and businesses	"New businesses (commercial/ retail spaces),- Mixed-use development (housing and commercial uses combined),Single family housing (homes),Affordable housing (income-based housing),- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Housing opportunities,Run-down properties and eyesores ,Job opportunities"	N/A - None that come to mind.	In the shaded areas of the presentation last night.	More open spaces for residents! Parks!	172.115.12.192	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4632	6/24/2026 23:25,Relatively low crime and the library	"More large trees for clean air, more family friendly businesses, protected bike lanes on major streets like Atlantic or Garfield, smoother sidewalks for strollers"	New businesses (commercial/retail spaces)	Concerned	Run-down properties and eyesores	"City mural, Garvey Ranch Playground, New restaurants"	Atlantic square is a ghost town. Atlantic Blvd has many unhoused individuals lounging around near the bus stops.	"Upstairs housing; downstairs food hall, farmers market, and community stage"		172.127.1.82	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=substack&utm_medium=email
4634	6/25/2026 12:03	Diverse community	Housing options for seniors	Mixed-use development (housing and commercial uses combined)	Concerned	Housing opportunities	Townhomes	Where proposed data center was to be located	Senior living	146.75.146.78	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK?utm_source=substack&utm_medium=email

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4638	6/25/2026 15:20	"I love the diversity. Would like more inclusivity but I think younger generations on working more towards this goal. I feel safe. Neighbors look out for each other. We have access to freeways. We have access to higher education that attracts music, art and other cultural activities. I love the parks"	More inclusivity. More selection or variety of businesses and restaurants. More senior activities. One senior center and I can never access activities because too many people and no parking. Aging population so more services and activities. Entice better quality stores both markets and restaurants.	Mixed-use development (housing and commercial uses combined)	Very concerned	"Access to amenities,Run-down properties and eyesores "	Unfortunately none in a long time. Pasadena has a lot more to offer a diverse community.	Portrero Grande business center. Atlantic square and around college. Atlantic between Tighin and Garvey. Garvey between San Gabriel and Atlantic	Small business to support young families with childcare and activities and for the larger aging population offering physical and mental stimulation classes for seniors. Healthier markets and restaurant options. Places where your aging pollination can assist or participate in city activities and serv	172.226.148.57	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4639	6/25/2026 16:09	"I have lived in the 626 area my whole life and can't really imagine leaving it! I love the abundance of small eateries, community events (especially CNY) and that I am so close to many neighborhoods. The park is always bustling and the library and police and community center just a stones throw away"	"I think there a lot of dead spaces within MPK that I would live to see a harder push for revitalizing mix use areas, or designating it for more affordable housing- and having spaces surrounding that reflect the needs of the area."	"New businesses (commercial/ retail spaces),-Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing),-Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities,Housing opportunities"	"I always happen to find myself in Atlantic Times Square, there are still many empty stores, but seeing more life in it recently, has made me optimistic. "	"The many lots that follow along down S Atlantic Blvd have very much seen better days- some are still fairly busy and some are empty - a specific example is The Mandarin noodle house on Garvey that closed was a staple in the area, and now sits empty, even though I've heard attempts to reopen again."	A central hub area (like Atlantic Times Square) making it walkable down that whole road and nice as an almost 'down town area' like old town Pasadena- but with a focus and representation of the people that make up beautiful MPK! And having affordable housing around these 'walkable' areas.	71.92.199.34	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4642	6/26/2026 7:53	"The community, the proximity and central location to the SGV, LA, beaches, OC. "	We need to make our streets safer. We need to clean up or fine residents/people who litter or leave their trash/furniture etc out on the streets. There is a charm when it comes to a central location however quiet and peaceful town just minutes away from LA.	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes)"	Not sure	"Access to amenities,Housing opportunities,Run-down properties and eyesores ,Job opportunities"	"First, it saddens me that the Deerfield Plaza will be under demolition. There is so much charm and culture in that plaza, that I hope that culture remains when the new plaza comes in. The most valuable and community oriented is probably the Atlantic Time Square plaza. "	"I am afraid to say this because I worry that it will result in the older or low-income community being ousted, but Downtown Monterey Park could definitely use some TLC. BUT I firmly disagree in allowing prices to rise and the community, especially older adult community from being unable to acces/buy"	"Housing, multi-use buildings (commercial, retail and residential) "	24.205.177.92	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email
4643	6/26/2026 9:40	"I have loved my longtime neighbors, who have looked after each other over all these years"	"Make it more walkable/bikeable, environmentally healthy, green; add multi-generational housing/ADU programs that supports Asian and Latino family structures"	"New businesses (commercial/retail spaces),Affordable housing (income-based housing),-Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"find out what residents drive out of the city to get (eg Costco/costco gas/Home Depot complex saves us trips to Alhambra; love mom/pop businesses like Taihei; how about forward thinking housing/co-housing (see Village Homes concept in Davis, CA)"	Main thoroughfares (e.g. Garvey/Garfield; Garvey/Atlantic; former Atlantic Square); areas near LA county facilities on west side (Add a Trader Joes shopping complex in northwest part of city to also draw in Alhambra and SG shoppers)	"look at ways to work with major employers (LA County, Cal State LA, ELAC); "	174.245.45.149	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MP-K?utm_source=substack&utm_medium=email

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4645	6/26/2026 11:06	"I love the openness of the city government, but I also like how there are centralized plazas."	"I think we need more affordable level 2 EV chargers. With the increase in EV vehicles and the instability of oil, I think this might be a beneficial investment for those who can't charge at home or don't have access (ie: condos, renters, etc). "	"New businesses (commercial/ retail spaces),-Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities,Run-down properties and eyesores "	"Redevelopment of the ""Fatman Ding"" plaza"	Atlantic Blvd and Garvey Ave corners	EV Charges!	162.229.194.113	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138?brid=YWdncwHAKLqu4YlyGcHIi0GZjK25
4647	6/28/2026 1:58	It is friendly to my race and has a lot of restaurants to eat.	"We should not be always building so much as to displace wild life and disturb single family residence with tons of condos and apartments making street impossible.,"	Single family housing (homes)	Very concerned	"Housing opportunities,Run-down properties and eyesores "	I think have Home Depot has been a great convenience to us homeowners as we do not need to get to Alhambra.	The Saturn park area certainly needs to be utilized but hopefully not at the expense of causing a lot of traffic and interruption to the single famiily homes near by.	I think it can build more affordable housing and have better service offices like give San Gabriel Animal Hospital a better location and building because Dr. K is really helping people and their pets to get affordable treatment. We should support this kind of real service business.	138.229.223.101	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4655	6/29/2026 19:06	"Small, affordable, transportation (ex. MPK Transit) is accessible and easy to use"	"There's a plot of land across the apartment my family lives in and hasn't seen a unit, let alone workers doing lawn work. It might be the same for those who have empty plots of land with no house. I would like to see new housing units or sort of buildings to ensure that plot land doesn't go to waste"	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes),Affordable housing (income-based housing),-Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"The new canopies at Garvey Ranch, and the new mural paintings (would love more of those)."	"The Mar Center definitely need some renovations to make it more welcoming to citizens and tourists- bring more customer traffic as well. The bathrooms at the Atlantic Times Square do need major renovations. Some more green on our streets, and the empty spaces at Atlantic Square (ex. Boston Market)"	"Create a new park where residents can exercise, walk, have picnics, and events hosted by the city. There are also the projects like Celadon- would like some updates and a presentation on how it will be developed. And there's abandoned building that was supposed to be for 7 Leaves Café on Atlantic."	66.214.134.36	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4658	6/30/2026 12:41	"The proximity LA, freeway access, good food, parks and of course the unique immigrant and culture rich community."	"City council can be better on advocating for MPK and the SGV community. The nation saw a 88% rebuke on Data Centers within MPK, and it did not go unnoticed where each of the MPK city council member and planning staff stood throughout the process."	Mixed-use development (housing and commercial uses combined)	Very concerned	"Access to amenities,Housing opportunities,Run-down properties and eyesores ,Job opportunities"	Not so much.	No secret HMC MUST monetize their parcels as they are beholden to their shareholders as the city council is beholden to their constituents.	"Mixed use, Saturn Park. Talk to the residents for the vibrant ideas."	23.114.215.56	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4661	6/30/2026 14:43,That MPK is a quiet neighborhood nook with mom and pop shops located outside of the hustle and bustle of downtown but close enough to get into any other by streets or freeway on either side of our beautiful city.	Offering incentives to keep locally-owned businesses and residents operating within our city. Free transportation providers to frequent all areas of our city would help to alleviate cars on the road. A 55+ gated community could be surrounded by businesses walking distance to serve their needs.	"Mixed-use development (housing and commercial uses combined),Single family housing (homes)"	Very concerned	"Access to amenities,Housing opportunities"	"I like the new area by the 60 freeway with Costco and in n out, etc. But I think providing houses for young families and seniors provides a necessary balance to ensure all businesses have a demographic to target and provide services. "	Saturn Park	I believe building 55+ gated community with shops and services adjacent to it to serve the residents along with beautiful safe walking trails and grassy area for children and picnics or host city events would make the area vibrant on special occasions and relaxing on normal days. Single storied	75.142.216.29	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	
4664	7/2/2026 7:23	"Convenient location to most of what Los Angeles county has to offer, culturally diverse, educational opportunities, food variety, relatively clean and safe"	"More public nature access, more tree canopy for managing climate variance, incentives for lawn replacement with native plants, central meeting/ gathering spaces for families and social events that are free and inviting, public lending library of tools and equipment for residents"	"Mixed-use development (housing and commercial uses combined),Affordable housing (income-based housing)"	Not concerned	Access to amenities	"Development of recreational areas, pool renovations/ reopening, safe walking areas "	"If empty lots are an issue for residents, incentivize public garden use or encouragement of native plants for environmental health and aesthetic, common use spaces in retail areas for meeting and building community"	"Local business development that encourages sustainability, community engagement, joy, access to nature and beauty that attracts people outside and to the city, healthy, active, accessible, walkable neighborhoods."	104.9.81.215	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138?utm_source=ig&utm_medium=social&utm_content=link_in_bio&fbclid=PAZXh0bgNhZW0CMTEAc3J0Yw-ZhcHBfaWQPNTY3M-DY3MzQzMzUyN-DI3AACnJDo2MSZsbH-FtlUGWlAgxGC71qRu-VgEzfm1vooBq3M4Ax-gXL-N1vpcPb9Nyw_aem_Fd4ieQmga-PioxL-07JN6Vw

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4667	7/2/2026 18:55	Community vibe	Make MPK less car dependent and update zoning map to allow for more housing in more parts of the City.	"Mixed-use development (housing and commercial uses combined),-Multi-family housing (apartments/condominiums)"	Concerned	"Housing opportunities,Run-down properties and eyesores "	"419 Chandler Ave, Pacific Plaza Condos. I'd also like to see more mixed use development. The only one I can think of is Atlantic Times Square, which is a more ambitious and expensive form of mixed use development. "	Garvey corridor. I'm not aware of any mixed use commercial/residential buildings along Garvey.	I'm not sure how to answer this question. I support investment in the City with reasonable consideration for costs and benefits to City residents and resources.	66.215.35.73	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4668	7/2/2026 19:13	Community	Get tenants into empty commercial buildings	"Mixed-use development (housing and commercial uses combined),-Multi-family housing (apartments/condominiums)"	Concerned	"Access to amenities,Housing opportunities"	Atlanta Times Square	Atlantic and Garvey intersection	Mixed use development with housing.	172.56.127.80	http://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4669	7/2/2026 20:45	"Safety, tranquil nature of the city that has an abundance of food options and green space. Addressing traffic bottlenecks and ability to avoid congestion. "	"Not over developing and making it feel cookie cutter like other cities. Taking care of roads that need repaving, providing services that meets the community needs, and protecting the existing way of life. "	Mixed-use development (housing and commercial uses combined)	Concerned	"Housing opportunities,Run-down properties and eyesores "	Have not seen any of note.	"There have been businesses that have gone through catastrophic events such as a fire and those have taken way too long to reopen, i.e. Monterey Park Cleaners that has been closed/unoccupied for 5+ years. "	"Businesses that are invested in the community and are good neighbors. Development of businesses that provide jobs, engagement with the community and revenue. "	155.186.66.229	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4670	7/2/2026 22:35	The community	New pavement in the allies. Have clean allies free of trash. Make sure we have more patrols at night so that there is no vandalism or stolen cars specially on Riggin St between Atlantic and Garfield	"New businesses (commercial/ retail spaces),- Mixed-use development (housing and commercial uses combined)"	Very concerned	"Access to amenities,Job opportunities"	New restaurants example the new starbucks at atlantic blvd	Atlantic square need new businesses like a planet fitness	Businesses	47.41.200.225	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138?fbclid=PAcGRvZgJleHRuA2FlbQIxMQBzcnRjBmFwcF9pZA8xMjQwMjQ1NzQyODc0MTQAAaeAnFOvpS1zPiuXL55JFE5X9mHDSdHlyLALwvsJUVRYcFLrnGzk77YwgxkVjw_aem_1Y002wtctC30KRgso07xAw
4671	7/3/2026 9:04,People tend to mind their business & the city actually responds to the people.	"Hiding vacant lots better such as the empty spaces along Garfield, either with greenery or mural art. "	Mixed-use development (housing and commercial uses combined)	Concerned	"Run-down properties and eyesores ,Job opportunities"	Not per se. Times Square maybe.	"Garfield, but it seems like there's already been improvement. "	"Become a model city for the future, building mixed-use green spaces with mixed-income housing and either shopping/ dining or producing useful resources like vertical/urban farming or renewable energy in vacant spaces, rather than easy money draining resources. "		162.120.202.54	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138

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4674	7/5/2026 22:46	"I love that the city continues to uphold a diverse array of Asian American businesses, especially with the recent concentration of them on Atlantic Blvd which improves the walkability of the city."	"Spreading out the gains and improving intra city transit. As someone who lives close to the Atlantic Times Square, I feel more friction when it comes to visiting businesses on the other side of the city."	"Mixed-use development (housing and commercial uses combined),-Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Housing opportunities"	New types of businesses like Manga Lounge that provide a space for people to hang out outside of a restaurant. A board game store/lounge would be amazing right by all the dessert shops!	"The corner of Atlantic and Garvey, which still remains undeveloped :("	"Mixed use housing in the heart of Monterey Park or along Atlantic, along with lifestyle businesses for people to hang out (such as a board game store). I'd like to see more reasons for people to come into Monterey Park and also provide a good resident base to sustain these new businesses!"	104.28.85.108	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4675	7/5/2026 23:05	"Public parks we walk around garvey ranch and la loma most often, great local restaurants, best coffee and tea shops, manga lounge near ELAC. Quiet neighborhoods, clean streets, roads are being repaved and have very few issues."	"Maintaining the buildings that already exist. Many buildings and parking lots need a power wash or a refresh. Creating some small business incentives to open for shorter terms. More reasons for people to gather. Scout house for regular meetings and events for Scouting, gardening clubs, more shade."	"New businesses (commercial/retail spaces),Single family housing (homes)"	Concerned	"Run-down properties and eyesores ,Job opportunities"	"I love the manga cafe. Yihui Coffee, Costco"	"Atlantic Times Square parking lot needs a wash, Atlantic Place needs refurbishment (dirty and smelly)."	"Saturn park should have senior housing that includes independent living, assisted living, and skilled nursing. Traffic should be relatively low, Monterey Parks aging group can stay in the city and keep all of their regular shops and services, housing stock should open up for new families."	71.93.111.25	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK

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4677	7/6/2026 12:23	"Love that it's a safe community for kids and pets. The parks and recreational sports are well organized and supportive. We enjoy neighborhood events, activities, restaurants and stores. "	"Healthier, cleaner foods and products businesses or grocery stores."	New businesses (commercial/retail spaces)	Concerned	Housing opportunities	Yes canes and Dutch bros	Definitely Atlantic square and Atlantic Times Square	"Housing, education and retail "	23.114.214.182	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4678	7/6/2026 16:28	"Location is very centralized. One of the best locations in LA County - convenient located and residents can access beaches, mountains, airports, and other cities easily. "	Boarding houses need to go. The trash cans are overflowing with litters and odd characters loiter on the streets when they are close to boarding houses. Quality businesses and residents will not want to move here unless we clean up and revitalize. Likes attract the likes.	"New businesses (commercial/retail spaces),-Mixed-use development (housing and commercial uses combined),Single family housing (homes)"	Very concerned	"Access to amenities,Run-down properties and eyesores "	"North Atlantic Blvd. is better but compared to surrounding cities (Alhambra and San Gabriel specifically), there is still a lot to catch up on. Also, please consider adding a food hall that can also house art galleries, mini concerts, and various community events."	"The whole Garvey Avenue is an eyesore. Dirty, unsafe, worn-out, and useless. An abundance of ""employment agencies,"" ""service centers,"" parcel/shipping stores, and massage parlors that are useless to many residents. Please also consider planting LOTS of trees throughout the city to lift up values. "	"Adding a townhall. Modernize the whole city with a focus to combine green living/urban living to attract a more sophisticated base of businesses and residents. Consider form-based zoning instead of strictly land-use zoning. Take part in ""Tree City"" movement."	63.200.234.130	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK
4681	7/6/2026 20:46,Love that we are our own city with our own services.	More American/National businesses. I love and support small businesses but we need recognizable brands/stores	New businesses (commercial/retail spaces)	Very concerned	Run-down properties and eyesores	Monterey Park Market Place	Garvey Ave; Atlantic Square	Renewable energy		96.39.227.180	https://www.montereypark.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138?fbclid=PAZXh0bgNhZW0CMTEAc3J0YwZhcHBfaWQPMTI0MDI0NTc0MjgzN-DE0AAGnkP3P8xY8ZKqV0CtSZQfG4qOoyiofi8llLyqkXe75Mnb0UD-fm4FXnWK92j_d0_aem_wap-GSt_b6BGDrSExgLRFA

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4684	7/6/2026 22:24	"It's a safe neighborhood with good schools and easy access to downtown, Montebello, and other parts of SGV"	More diverse businesses. We find ourselves driving out of MPK to do a lot of things. Also it seems like neighbors don't care about their homes and it brings the aesthetic of the neighborhood down	"New businesses (commercial/ retail spaces),- Mixed-use development (housing and commercial uses combined)"	Concerned	"Access to amenities,Run-down properties and eyesores "	Renovation and activation of Barnes park. Plaza with smoking tiger and katsu and brew. Would love a proper downtown with businesses we can walk to and make a day of it	"Atlantic Square, Garvey (downtown MPK), Barnes park pool"	"Breweries, food hall, gyms, retail - clothing, homewares, family friendly outdoor space mixed with retail (Americana as an example) "	66.214.130.195	https://www.monterey-park.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138
4685	7/7/2026 0:26,The community	More business and entertainment places for families. We need a sprouts or Trader Joe's close by. Also fast food like chick fil a or in n out.	New businesses (commercial/retail spaces)	Concerned	Access to amenities	No	Atlantic square	Revitalize commercial corridors	104.173.171.93	https://www.monterey-park.ca.gov/FormCenter/Community-Development-Online-Forms-4/VacanttoVibrant-Help-Shape-Monterey-Park-138	
4692	7/8/2026 1:18,riding public transit like Spirit Bus for example as well as exploring hiking trails	Add more spirit bus services into new areas for better ways to get there whether it is within Monterey Park or not like adding service into Saturn Park and the Monterey Pass Rd area	"Mixed-use development (housing and commercial uses combined),- Multi-family housing (apartments/condominiums)"	Very concerned	"Access to amenities,Housing opportunities"	"Atlantic Square has a lot of vacant suites that no one had ever leased before since Boston Market, Rite Aid, Baskin Robbins, and Pieology Pizzaeria have been closed down there "	"I think Monterey Pass Rd area, Saturn Park, and Corporate Center areas need to have more businesses or possibly housing in those areas as well as retail too"	more public transit service like expanding the spirit bus routes to new places including serving Monterey Pass Rd and Saturn Park for example	66.215.220.119	https://www.montereypark.ca.gov/1732/Vacant-to-Vibrant-MPK	

COMMUNITY IDEA WORKSHOPS

VACANT-TO-VIBRANT

Hosted by the City of Monterey Park

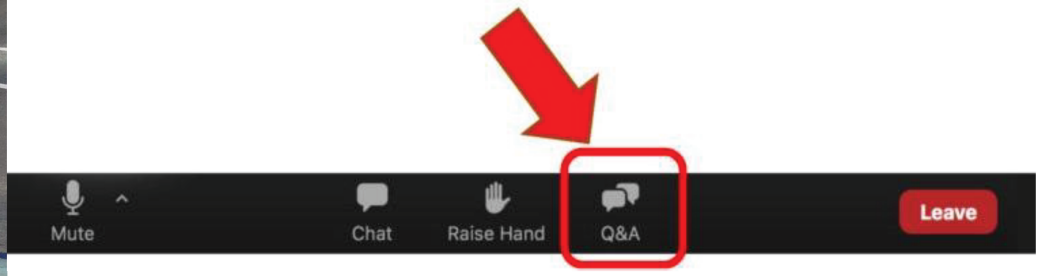


Zoom Meeting Logistics

- **Meeting will be recorded**
- Select your preferred language under Closed Captions.
  - Seleccione su idioma preferido en la función de subtítulos en la barra de herramientas inferior.
  - 從底部工具列的字幕功能中選擇您偏好的語言。



- Have questions? Submit all questions via the Q&A feature.



City and Support Team

Inez Alvarez
City Manager

Tim Hou
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Community Development

Kevin Tan
Assistant Planner

Diana Garcia
Assistant City Manager

Eliana Munoz
Senior Planner

Ryder Todd Smith
Tripepi Smith President

Dana Sovinec
Tripepi Smith Senior Business Analyst

Mia Valenzuela
Tripepi Smith Business Analyst

Meeting Agenda

- What Problem Are We Solving?
- What Is the Purpose of This Vacant-to-Vibrant Effort?
- How Did We Get Here?
- Background and History
- Opportunities for the Future
- Q&A



What Problem Are We Solving?

- There are vacant properties throughout the city that need to be spurred into action
- We need economic development
- Housing affordability remains a challenge and we need housing supply

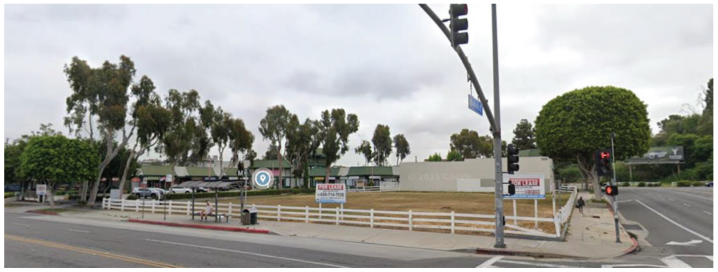
What Is the Purpose of This Vacant-to-Vibrant Effort?

- To engage with residents on the issues and opportunities facing housing and development in Monterey Park
- Understand factors affecting development
- Ideate on the opportunities
- Understand resident priorities



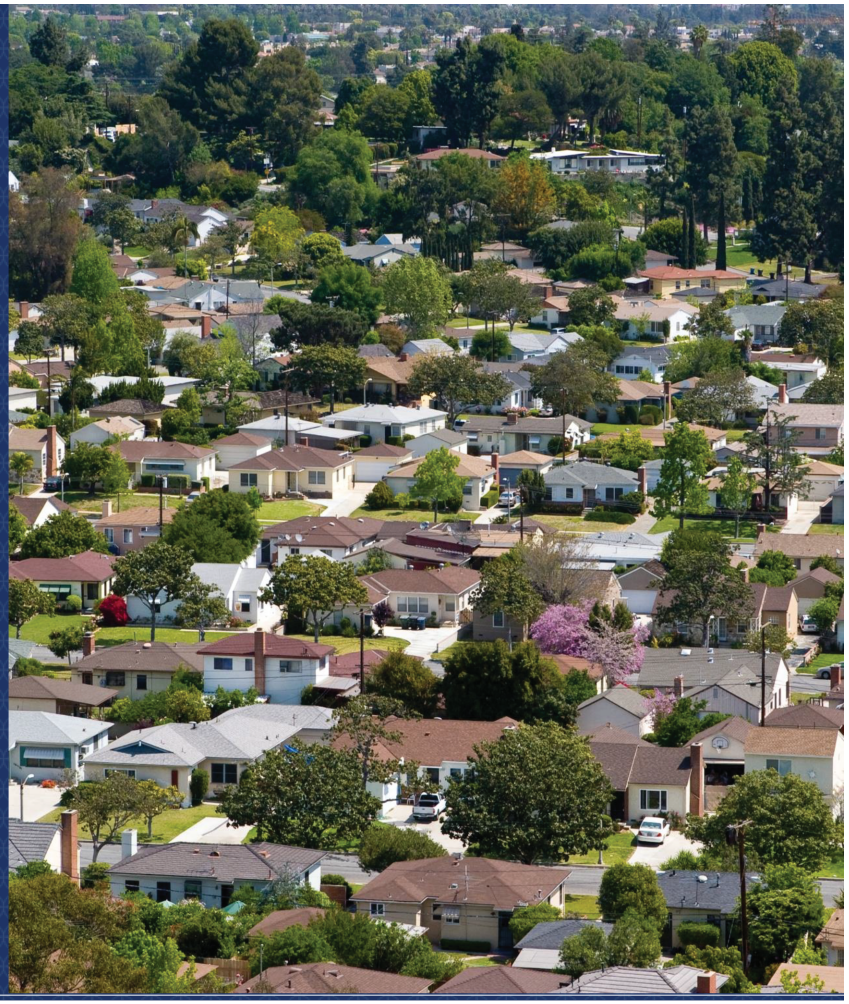
How Did We Get Here?

- Recent zoning/data centers conversations
- Vacancy issues
- Blight
- Zoning issues





Background and History



How Land Use and Zoning Work

- **General Plan (Community Vision)**
- **Land Use Element**
- **Zoning Ordinance and Development Standards**
  - The General Plan establishes the vision, while zoning regulations and the zoning map implement that vision on individual properties.
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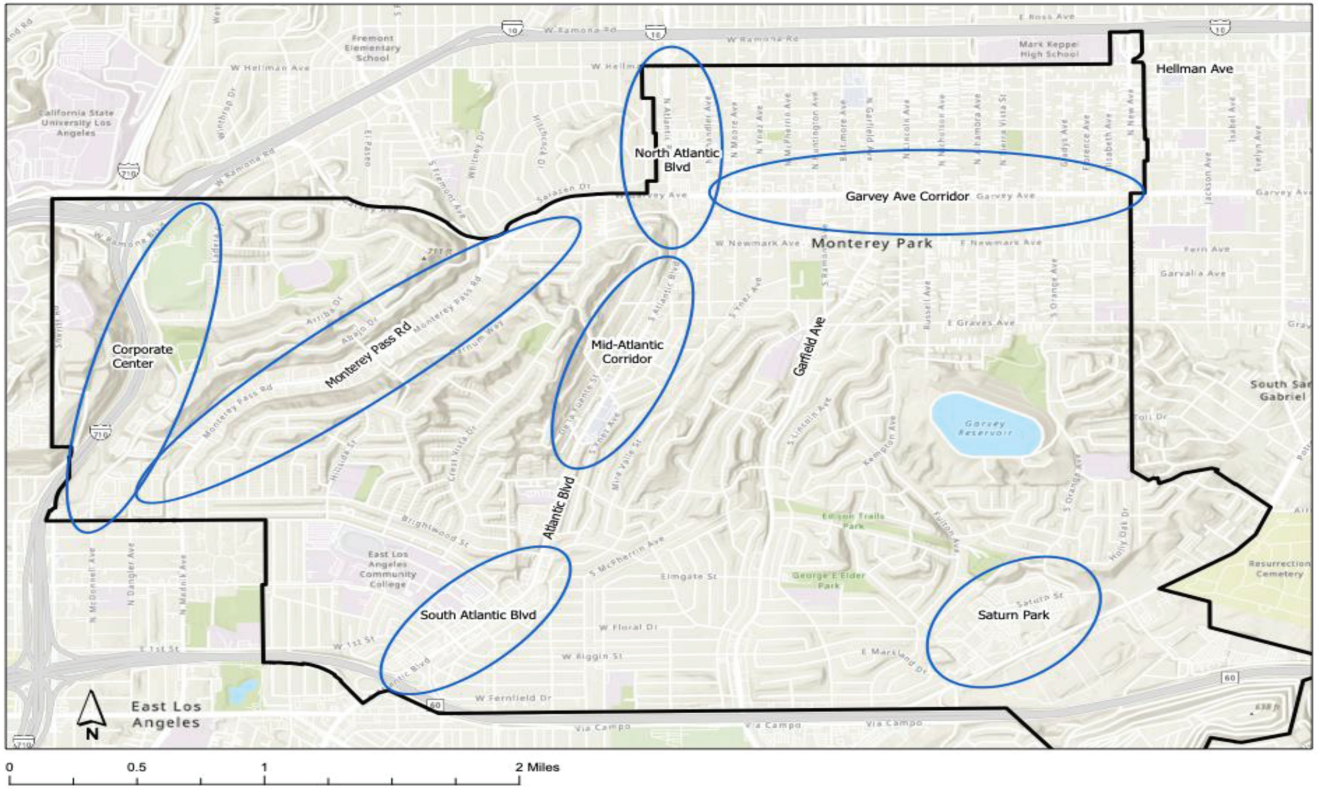
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- Expand local services
- Create local jobs, reducing commute times
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Key considerations include:

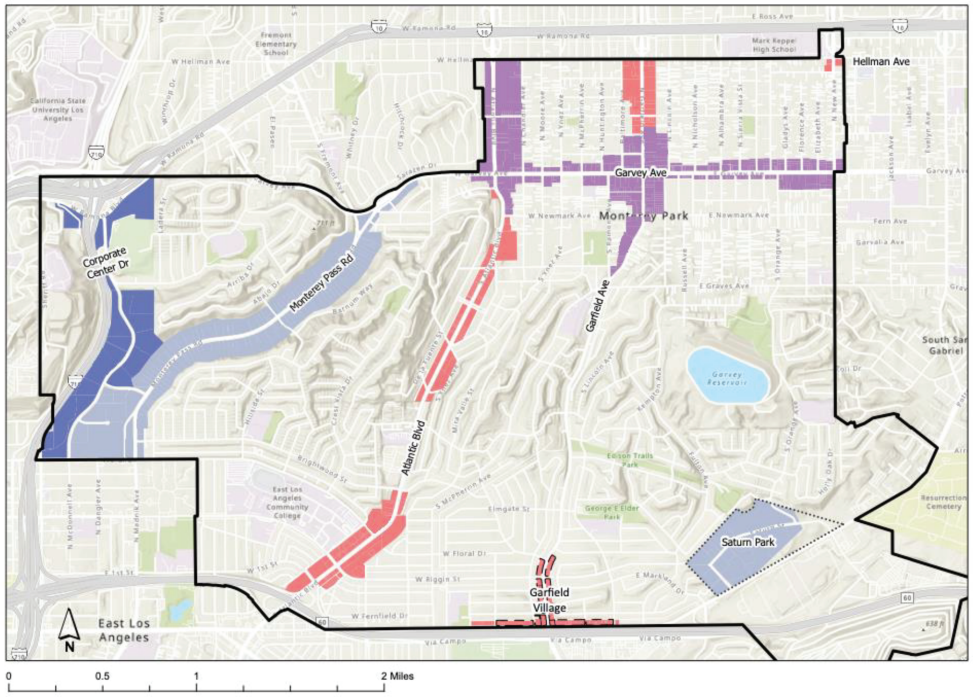
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Opportunities for the Future



Notable Vacancy Areas

Opportunities for the Future:
Potential Investment Areas



Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
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Opportunities for the Future:
Examples of What Future Development Could Look Like





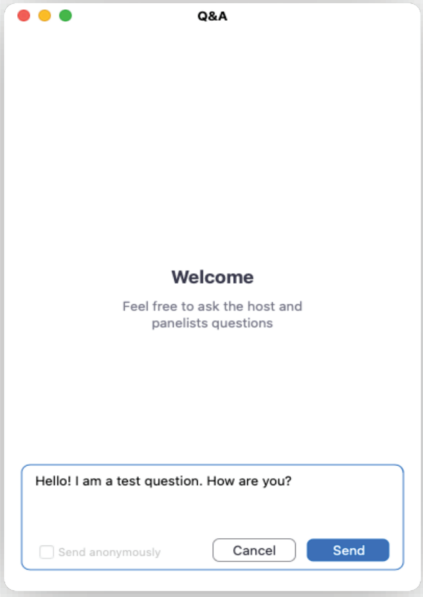


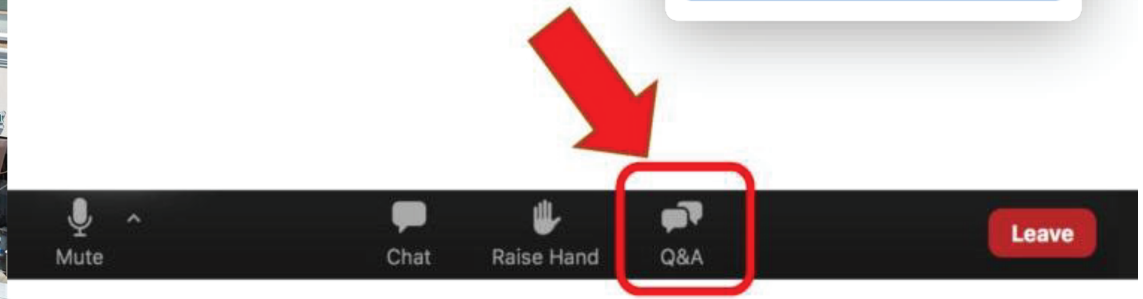




Q&A

Submit questions via the Q&A feature.





THANK YOU

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Contact us at **626-307-1458** or **VacantToVibrant@MontereyPark.gov.**

Attend In-Person Community Idea Workshops

Workshop #1
Tuesday, June 23, 6–8 p.m.
George Elder Park Community Room.
1950 Wilcox Ave., Monterey Park, CA 91755

Workshop #2
Wednesday, June 24, 6–8 p.m.
Langley Center Friendship Room.
400 W Emerson Ave., Monterey Park, CA 91754

COMMUNITY IDEA WORKSHOPS

VACANT-TO-VIBRANT

Hosted by the City of Monterey Park

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Diana Garcia
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Martha Garcia
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Robert Aguirre
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Jason Hing
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Jerry Guevara
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Ryder Todd Smith
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Meeting Agenda

- What Problem Are We Solving?
- What Is the Purpose of This Vacant-to-Vibrant Effort?
- Background and History
- Opportunities for the Future
- Q&A
- Table Breakouts



What Problem Are We Solving?

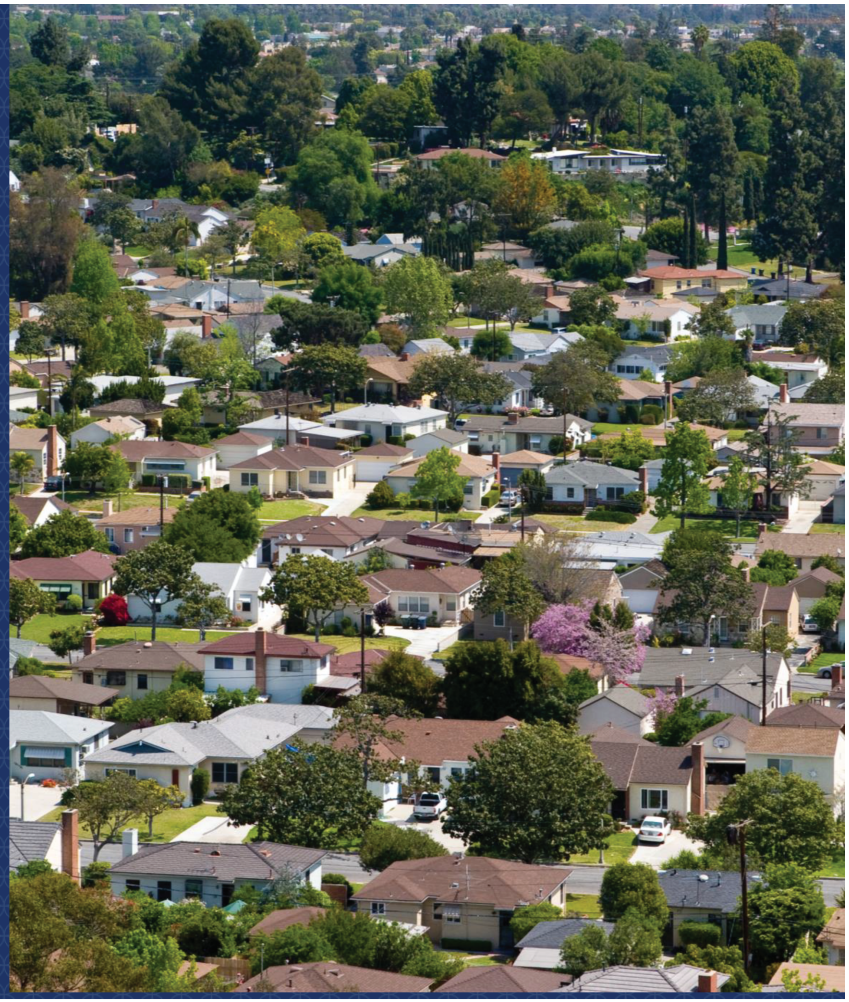
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Background and History



Important Facts About Land Use

- The City does not build housing or commercial development.
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How Land Use and Zoning Work

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Understanding Zoning In Depth

- **Zoning Ordinance and Development Standards**
  - The General Plan establishes the vision, while zoning regulations and the zoning map implement that vision on individual properties.
- **Zoning Maps**
  - Apply zoning designations parcel by parcel throughout the city.
  - Determine what uses are allowed on a specific property and under what conditions.
  - Serve as the day-to-day regulatory tool used when initially reviewing development proposals.
- **How are developers attracted/dissuaded from establishing projects in the city?**

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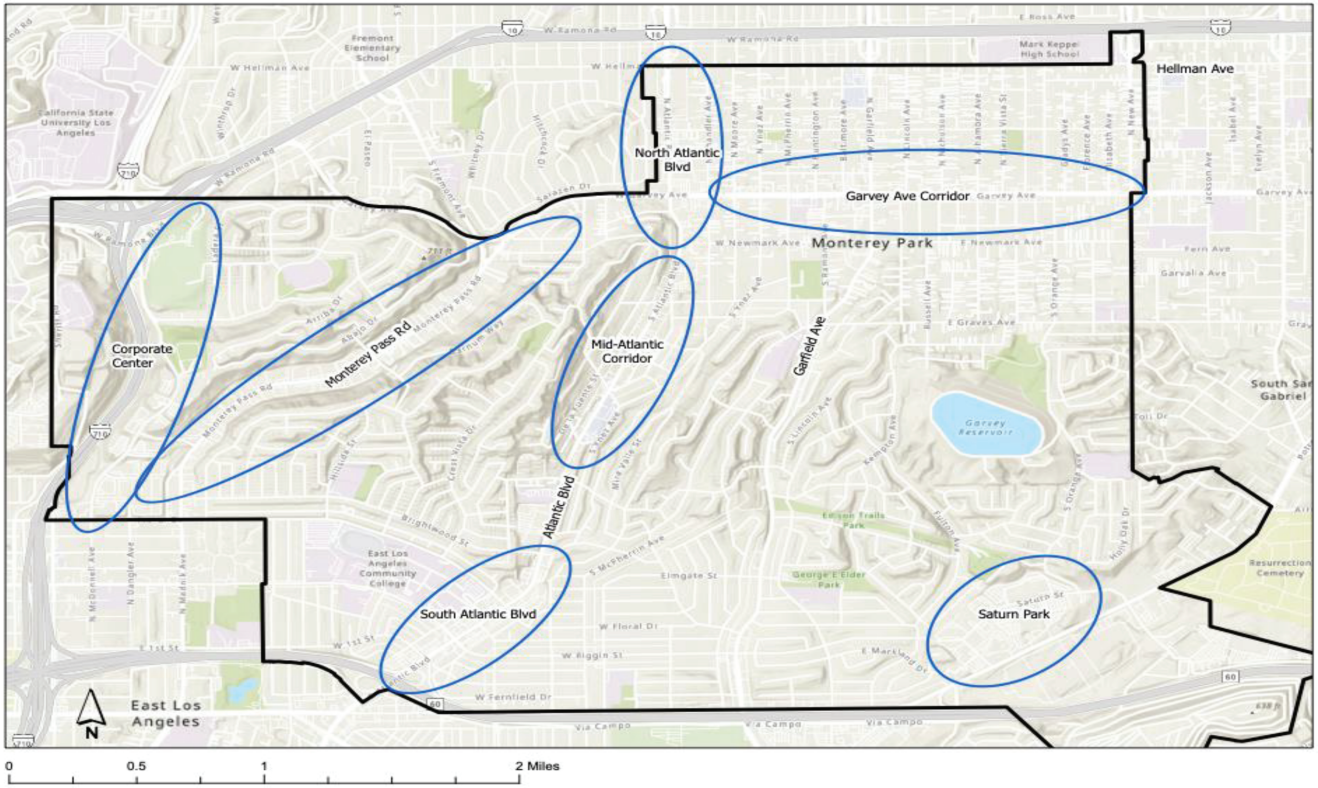
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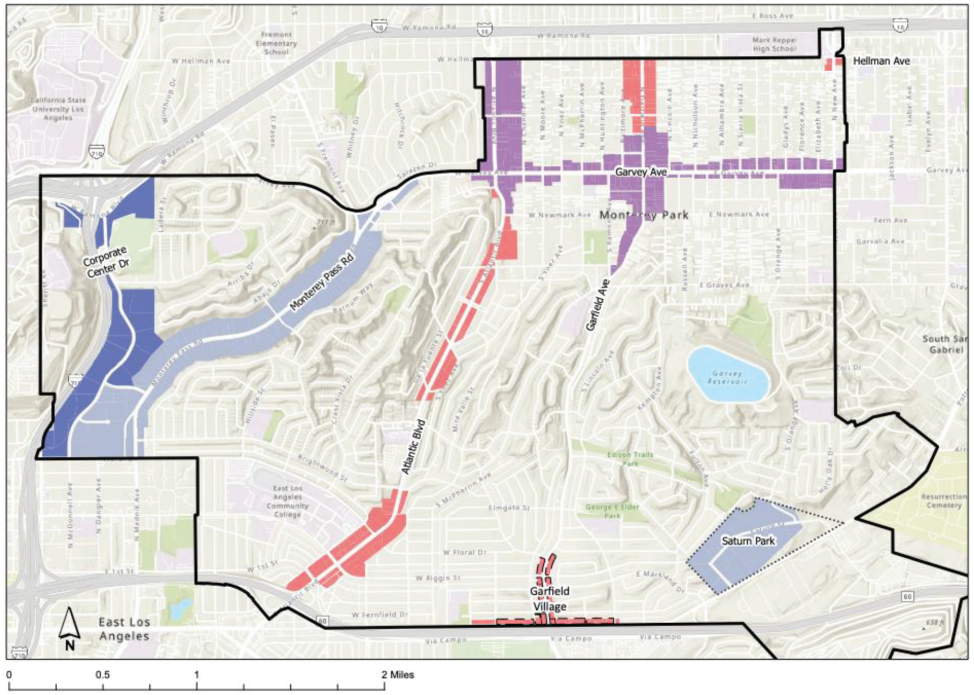
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CITY OF MONTEREY PARK
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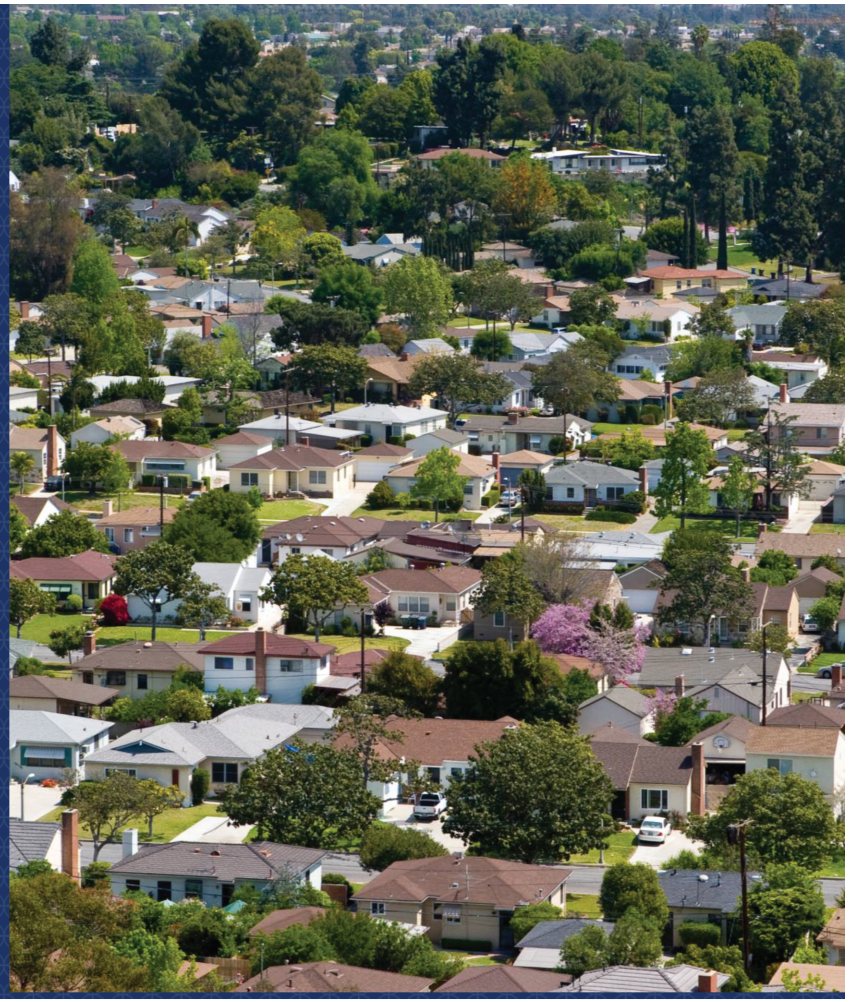
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Developer/Investor Viewpoints

- **Certainty is a Priority**
  - Do I have a clear pathway to development?
- **Collaboration with the City**
  - Is the City reasonably flexible to help me enable the vision?
- **Financing will Back the Project**
  - Will banks or investors back my vision and do my financial projections pencil out?
- **Market/Demographics**
  - Will the shopping population or consumers make it to my venue?
- **Timing/Speed to Market**
  - How quickly can my project get done and start making money?

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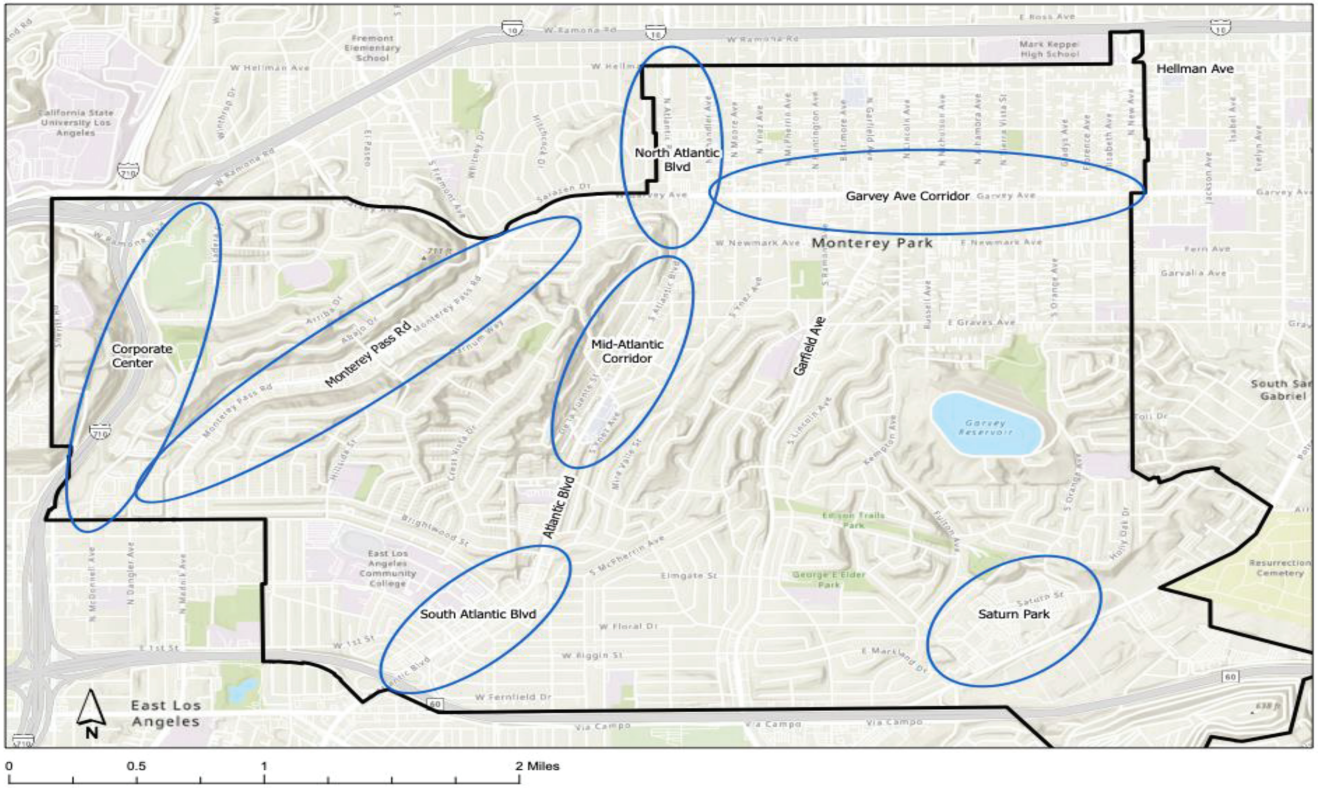
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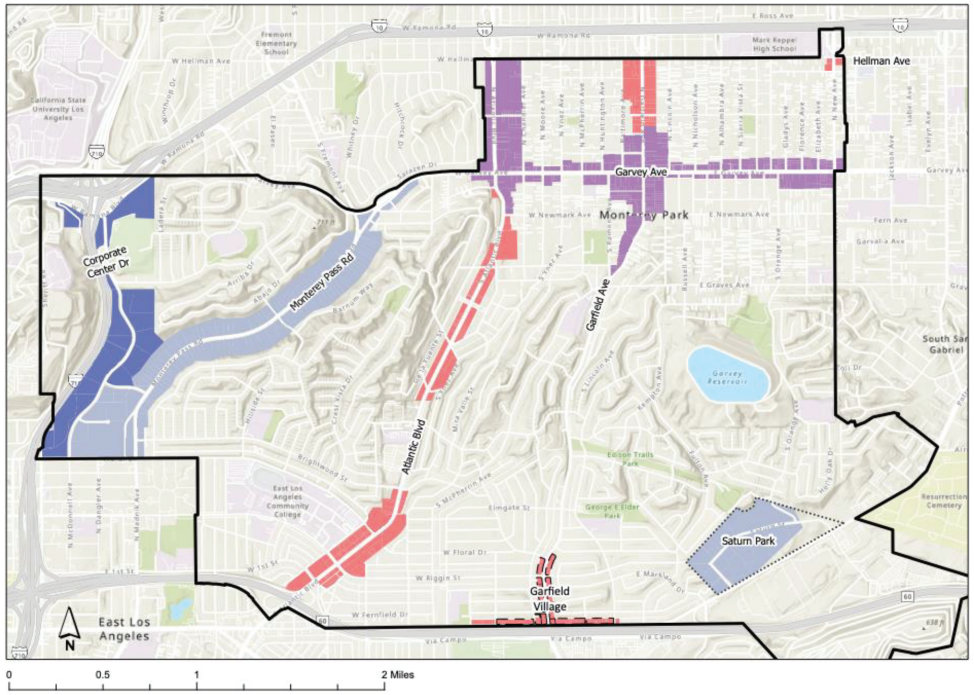
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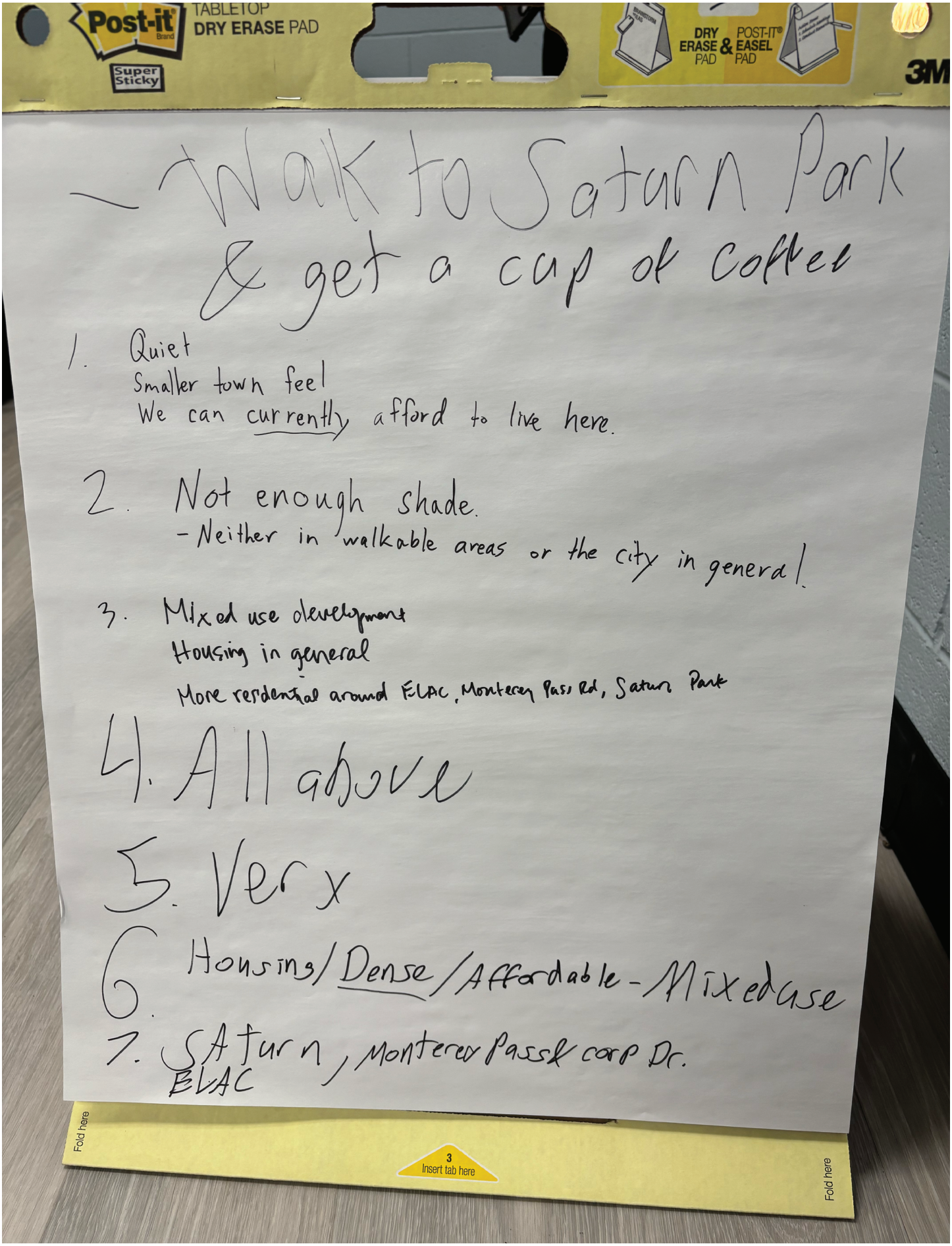
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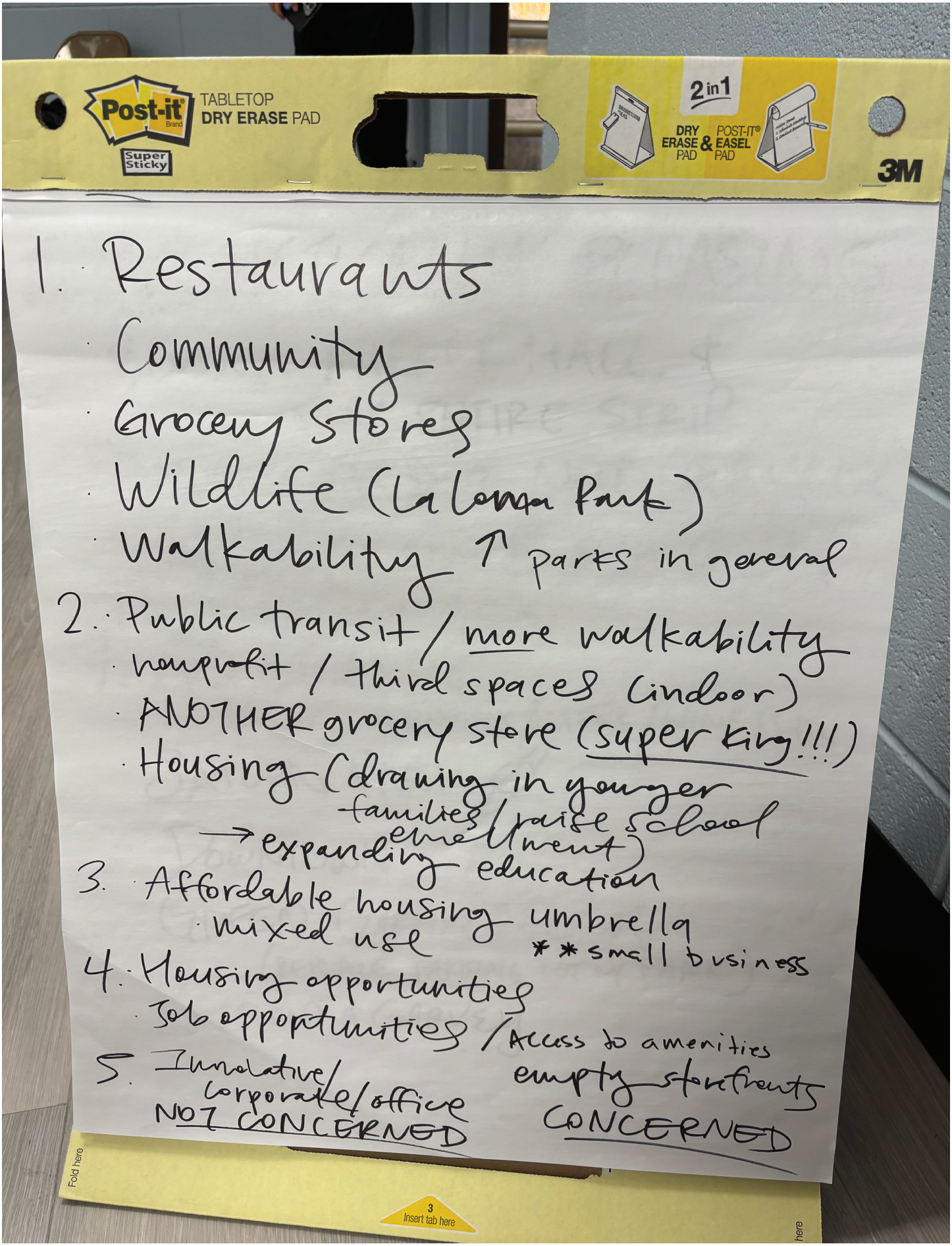


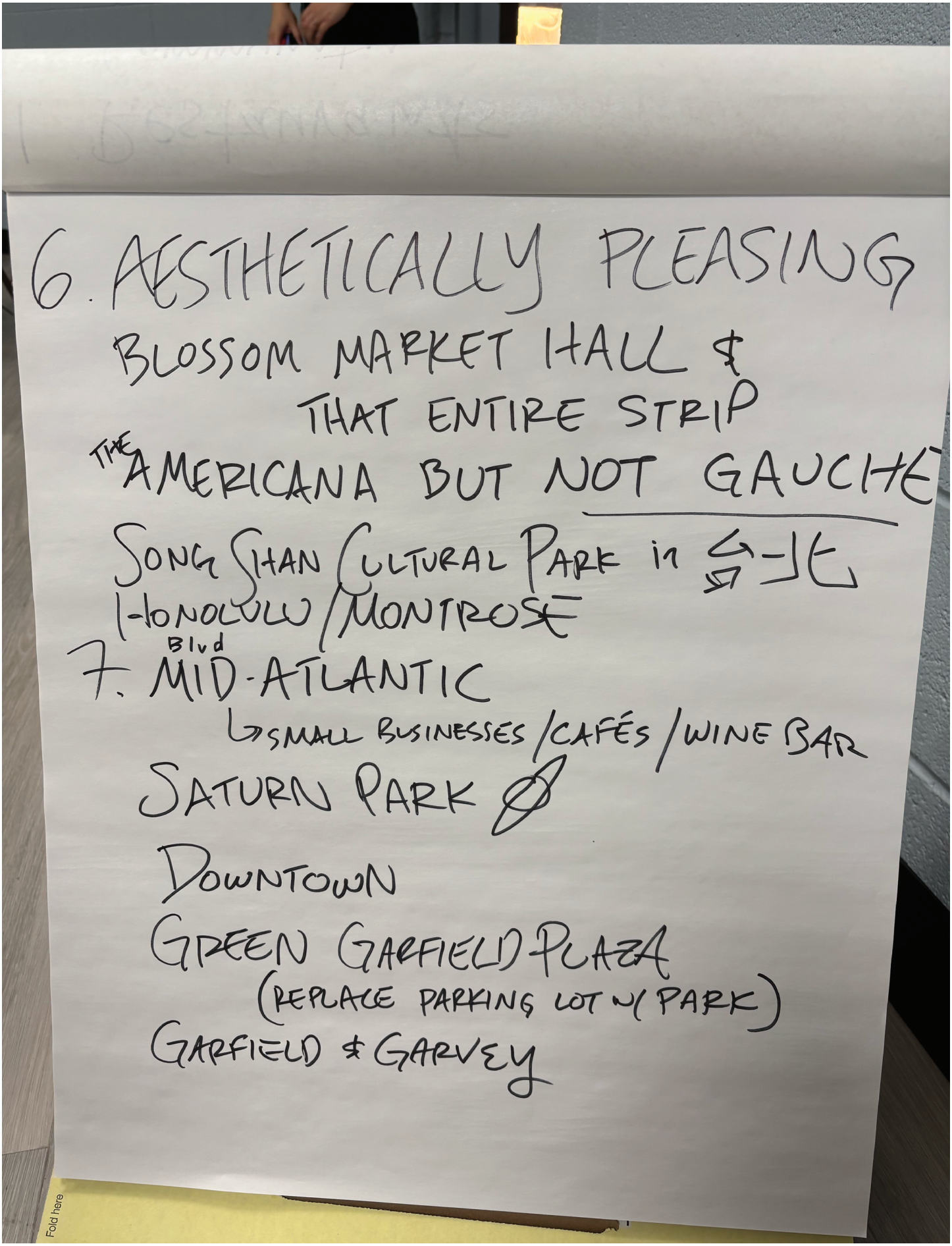
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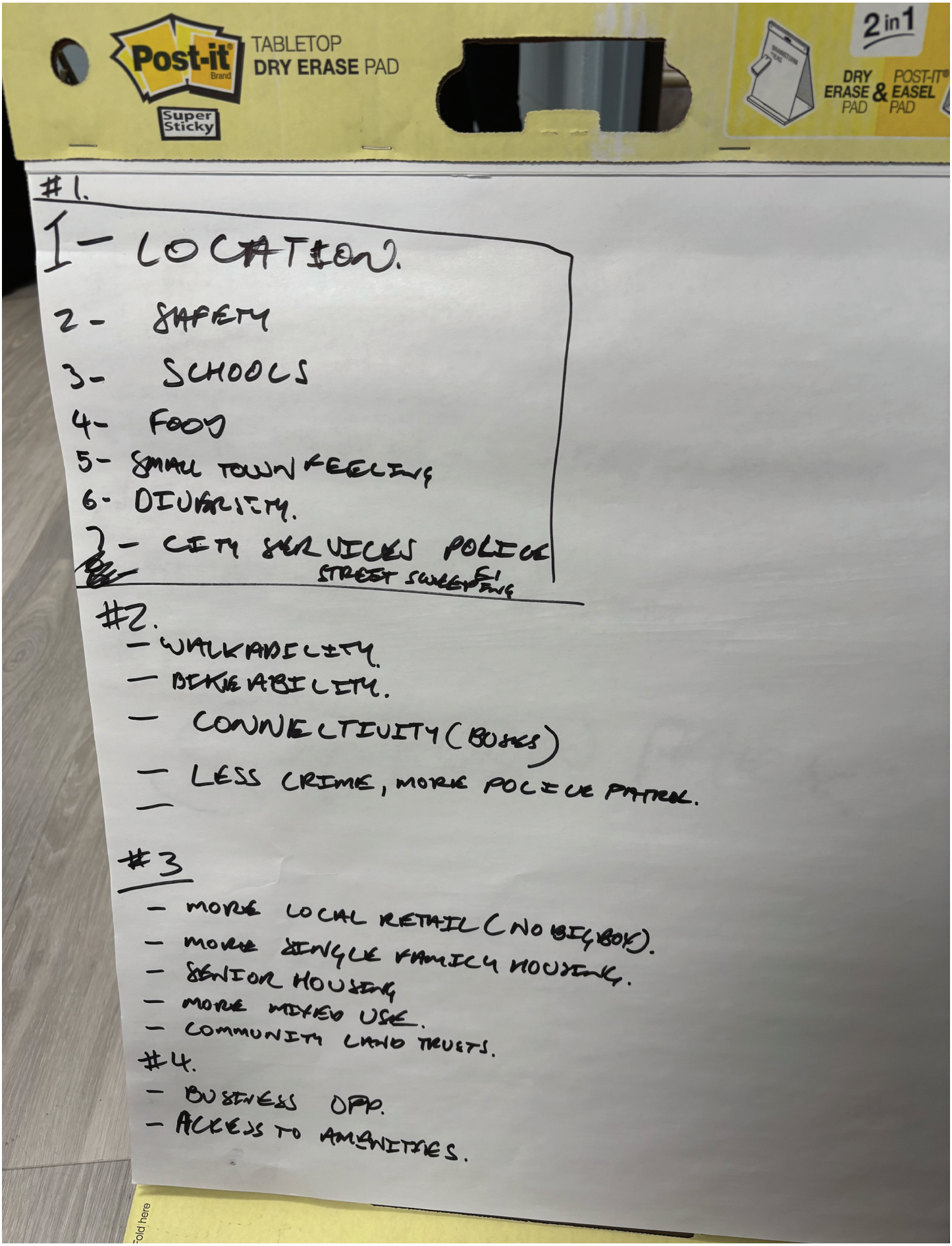
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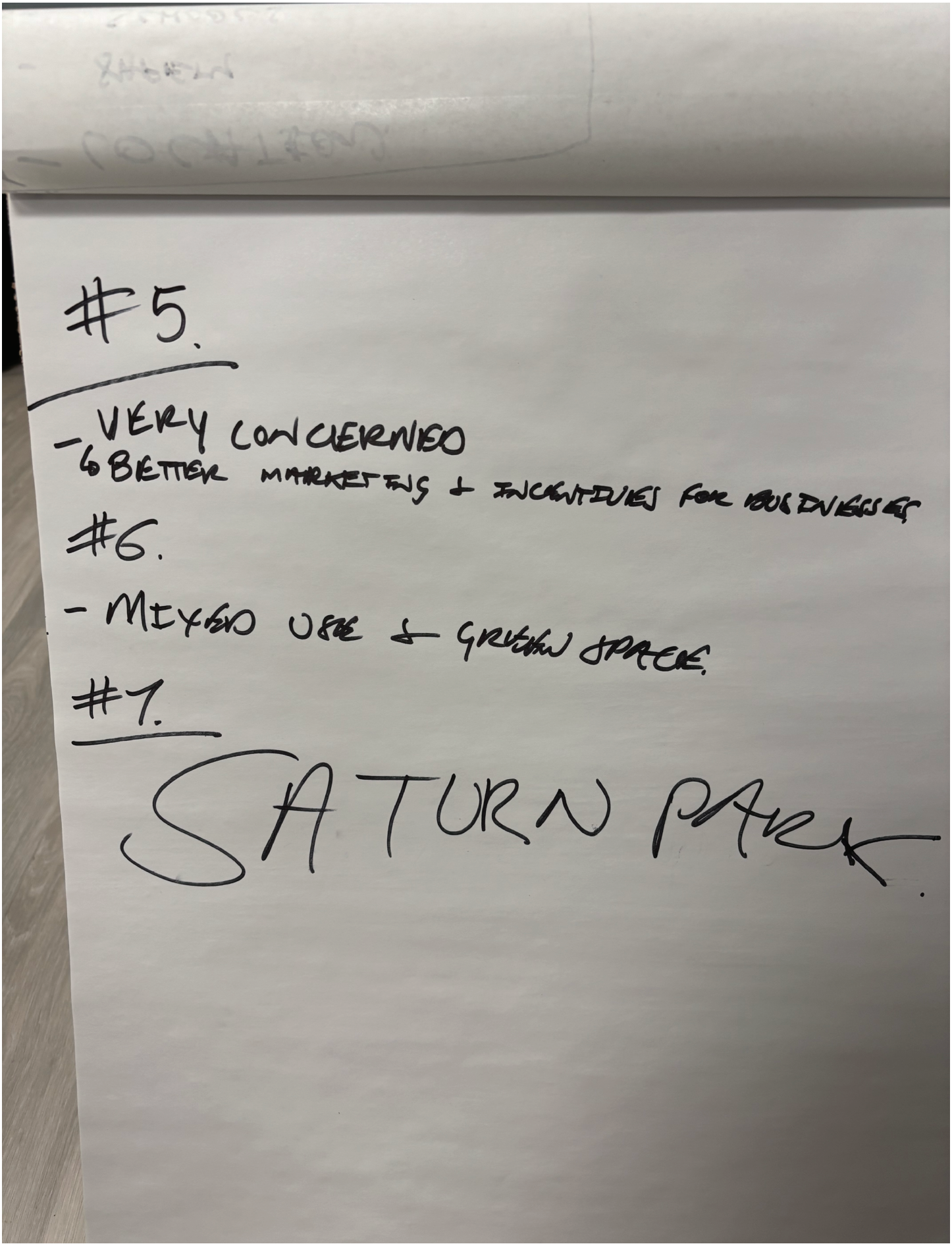
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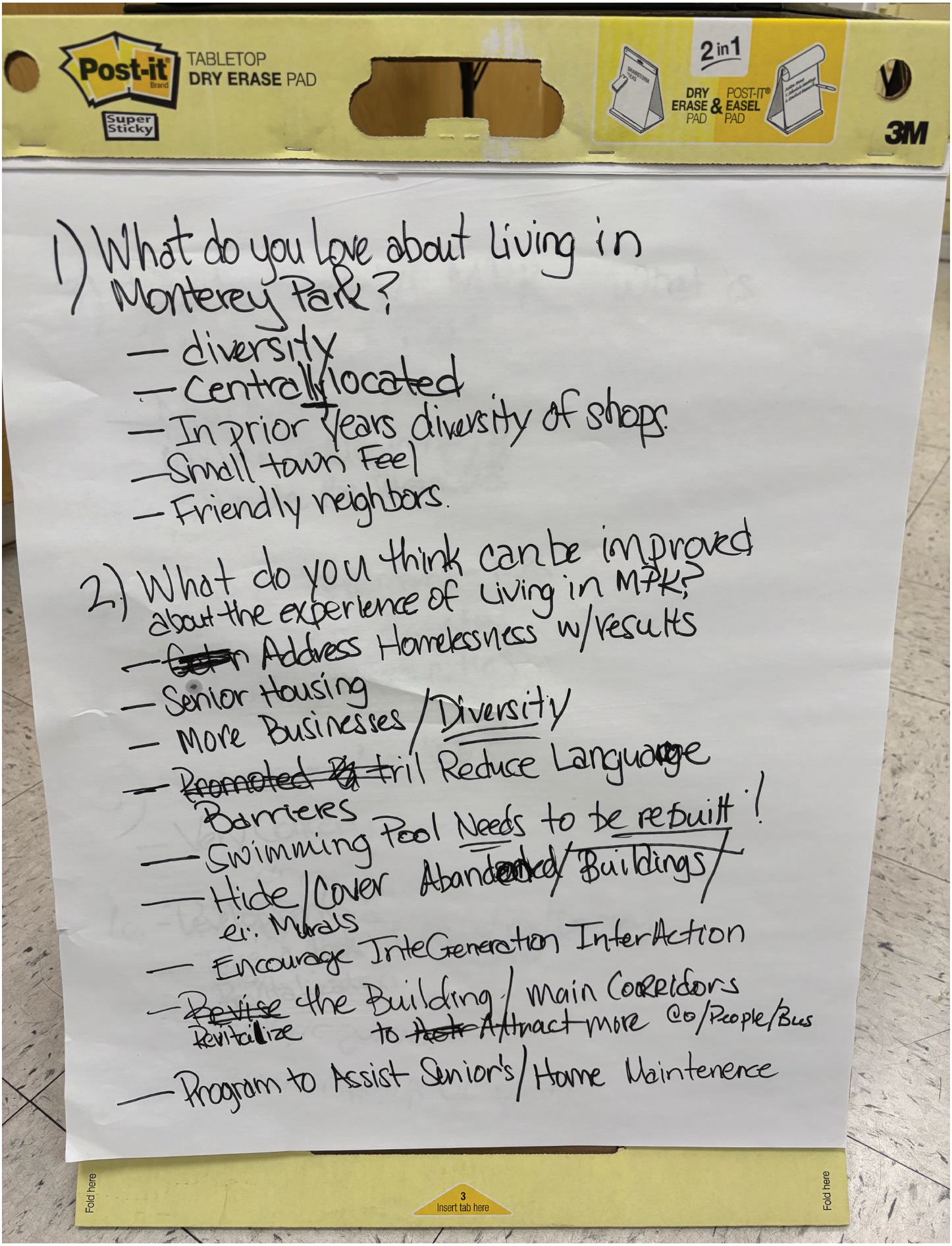

Post-it
Super Sticky
TABLETOP
DRY ERASE PAD
DRY ERASE PAD & POST-IT® EASEL PAD
3M
Walk to Saturn Park & get a cup of coffee
1. Quiet
Smaller town feel
We can currently afford to live here.
2. Not enough shade.
- Neither in walkable areas or the city in general.
3. Mixed use development
Housing in general
More residential around ELAC, Monterey Pass Rd, Saturn Park
4. All above
5. Yes
6. Housing/Dense/Affordable - Mixed use
7. Saturn, Monterey Pass & Corp Dr.
ELAC
Fold here
3
Insert tab here
Fold here

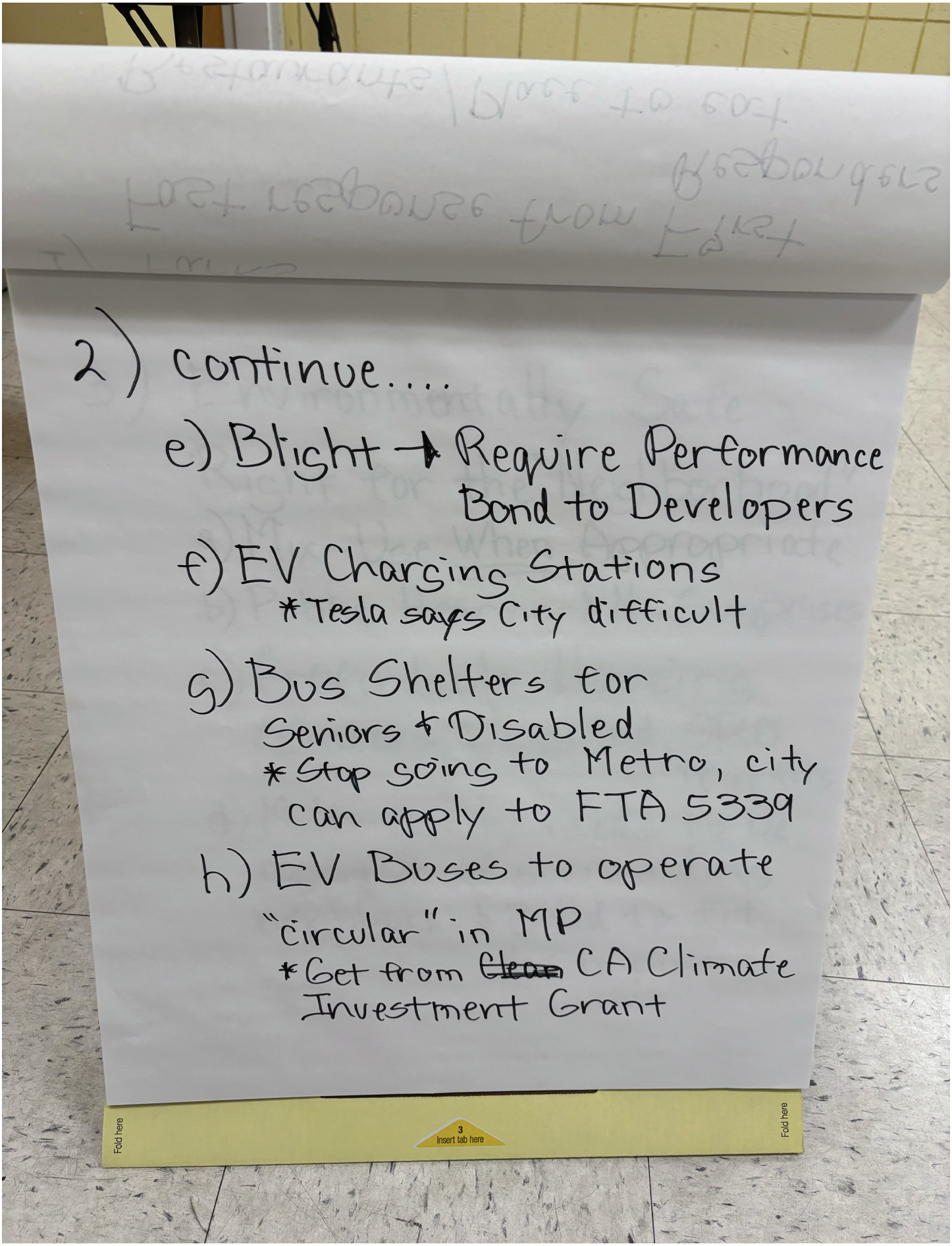

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DRY ERASE PAD
2 in 1
DRY ERASE PAD & POST-IT® EASEL PAD
3M
1. Restaurants
· Community
· Grocery Stores
· Wildlife (La Loma Park)
· Walkability ↑ parks in general
2. Public transit / more walkability
· nonprofit / third spaces (indoor)
· ANOTHER grocery store (super King!!!)
· Housing (drawing in younger families / raise school enrollment)
→ expanding education
3. Affordable housing umbrella
· mixed use
** small business
4. Housing opportunities
· Job opportunities / Access to amenities
5. Innovative/corporate/office
NOT CONCERNED
empty storefronts
CONCERNED
Fold here
3
Insert tab here

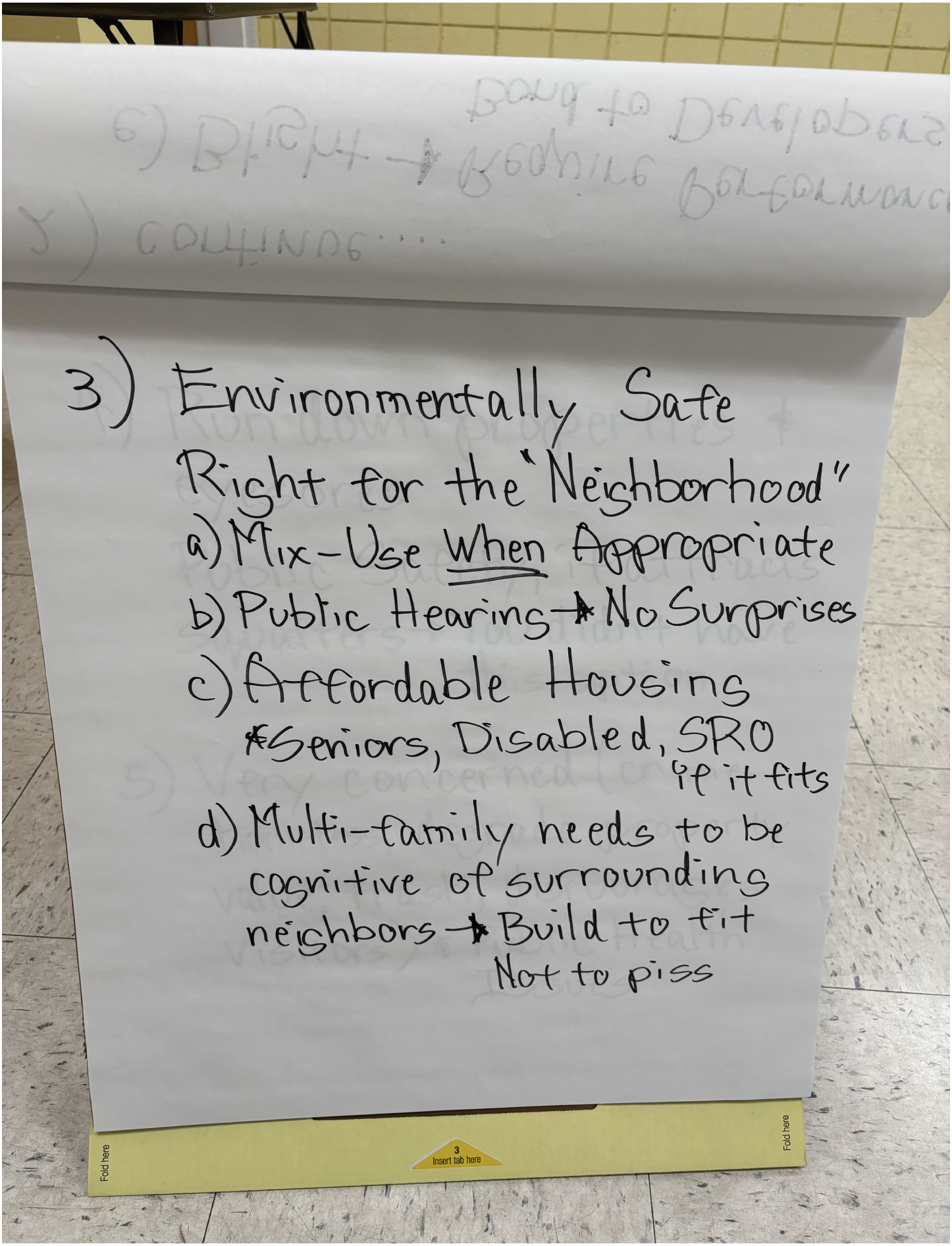

6. AESTHETICALLY PLEASING
BLOSSOM MARKET HALL &
THAT ENTIRE STRIP
THE AMERICANA BUT NOT GAUCHE
SONG SHAN CULTURAL PARK in 公北
HONOLULU / MONTROSE
7. MID-ATLANTIC Blvd
↳ SMALL BUSINESSES / CAFÉS / WINE BAR
SATURN PARK
DOWNTOWN
GREEN GARFIELD PLAZA
(REPLACE PARKING LOT W/ PARK)
GARFIELD & GARVEY
Fold here

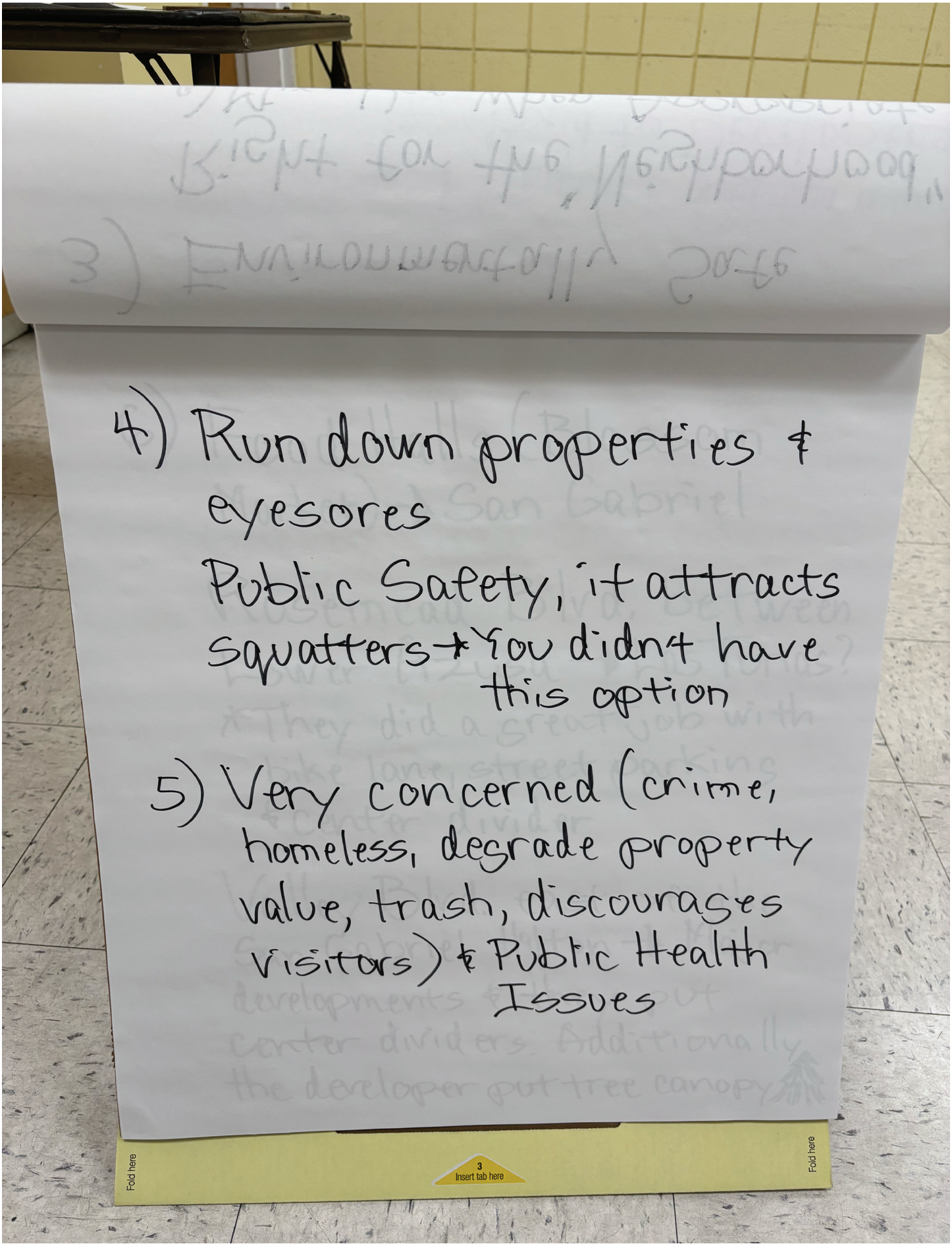

Post-it Brand
Super Sticky
TABLETOP
DRY ERASE PAD
2 in 1
DRY ERASE PAD & POST-IT® EASEL PAD
#1.
1- LOCATION.
2- SAFETY
3- SCHOOLS
4- FOOD
5- SMALL TOWN FEELING
6- DIVERSITY.
7- CITY SERVICES POLICE
STREET SWEEPING
#2.
- WALKABILITY.
- BIKEABILITY.
- CONNECTIVITY (BUSES)
- LESS CRIME, MORE POLICE PATROL.
-
#3
- MORE LOCAL RETAIL (NO BIG BOX).
- MORE SINGLE FAMILY HOUSING.
- SENIOR HOUSING
- MORE MIXED USE.
- COMMUNITY LAND TRUSTS.
#4.
- BUSINESS OPP.
- ACCESS TO AMENITIES.
Fold here

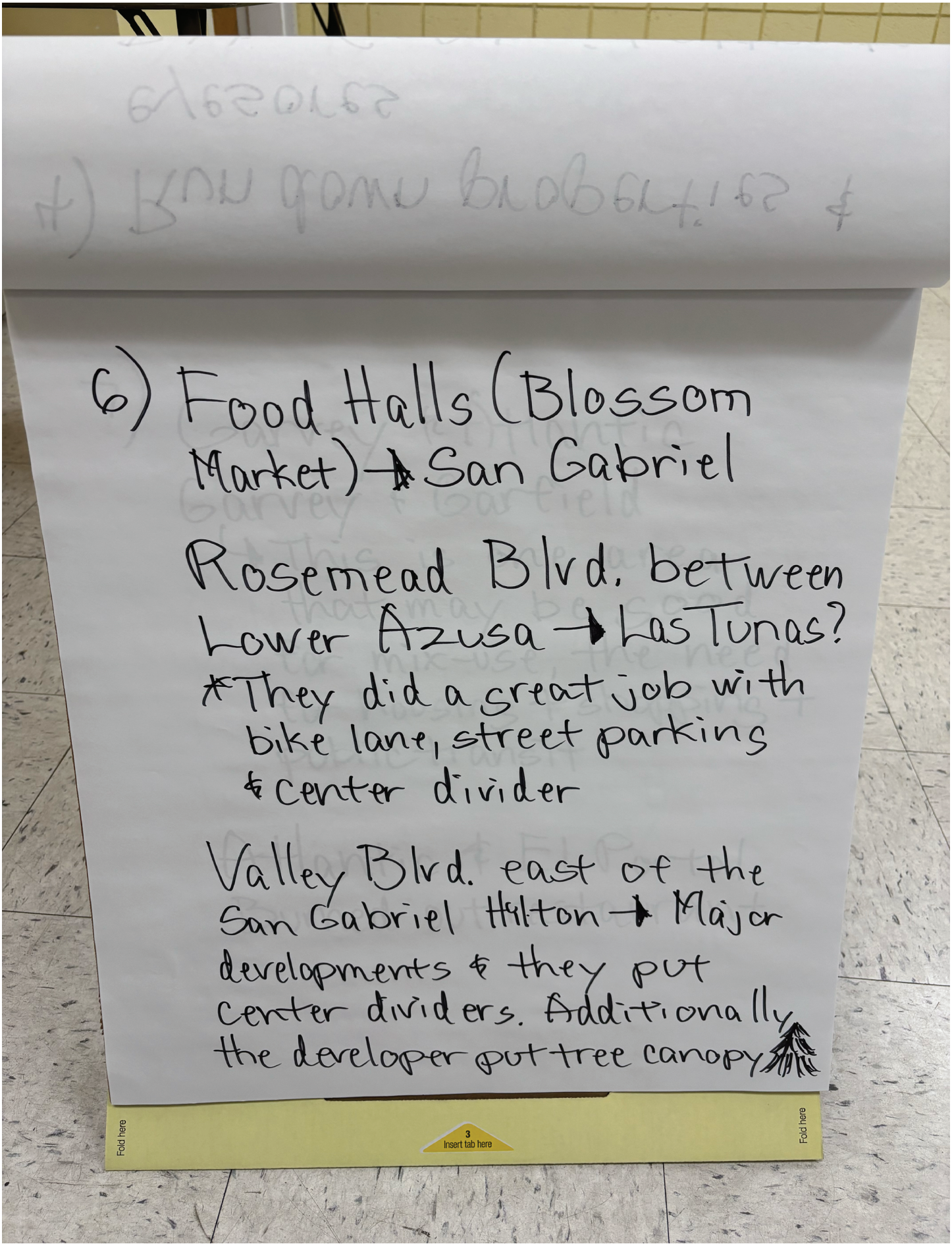

#5.
- VERY CONCERNED
& BETTER MARKETING & INCENTIVES FOR YOUR BUSINESSES
#6.
- MIXED USE & GREEN SPACE.
#7.
SATURN PARK.

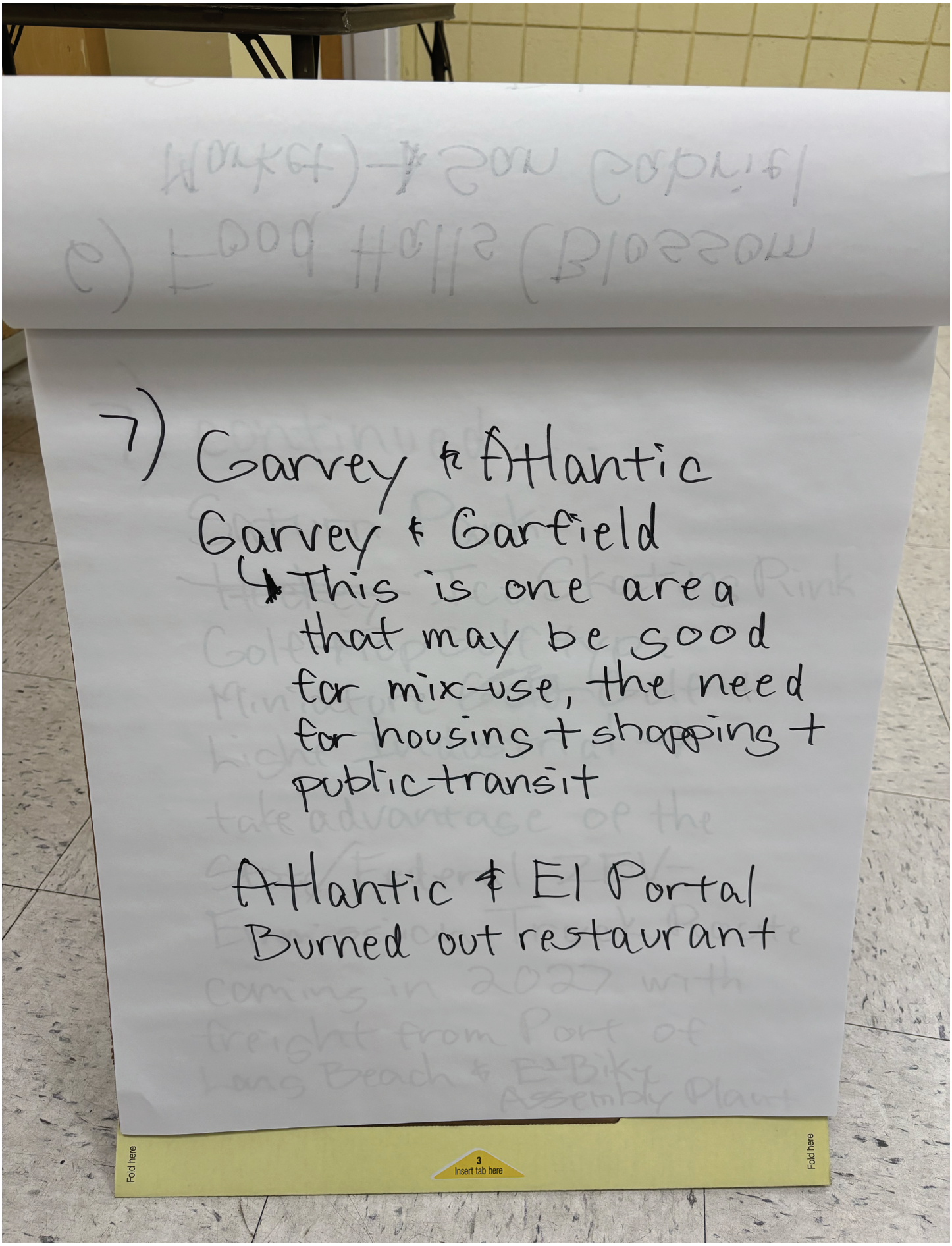

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DRY ERASE PAD
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3M
1) What do you love about living in Monterey Park?
— diversity
— Centrally located
— In prior years diversity of shops
— Small town Feel
— Friendly neighbors.
2.) What do you think can be improved about the experience of living in MPK?
— Address Homelessness w/results
— Senior Housing
— More Businesses / Diversity
— Promoted Bilingual Reduce Language Barriers
— Swimming Pool Needs to be rebuilt!
— Hide / Cover Abandoned Buildings / ei. Murals
— Encourage InteGeneration InterAction
— Revise / Revitalize the Building / main Corridors to Attract more @o/People/Bus
— Program to Assist Senior's / Home Maintenence
Fold here
3
Insert tab here
Fold here

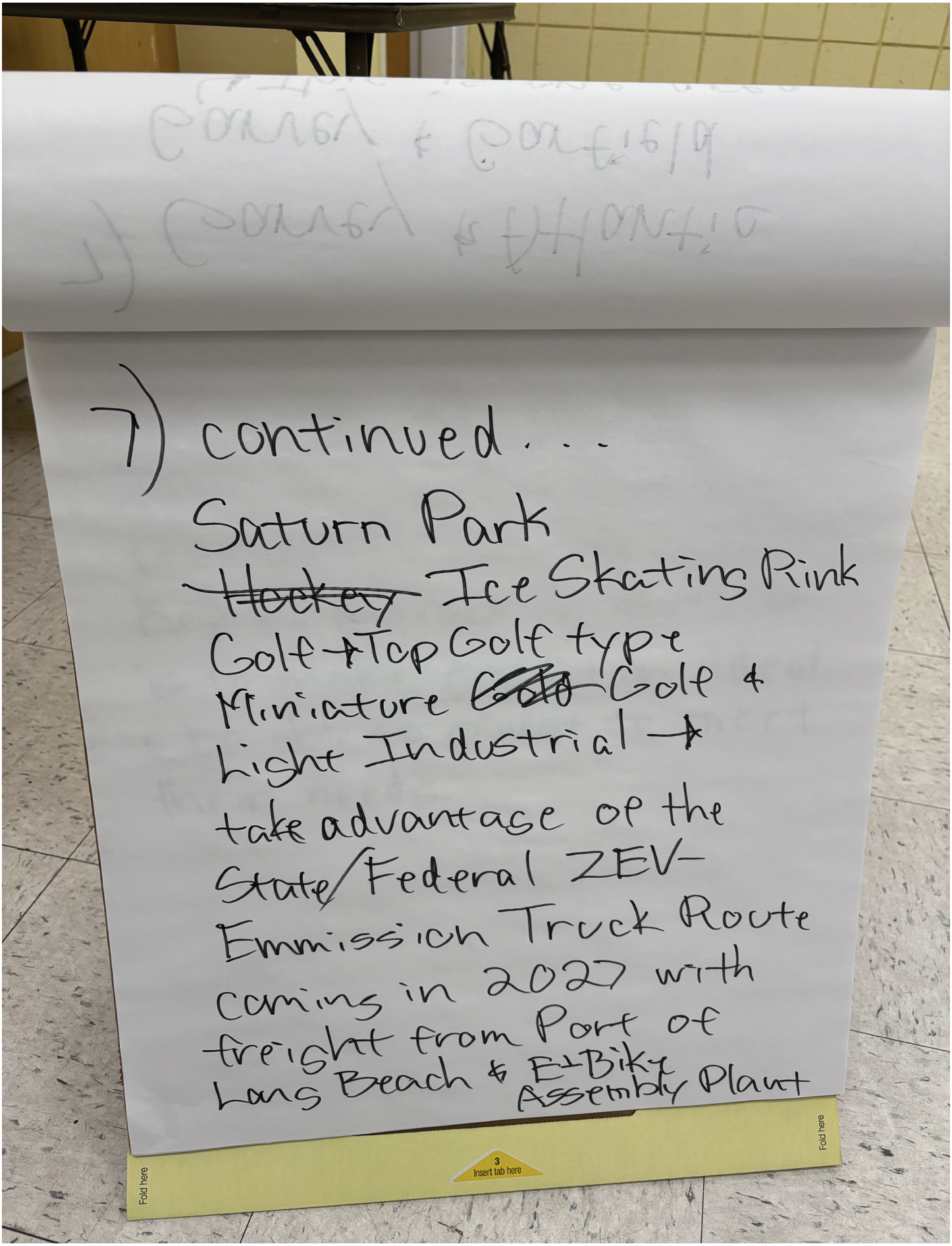

2) continue....
e) Blight → Require Performance Bond to Developers
f) EV Charging Stations
* Tesla says City difficult
g) Bus Shelters for Seniors + Disabled
* Stop going to Metro, city can apply to FTA 5339
h) EV Buses to operate "circular" in MP
* Get from ~~Clean~~ CA Climate Investment Grant
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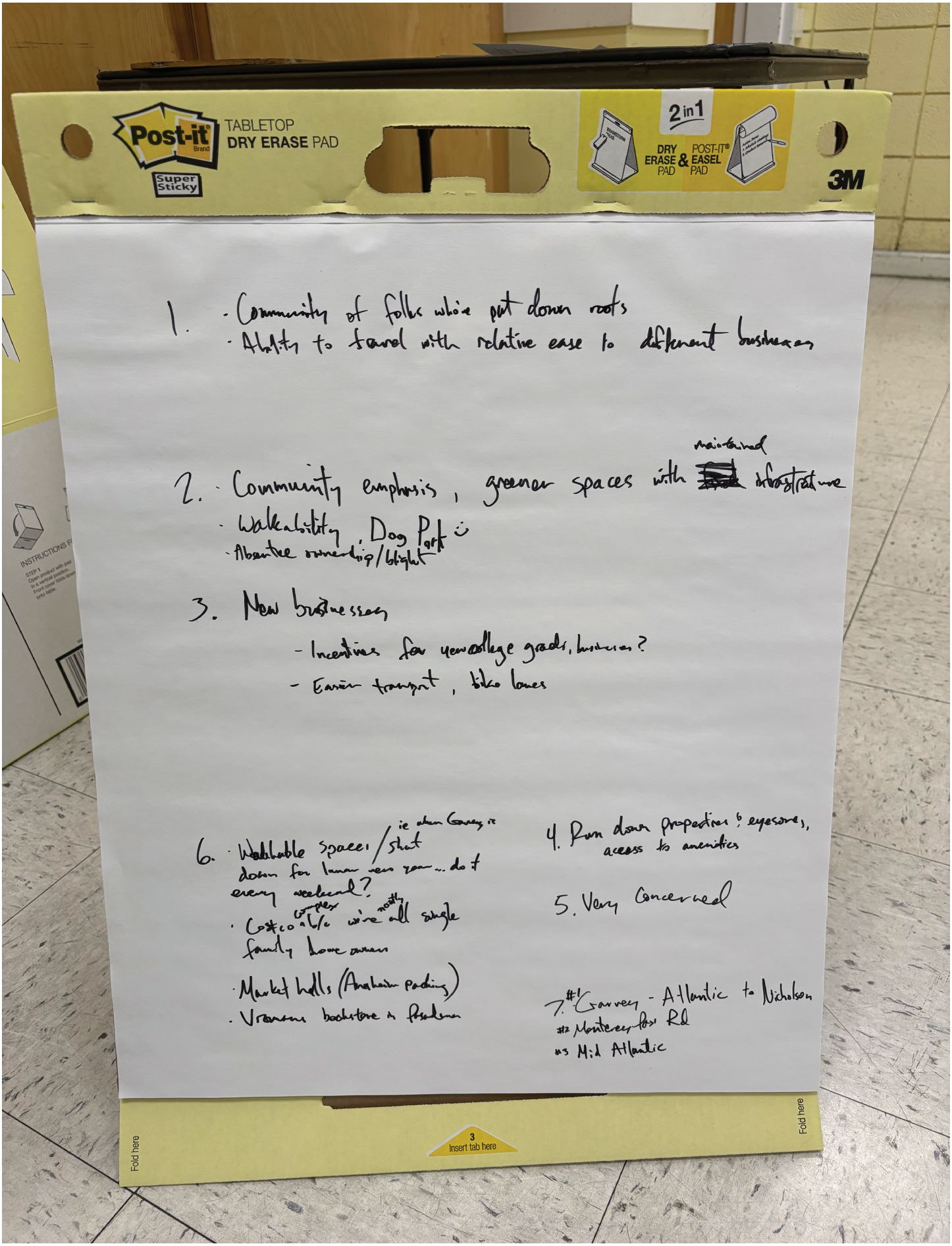

3) Environmentally Safe
Right for the "Neighborhood"
a) Mix-Use When Appropriate
b) Public Hearing → No Surprises
c) Affordable Housing
*Seniors, Disabled, SRO
if it fits
d) Multi-family needs to be
cognitive of surrounding
neighbors → Build to fit
Not to piss
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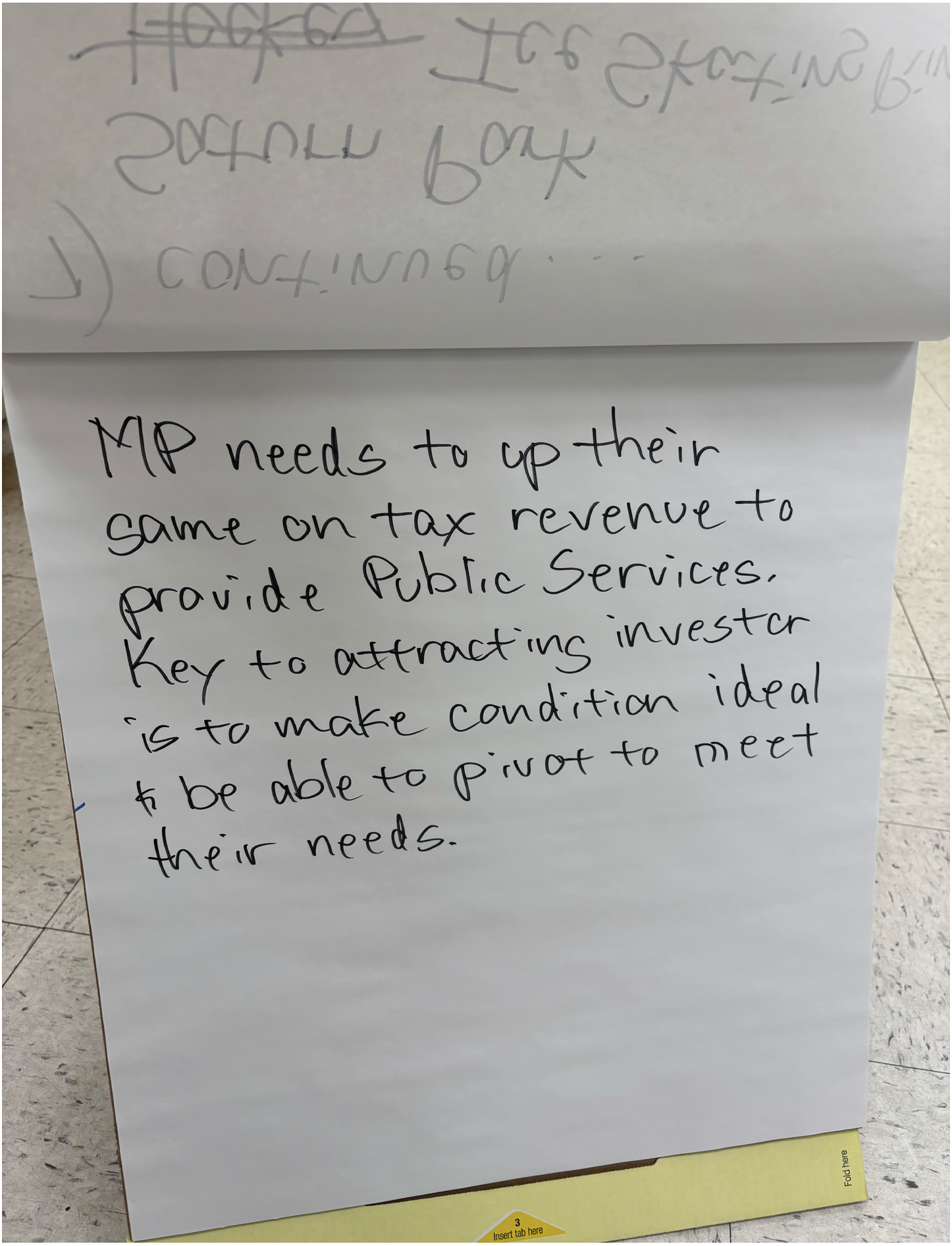

4) Run down properties & eyesores
Public Safety, it attracts squatters * You didn't have this option
5) Very concerned (crime, homeless, degrade property value, trash, discourages visitors) & Public Health Issues
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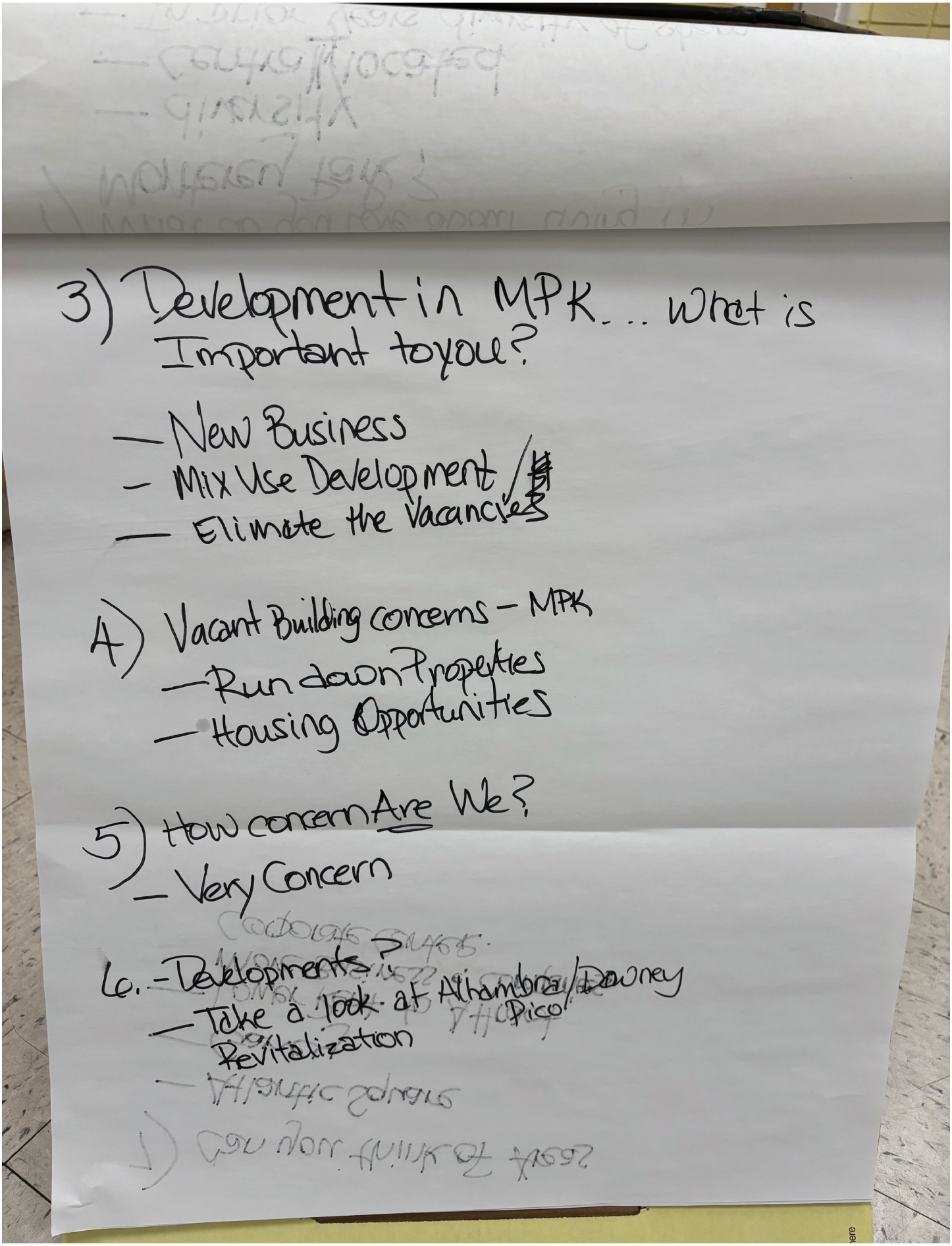

6) Food Halls (Blossom Market) → San Gabriel
Rosemead Blvd. between Lower Azusa → Las Tunas?
*They did a great job with bike lane, street parking & center divider
Valley Blvd. east of the San Gabriel Hilton → Major developments & they put center dividers. Additionally the dereloper put tree canopy
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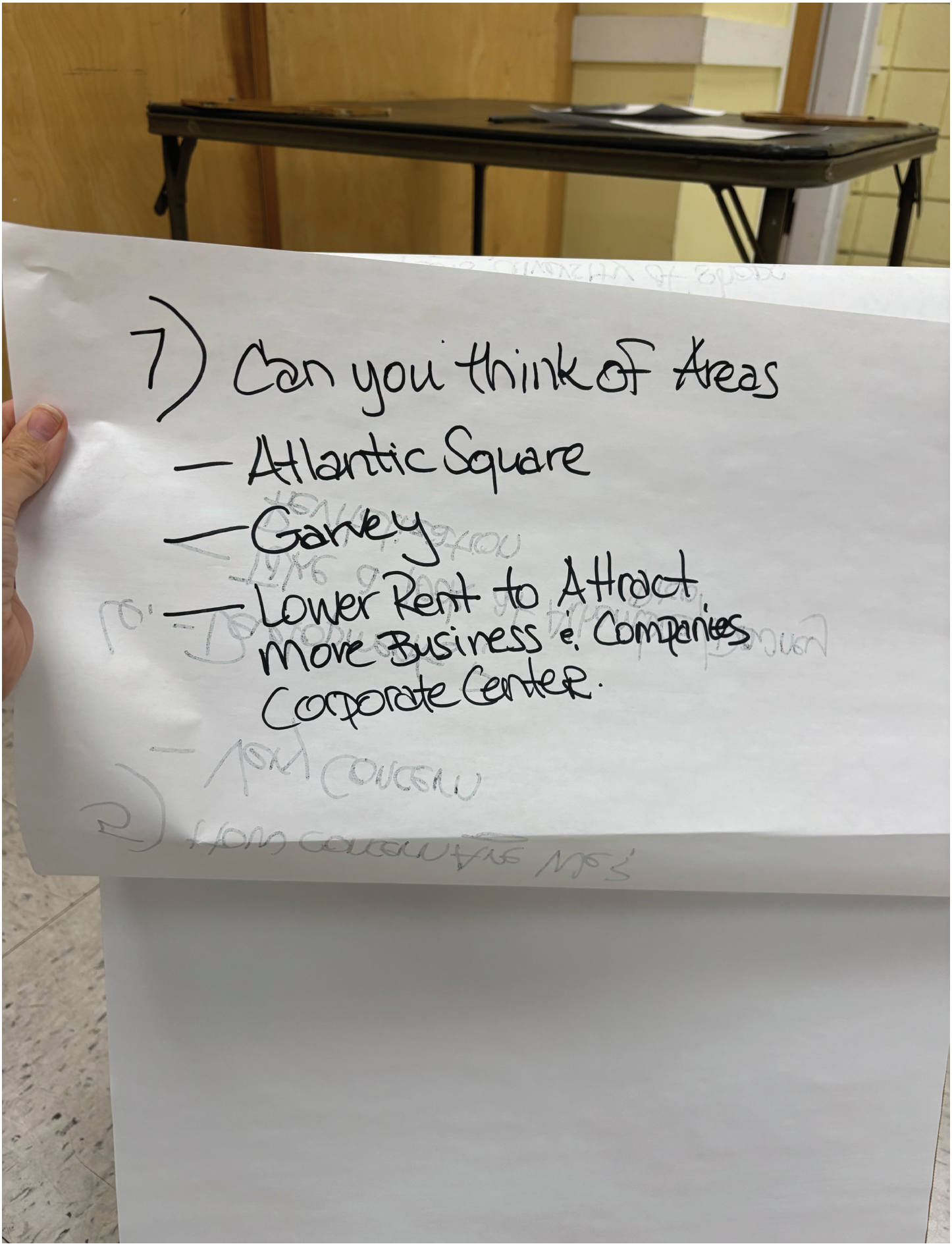

7) Garvey & Atlantic
Garvey & Garfield
- This is one area that may be good for mix-use, the need for housing + shopping + public transit
Atlantic & El Portal
Burned out restaurant
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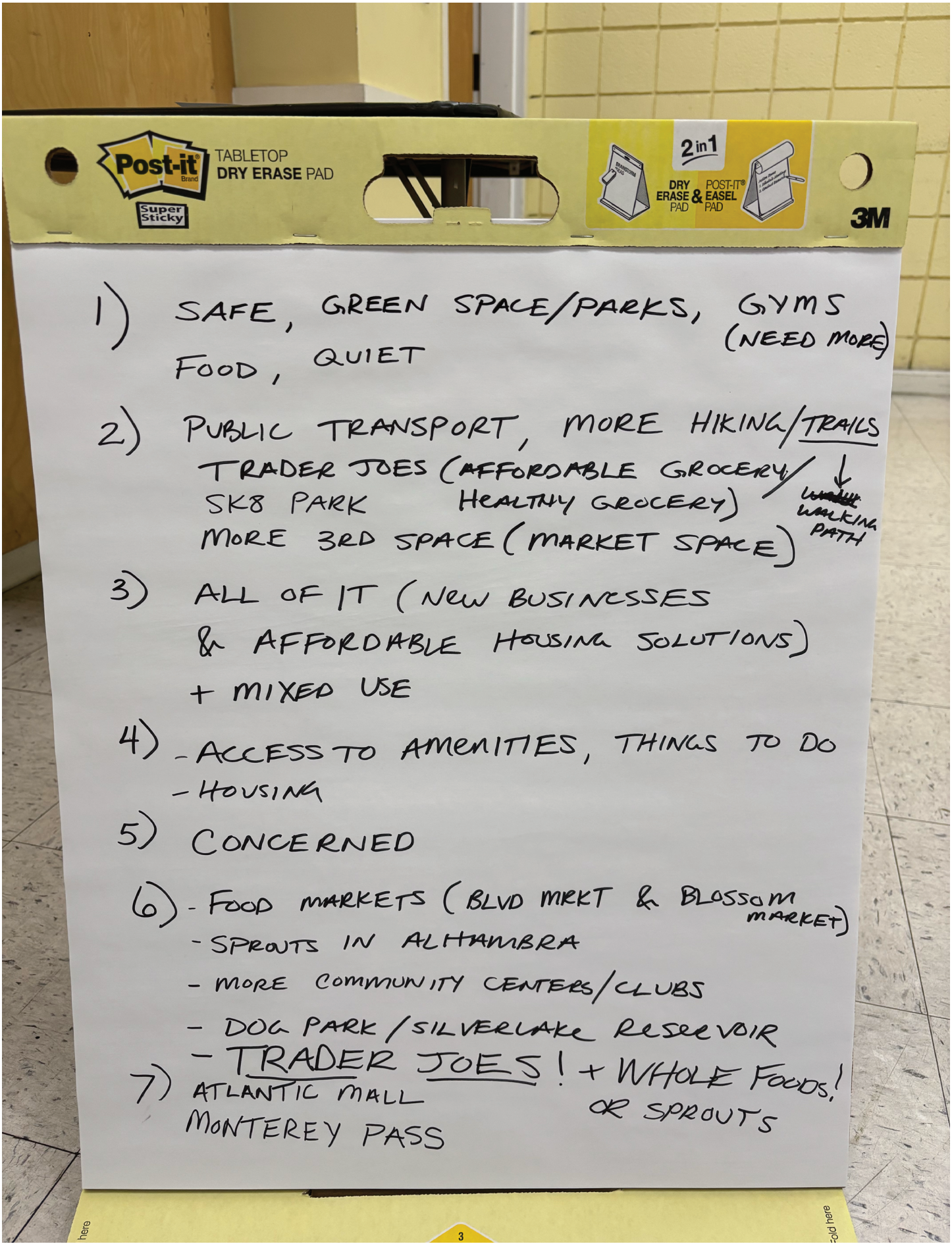

7) continued...
Saturn Park
~~Hockey~~ Ice Skating Rink
Golf → Top Golf type
Miniature ~~Golf~~ Golf &
Light Industrial →
take advantage of the
~~State~~/Federal ZEV-
Emmission Truck Route
coming in 2027 with
freight from Port of
Long Beach & E-Bike
Assembly Plant
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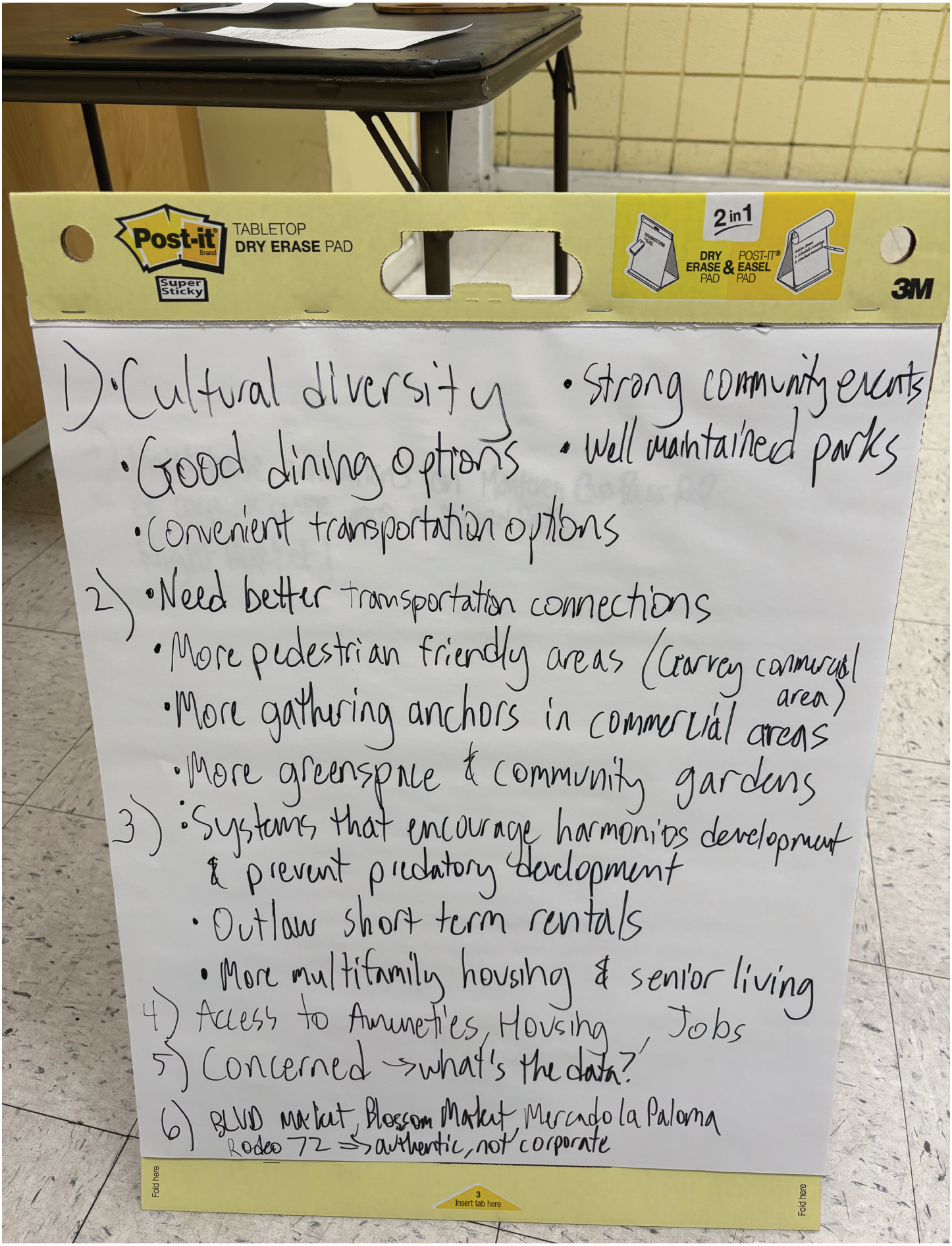

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&
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1. - Community of folks who've put down roots
- Ability to travel with relative ease to different businesses
2. - Community emphasis, greener spaces with maintained infrastructure
- Walkability. Dog Park :)
- Absentee ownership/blight
3. New businesses
- Incentives for new college grads, business?
- Easier transport, bike lanes
4. Run down properties & eyesores, access to amenities
5. Very Concerned
6. - Walkable spaces / Shut down for [illegible] ie when Garvey is every weekend?
- Costco & b/c were mostly complex all single family home owners
- Market halls (Anaheim packing)
- Vroman's bookstore in Pasadena
7. #1 Garvey - Atlantic to Nicholson
#2 Monterey for Rd
#3 Mid Atlantic
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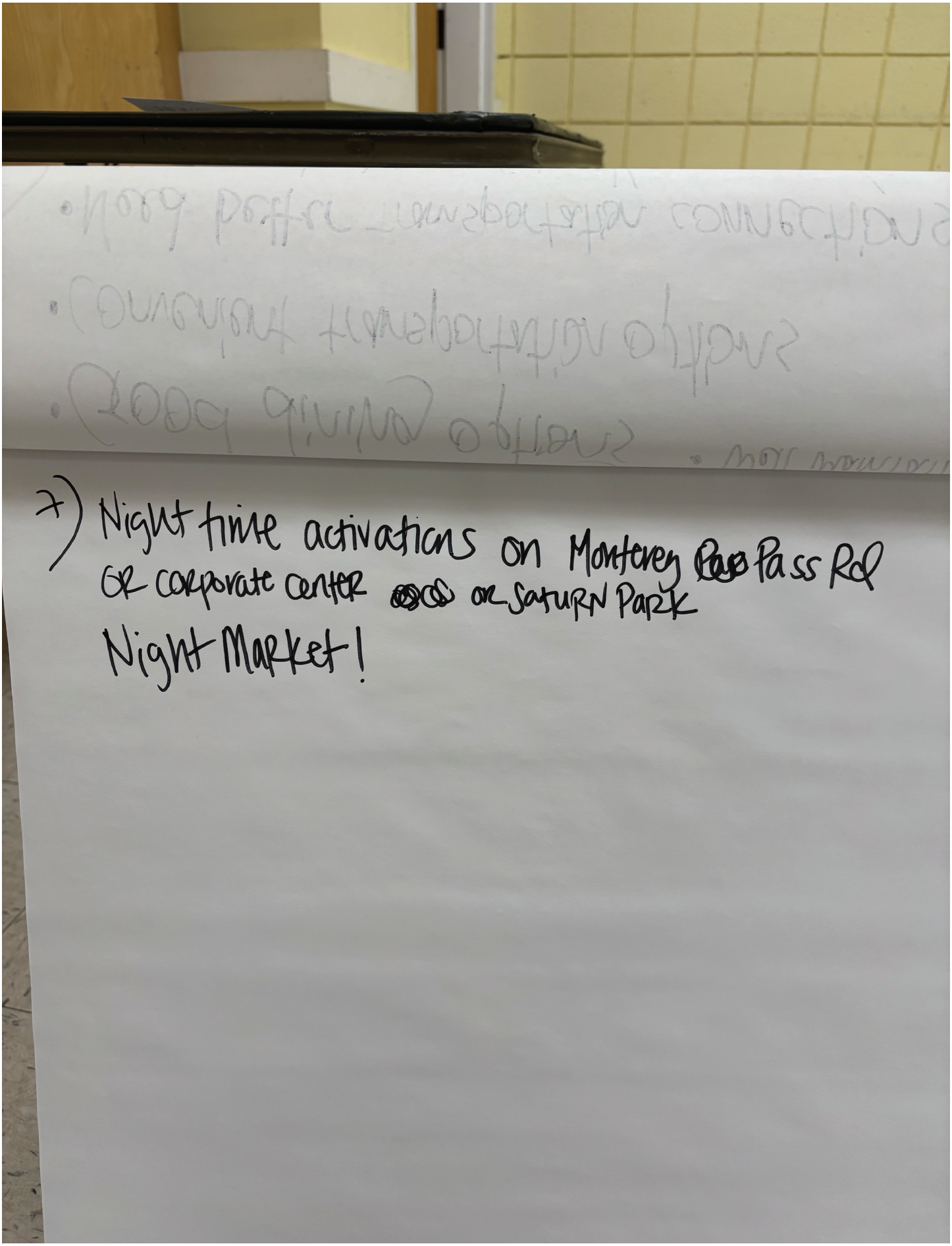

MP needs to up their
same on tax revenue to
provide Public Services.
Key to attracting investor
is to make condition ideal
& be able to pivot to meet
their needs.
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3
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3) Development in MPK... What is Important to you?
— New Business
— Mix Use Development
— Elimate the Vacancies
4) Vacant Building concerns - MPK
— Run down Properties
— Housing Opportunities
5) How concern Are We?
— Very Concern
6. - Developments?
— Take a look at Alhambra/Downey Pico
Revitalization


7) Can you think of Areas
— Atlantic Square
— Gamey
— Lower Rent to Attract
More Business i. Companies
Corporate Center.


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1) SAFE, GREEN SPACE/PARKS, GYMS (NEED MORE)
FOOD, QUIET
2) PUBLIC TRANSPORT, MORE HIKING/TRAILS
TRADER JOES (AFFORDABLE GROCERY/ HEALTHY GROCERY)
SK8 PARK
MORE 3RD SPACE (MARKET SPACE)
WALKING PATH
3) ALL OF IT (NEW BUSINESSES & AFFORDABLE HOUSING SOLUTIONS) + MIXED USE
4) - ACCESS TO AMENITIES, THINGS TO DO
- HOUSING
5) CONCERNED
6) - FOOD MARKETS (BLVD MRKT & BLOSSOM MARKET)
- SPROUTS IN ALHAMBRA
- MORE COMMUNITY CENTERS/CLUBS
- DOG PARK / SILVERLAKE RESERVOIR
7) - TRADER JOES! + WHOLE FOODS! OR SPROUTS
ATLANTIC MALL
MONTEREY PASS
3

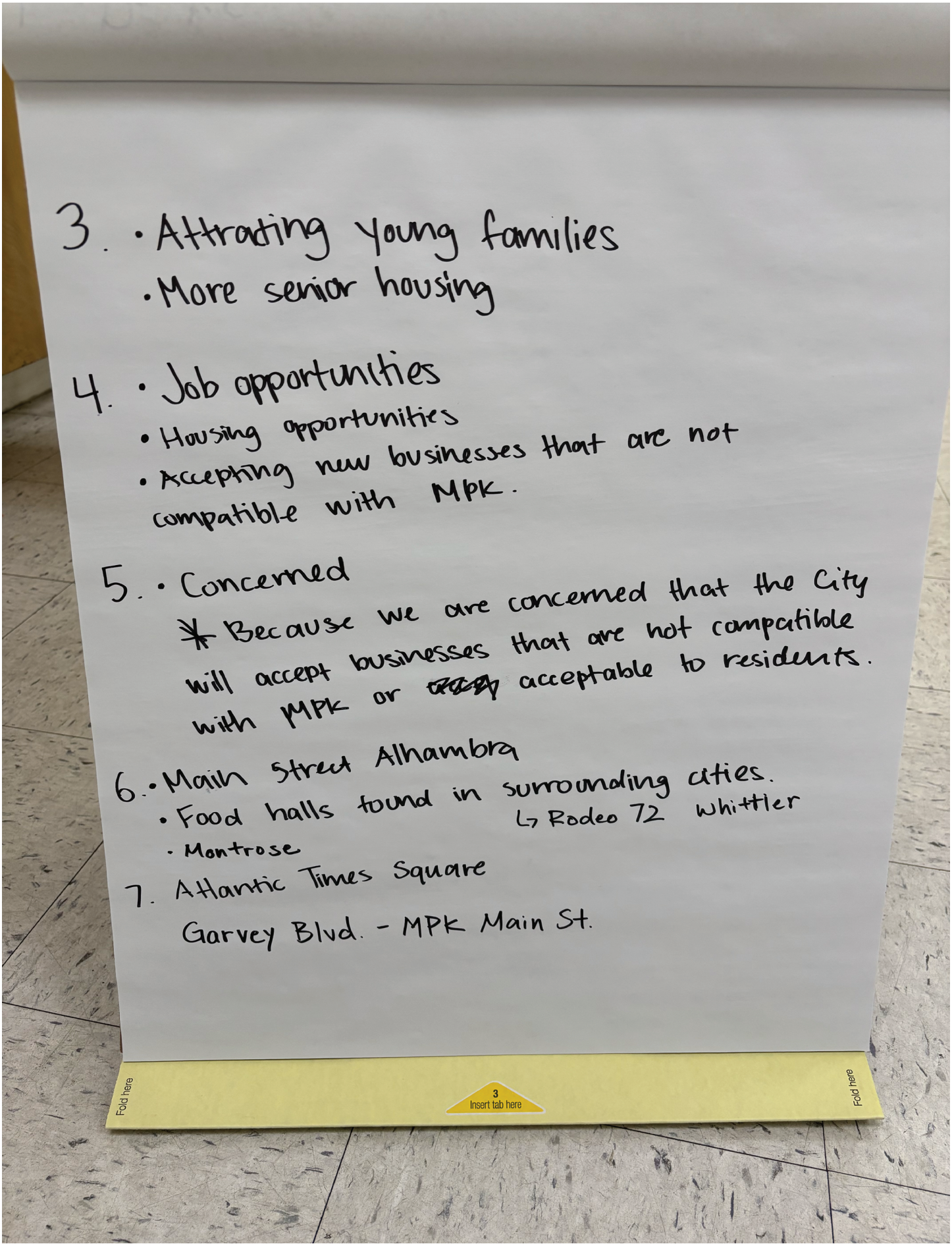

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1) • Cultural diversity
• Good dining options
• Convenient transportation options
• Strong community events
• Well maintained parks
2) • Need better transportation connections
• More pedestrian friendly areas (Garvey commercial area)
• More gathering anchors in commercial areas
• More greenspace & community gardens
3) • Systems that encourage harmonious development & prevent predatory development
• Outlaw short term rentals
• More multifamily housing & senior living
4) Access to Amenities, Housing, Jobs
5) Concerned → what's the data?
6) BLVD Market, Blossom Market, Mercado la Paloma
Rodeo 72 → authentic, not corporate
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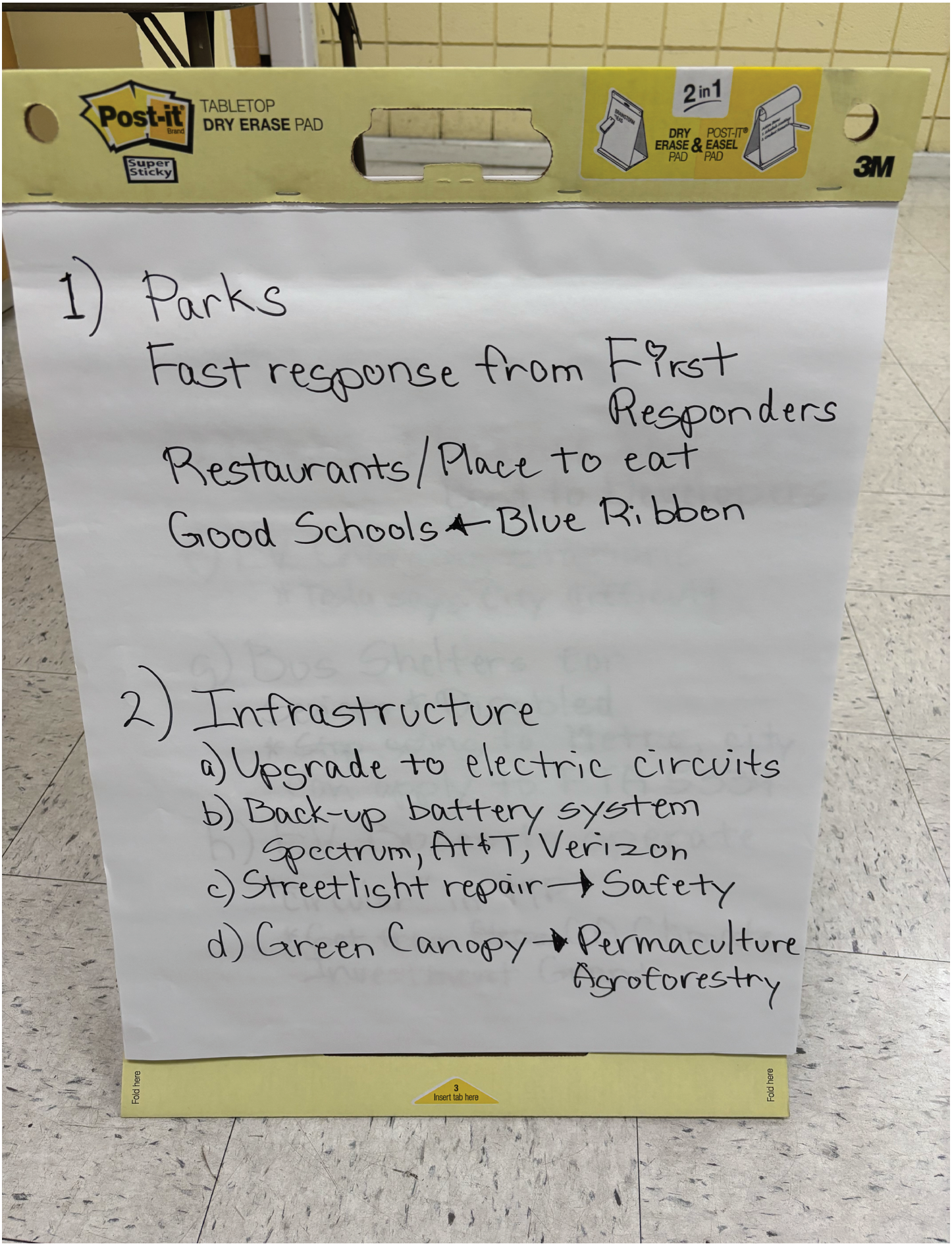

7) Night time activations on Monterey Pass Rd
OR corporate center or Saturn Park
Night Market!



1. · Parks
   · Density is not too heavy
   · Safety
   · Small town atmosphere
   · Multicultural aspects such as food.

2. · More 3rd spaces and outdoor dining
   · Better maintainence of streets and existing buildings / parking lots.
   · Repaving broken streets
   · Wider notification of large projects
     0.5 Mile + radius from projects.


3. • Attracting young families
• More senior housing
4. • Job opportunities
• Housing opportunities
• Accepting new businesses that are not compatible with MPK.
5. • Concerned
* Because we are concerned that the City will accept businesses that are not compatible with MPK or acceptable to residents.
6. • Main Street Alhambra
• Food halls found in surrounding cities.
↳ Rodeo 72 Whittier
• Montrose
7. Atlantic Times Square
Garvey Blvd. - MPK Main St.
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1) Parks
Fast response from First Responders
Restaurants / Place to eat
Good Schools ← Blue Ribbon
2) Infrastructure
a) Upgrade to electric circuits
b) Back-up battery system
Spectrum, At&T, Verizon
c) Streetlight repair → Safety
d) Green Canopy → Permaculture
Agroforestry
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