

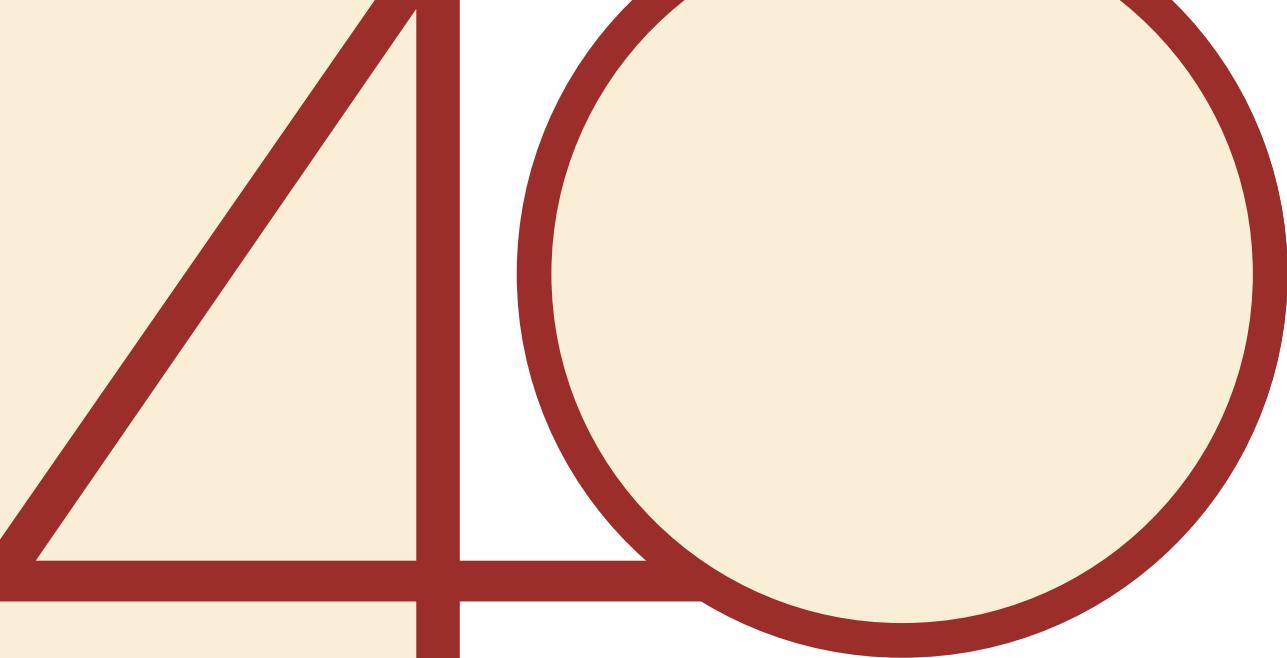


MONTEREY PARK

Land Use and Urban Design Element

ADOPTED JUNE 17, 2020





MONTEREY PARK

Land Use and Urban Design Element

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

www.montereypark.ca.gov

Adopted
June 17, 2020

acknowledgements

The City would like to thank everyone involved including those who served in an official capacity as acknowledged below.

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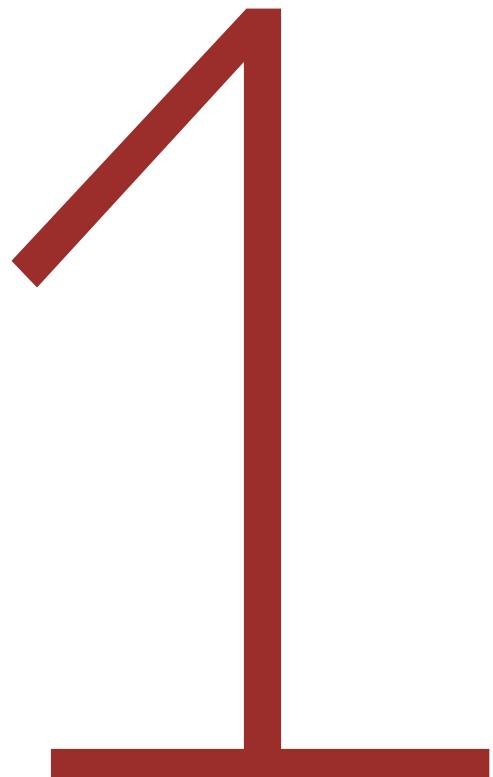
Implementation Plan

**“My Monterey Park will
continue to grow in its
vibrancy and diversity. I see
Monterey Park as a model
for neighboring cities and
as an introduction to the
San Gabriel Valley for our
Los Angeles friends to the
west. ”**

- Monterey Park resident



INTRODUCTION





California planning law requires that the Land Use Element designate “the proposed general distribution and general location and extent of the uses of the land” for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, mixed-use environments, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the Land Use Policy Map and Regulating Plan present graphical representations of land use policy.

01

INTRODUCTION

The types and physical distribution of land uses in Monterey Park—the residential neighborhoods, business district, parks, and community gathering places—affect the quality of life and local experiences for residents, people who work here, and visitors. By carefully crafting the interrelationship of uses and the urban form, we can create distinct places that encourage interaction, promote community pride, and support successful enterprises critical to economic development.

This Land Use and Urban Design Element sets forth a resident-inspired vision to guide growth and development through the year 2040 by designating the future use and reuse of land within the City of Monterey Park and adjacent lands within the City’s designated sphere of influence, the unincorporated community of South San Gabriel. This element establishes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The element also provides the framework for all other General Plan elements, since the way land is used in Monterey Park affects:

- The design of the circulation system (Mobility Element);
- How the City pursues new business activity (Economic Development Element);
- Where new housing development occurs (Housing Element);
- How the City provides urban services

to residents and businesses (Safety and Community Services Element);

- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element);
- The ability of the City to achieve its sustainability, resiliency, and healthy community goals (Sustainable Community and Healthy Community Elements).

Foremost, this element supports the community’s desire to protect those features of Monterey Park that distinguish the city: its diverse residential neighborhoods, the cherished parks, and business districts that attract people from throughout the region and beyond to unique restaurants and shops. At the same time, the goals and policies look toward the need to ensure the City’s long-term fiscal health, accommodate housing demands for all household income levels, and respond to the rapidly evolving ways in which people shop and spend leisure time.

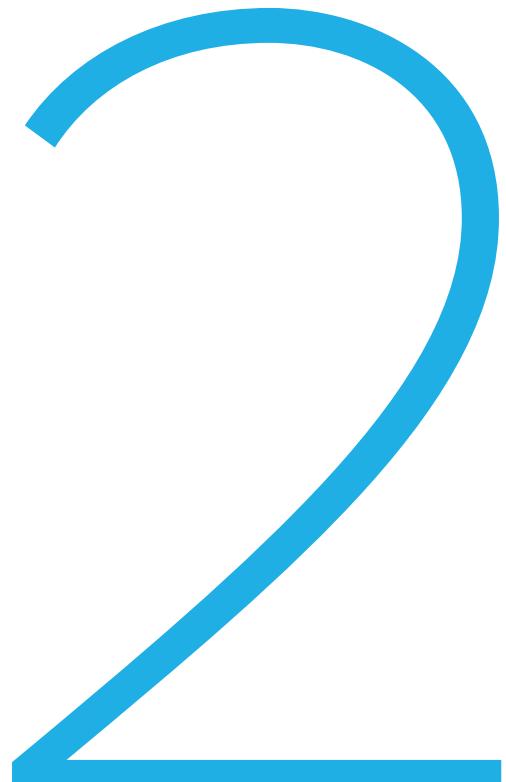
Pursuant to its discussion on December 5, 2019, the City Council declares its intent to explore adopting a housing overlay for the Sybil Brand Site and adjacent vacant lot and Garvey Reservoir as may be required to implement State-imposed housing mandates during consideration of the Housing Element to the Monterey Park General Plan in 2020. These considerations would be instead of a housing overlay at Corporate Center.

**“In looking to the future,
Monterey Park will
have more mixed-use
development, improved
alternative transportation
options, and varied
entertainment amenities.
This city will become a
major jobs center.”**

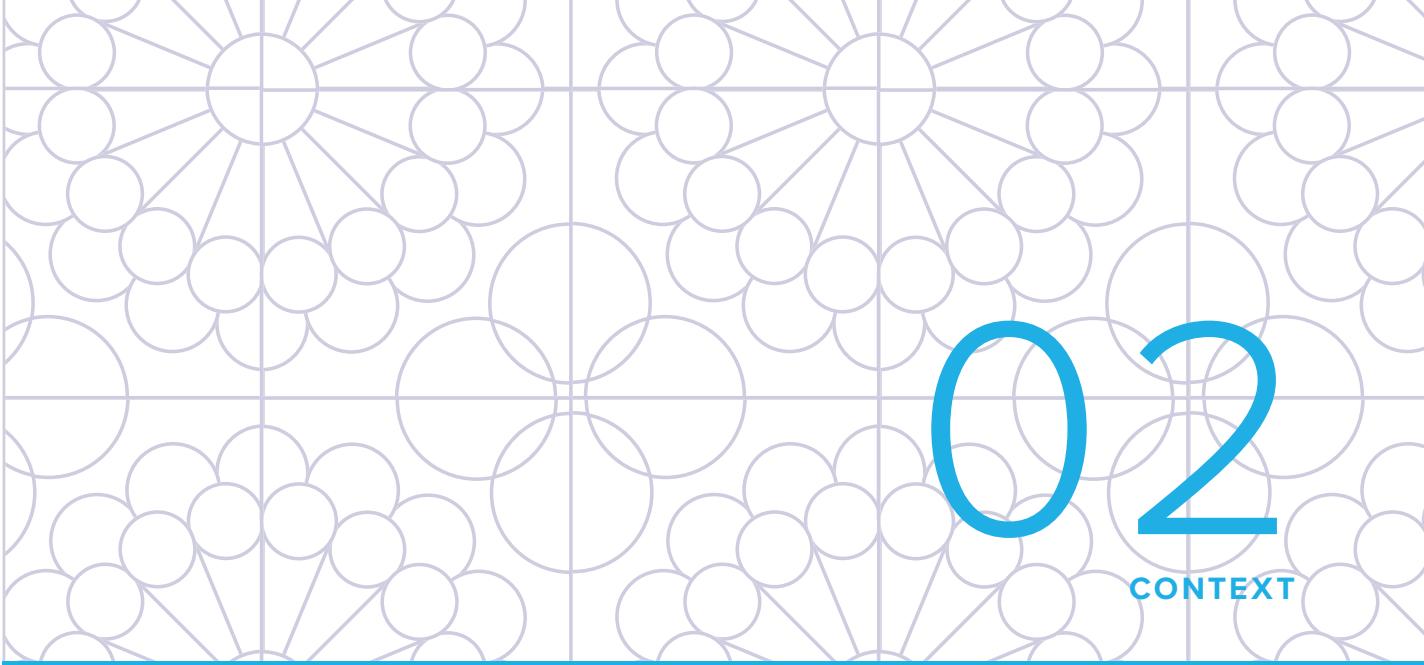
- Monterey Park resident



CONTEXT







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CONTEXT

REGIONAL

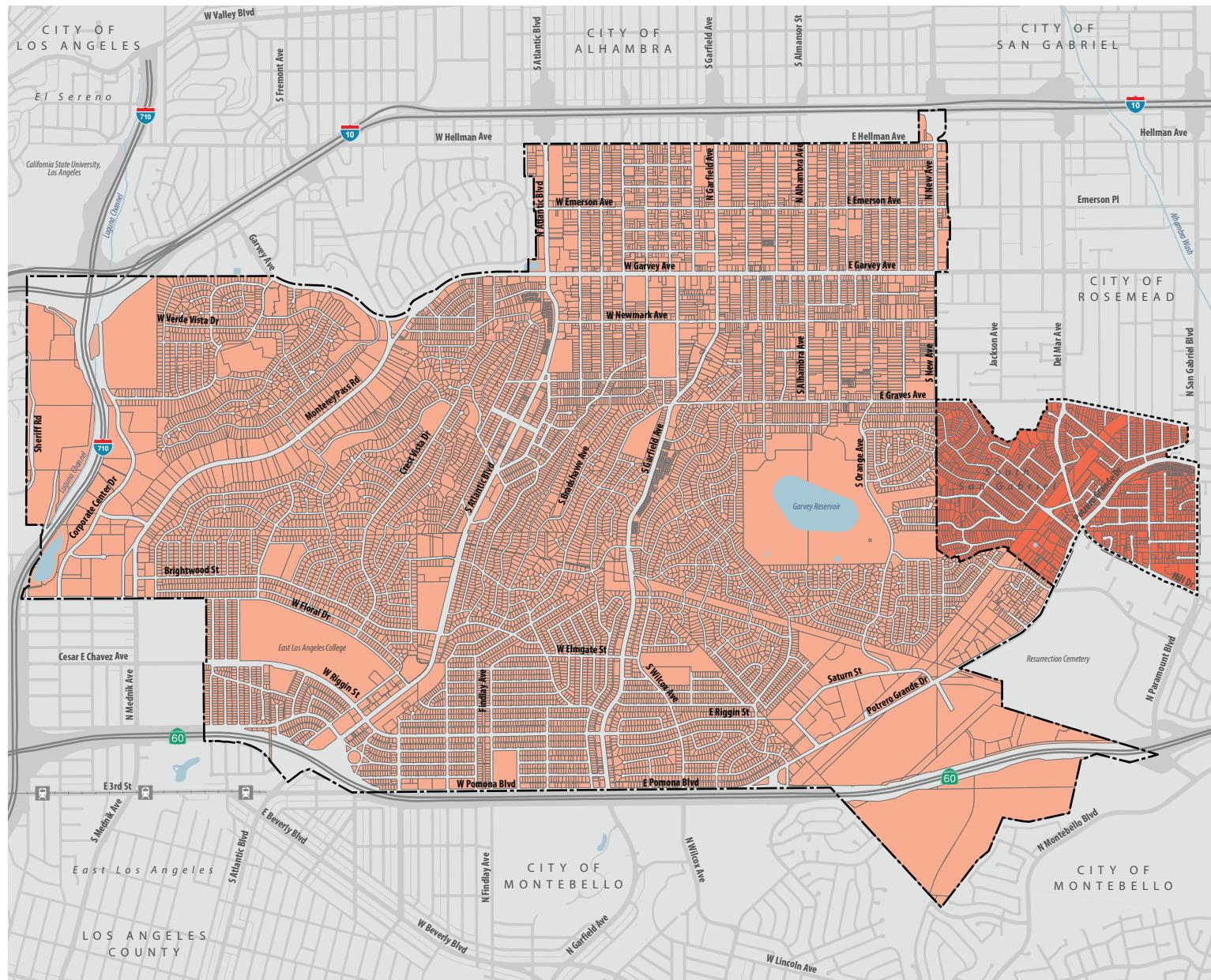
Monterey Park lies seven miles east of downtown Los Angeles, at the western edge of the San Gabriel Valley. Several freeways connect the City to downtown and destinations throughout Los Angeles County and beyond: the Pomona Freeway (SR-60) on the south, the San Bernardino Freeway (I-10) to the north, and the Long Beach Freeway (I-710) to the west. Regional arterial roads traversing the City include Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. And for people who opt to use transit to get around, the Metro light rail system and bus lines serve Monterey Park directly, as does the Montebello bus lines.

The hilly terrain that distinguishes Monterey Park from its neighboring cities creates distinct neighborhoods and districts, including neighborhoods offering panoramic views of downtown and the San Gabriel Valley. These neighborhoods—and Monterey Park as a whole—are largely built out, with development opportunities limited to a few scattered vacant parcels and the redevelopment of aging or underperforming properties. To encourage new housing, new

businesses, and reinvestment, Monterey Park has increased allowable development intensities in its commercial districts and embraced mixed-use developments. This traditionally suburban community offer districts of urban-scale living and commerce amid the beloved neighborhoods of single-family homes. The region has transformed but continues to support diverse lifestyle choices for all.

THE PLANNING AREA

The City of Monterey Park encompasses approximately eight square miles (3,980 acres), and the sphere of influence area covers 289 acres. California law defines a sphere of influence as the probable physical boundary and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) (Gov't Code §56076). Together, these are the 4,270-acre Planning Area; see Figure LU-1 (Planning Area). While the City has no formal authority within the sphere of influence, it is empowered by the State to consider and proactively plan for areas that bear relation to the City's future.



**FIGURE LU-1:
PLANNING AREA**

Planning Area

- City of Monterey Park (Incorporated)
- Sphere of Influence (Unincorporated)

Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Water Courses
- Waterbodies

October 2019
Sources: Los Angeles County Assessor, 2019.



0 $\frac{1}{4}$ $\frac{1}{2}$ 1 Mile

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**“My favorite place in
Monterey Park?**

My neighborhood.

My neighbors.”

- Monterey Park resident

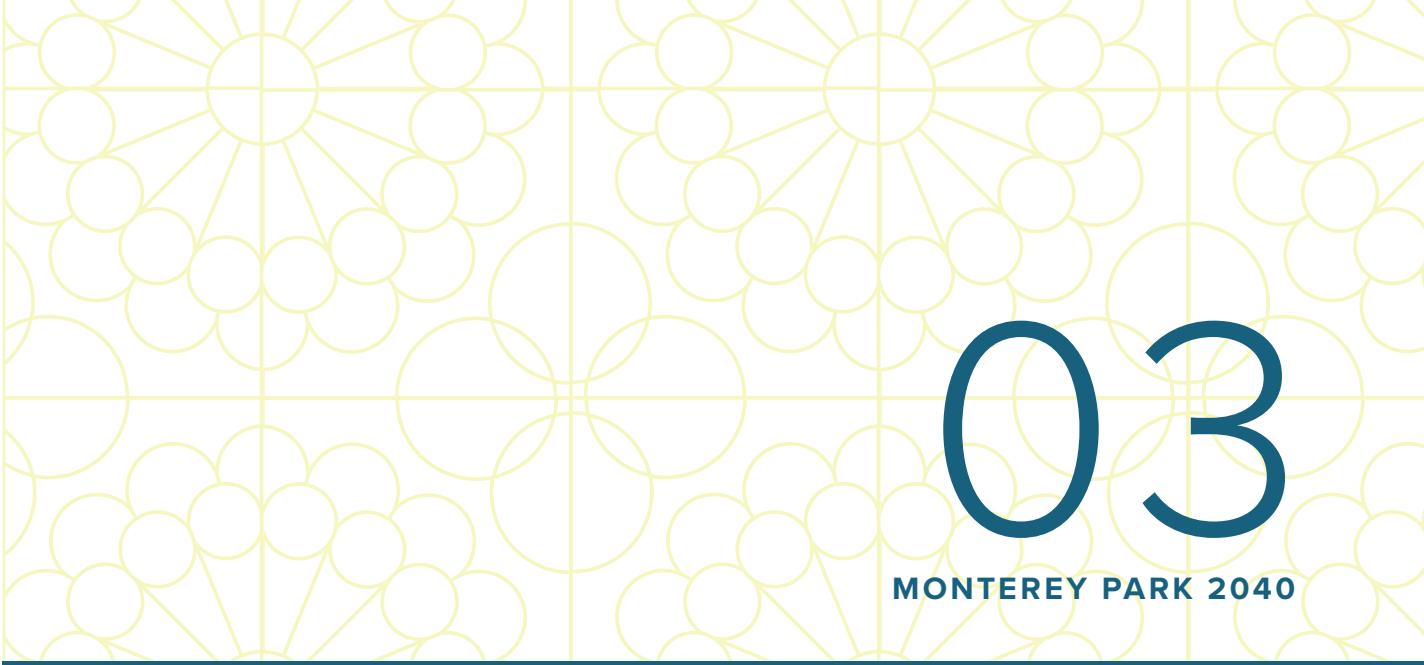


MONTEREY PARK 2040



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03

MONTEREY PARK 2040

CHALLENGES

Through a comprehensive public engagement process, community members identified challenges.

Built Out and Inadequate Lots. Monterey Park has limited vacant land available for new development. Narrow and shallow lots and multiple property ownership along commercial corridors (i.e., Garvey Avenue and of Atlantic Boulevard) create hurdles for larger, cohesive development projects.

Unimproved Older Buildings. Older buildings with tired facades and outdated systems (plumbing, ventilation) are common along the commercial corridors. Many buildings have not been improved for quite some time and, therefore, do not encourage the highest and best use tenants. As the buildings age, the properties will continue to attract marginal tenants, resulting in reduced sales tax revenue.

Lackluster Streetscape. Streetscapes lack character and placemaking elements that create a sense of place and identity. Wayfinding signage is limited; gateways are poorly defined or absent. The paucity of street trees along some corridors creates a less desirable walking experience.

Lack of Commercial Diversity. Monterey Park is a regional draw for authentic Asian food; however,

restaurant diversity is lacking. As a result, residents seek restaurant alternatives elsewhere. Similarly, Monterey Park lacks general merchandise retail. Many residents leave Monterey Park to do basic shopping, thus increasing vehicles miles traveled and reducing sales tax revenue to fund community services and facilities.

Inadequate Parking. Some neighborhoods and commercial districts do not have enough off-street parking, which creates crowded street conditions. Commercial parking may spill over into surrounding neighborhoods. Parking unavailability can lead to increased congestion and vehicle exhaust as drivers circle local streets seeking available parking.

Cost and Shortage of Housing Options. The high cost of housing—and lack of land to build new housing—concerns many residents, particularly because their adult children cannot afford to purchase a home in the community. New and different housing types aimed at younger adults and families are desired.

Design Preference Toward Vehicles. Driving is the preferred transportation option. The large single-family neighborhoods, hillsides, and lack of street grid in some areas create an environment that makes walking difficult.

BIG IDEAS MOVING FORWARD

The Land Use and Urban Design Element proposes a number of big ideas for land use change over time that reflect community goals, address land use challenges, and move the City toward achieving its full potential.



Strategic Development Opportunity.

Allow for increased development opportunities along corridors and districts, where access to freeways and arterial roadways optimize economic development potential.

Attract Quality Employment Opportunities.

Pursue technology, professional, managerial, and tourism industries that can translate to higher-quality employment opportunities.



Protect Low-Density Residential Neighborhoods.

Create buffers between established low-density residential neighborhoods adjacent to higher-intensity development. Identify transition areas where potentially higher building heights will directly abut low-density residential neighborhoods. In the transition areas, integrate design approaches that step down building heights toward the homes, increase building setbacks, and incorporate landscaped buffers to address potential privacy, shade and shadow, noise, and other concerns.



Pedestrian-Friendly Environments and Outdoor Spaces.

Spaces. Improve streetscape and building frontages—and specifically building store-front transparency—to create vibrant places for the pedestrian experience. Create unique urban public spaces that allow people to socially connect and gather in outdoors spaces. Outdoor dining spaces, comfortable outdoor “living rooms,” flexible courtyards and plazas, and innovative of use of streets and sidewalks create exciting and unique destinations.



Environmentally Friendly Design. Promote sustainable building and site design approaches that minimize resource consumption and protect the environment. Approaches include using green building strategies, creating pedestrian-friendly environments to reduce vehicles trips, and integrating renewable energy approaches to minimize greenhouse gases and to sustain limited resources over the long term.

Build on Tourism and Hospitality.

Maximize hospitality uses—such as restaurants and hotels—in key areas of the city. Encourage restaurant and ancillary commercial uses along Corporate Drive to complement long-established professional office uses.



Flexible Zoning Options. Emphasize adjusting implementation tools to ensure that flexible zoning options allow for greater development opportunities for developing places that allow mixed-use development, housing, and emerging business types.

**“My favorite places in
Monterey Park are all the
mom-and-pop eateries.**

**Whether it’s going to my
trusty usual places or
trying new restaurants,
our community of small
businesses and our food
scene make Monterey Park
special. We stand out from
other nearby cities because
of this sort of small-town
charm.”**

- Monterey Park resident



UNDERSTANDING LAND USE TERMS





04

UNDERSTANDING LAND USE TERMS

The following terminology is used to describe planning strategies and design features applicable to public spaces and private development.

FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a ratio of the gross floor area permitted on a site divided by the total net area of the site. Intensity is measured in FAR and typically describes nonresidential uses.

DWELLING UNITS PER ACRE (DU/AC)

Dwelling units per acre (du/ac) refers to the maximum number of dwelling units allowed per acre of developable land. Density is measured in du/ac and only applies to residential uses.

DENSITY AND INTENSITY

Density and intensity are quantitative measures used to describe the degree to which land can be used and developed, see Figure LU-2 (Density and Intensity).

FIGURE LU-2

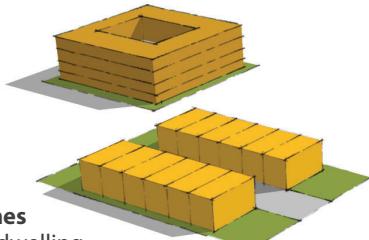
DENSITY AND INTENSITY

Residential Density

Dwelling Units per Acre

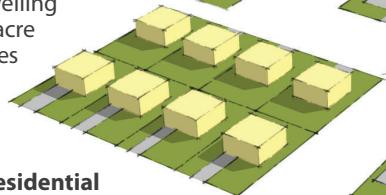
Multi-unit apartments or condominiums

- 16 to 30 dwelling units per acre
- 2 to 4 stories



Townhomes

- 8 to 16 dwelling units per acre
- 1 to 2 stories



Single-unit residential

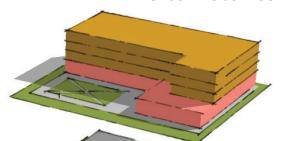
- up to 8 dwelling units per acre
- 1 to 2 stories

Nonresidential Intensity

Floor-Area Ratio (FAR)

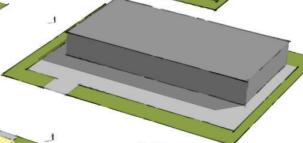
Mixed Use

- 2.00 FAR
- 3 to 4 stories



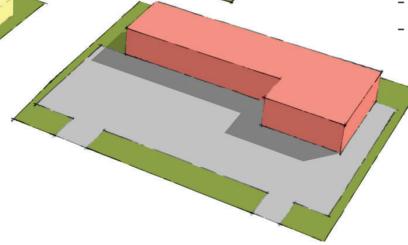
Innovation/Technology

- 0.65 FAR
- 1 to 2 stories



Commercial

- 0.35 FAR
- 1 to 2 stories





HEIGHT

The maximum allowable height (measured in feet) of a building.

This element establishes maximum building heights rather than maximum number of stories. Using building heights provides design flexibility — particularly for a building's architectural detail — while maintaining consistent urban form. For example, a mixed-use building with a maximum FAR of 1.5 and maximum height of 50 feet might be built as either a three- or four-story building, depending upon how the architect designs each story. A building's massing, placement, and orientation dictate its relationship to a street to a greater extent than the number of building stories.

PUBLIC REALM

The public realm comprises the streets, squares, parks, green spaces, and other outdoor places which are available, without charge, for everyone to use.

URBAN FORM

Urban form refers to the configuration of a place's physical components (buildings and structures, street and infrastructure patterns and networks).

URBAN DESIGN

Urban design focuses on spatial relations within the public realm and how the built environment affects social interaction and communication. This includes site design (block size, building placement, massing, and orientation), street design (sidewalk widths, building frontages, and pedestrian amenities such as benches, street trees, and lighting), and building design (architectural character).

DEVELOPMENT POTENTIAL

Development potential is influenced by factors such as parcel size, building-to-land value ratio, environmental constraints, land use, and how extensive a property is developed.



GOALS AND POLICIES

Consistent with the overall City vision, this Element's goals and policies aim to preserve long-established residential neighborhoods and community assets. Either applied citywide or to a specific land use designation or focus area, the goals and policies integrate land use with urban design strategies to achieve consistent and predictable development patterns, high-quality design, and long-term viable growth.

- **A GOAL** sets general direction or vision. It is an ideal future end related to the public health, safety, and general welfare of people living in, working in, and visiting Monterey Park. A goal is a general expression of community values and may, therefore, be abstract in nature. Thus, a goal is generally not quantifiable or time dependent.
- **A POLICY** is a specific statement that guides decision-making and is carried out by implementation measures. A policy indicates the City's commitment to a course of action. A policy is based on and helps implement the goals and the larger vision.

LAND USE DESIGNATION

A land use designation describes the type of activity allowed to occur on a parcel of land, which in turn dictates how a parcel and/or building will be occupied.

FOCUS AREA(S)

Monterey Park's land use patterns are well established. Residential neighborhoods are the predominant land use, with single-family homes representing approximately three-quarters of the residences. Given the overarching goal of preserving the integrity of these neighborhoods, this element identifies Focus Areas in which development activity will occur to create new business opportunities and provide housing in mixed-use projects and districts.

“My vision for Monterey Park? A family-oriented community with great schools, parks, multi-cultural activities, shops, and restaurants.”

- Monterey Park resident



LAND USE PLAN



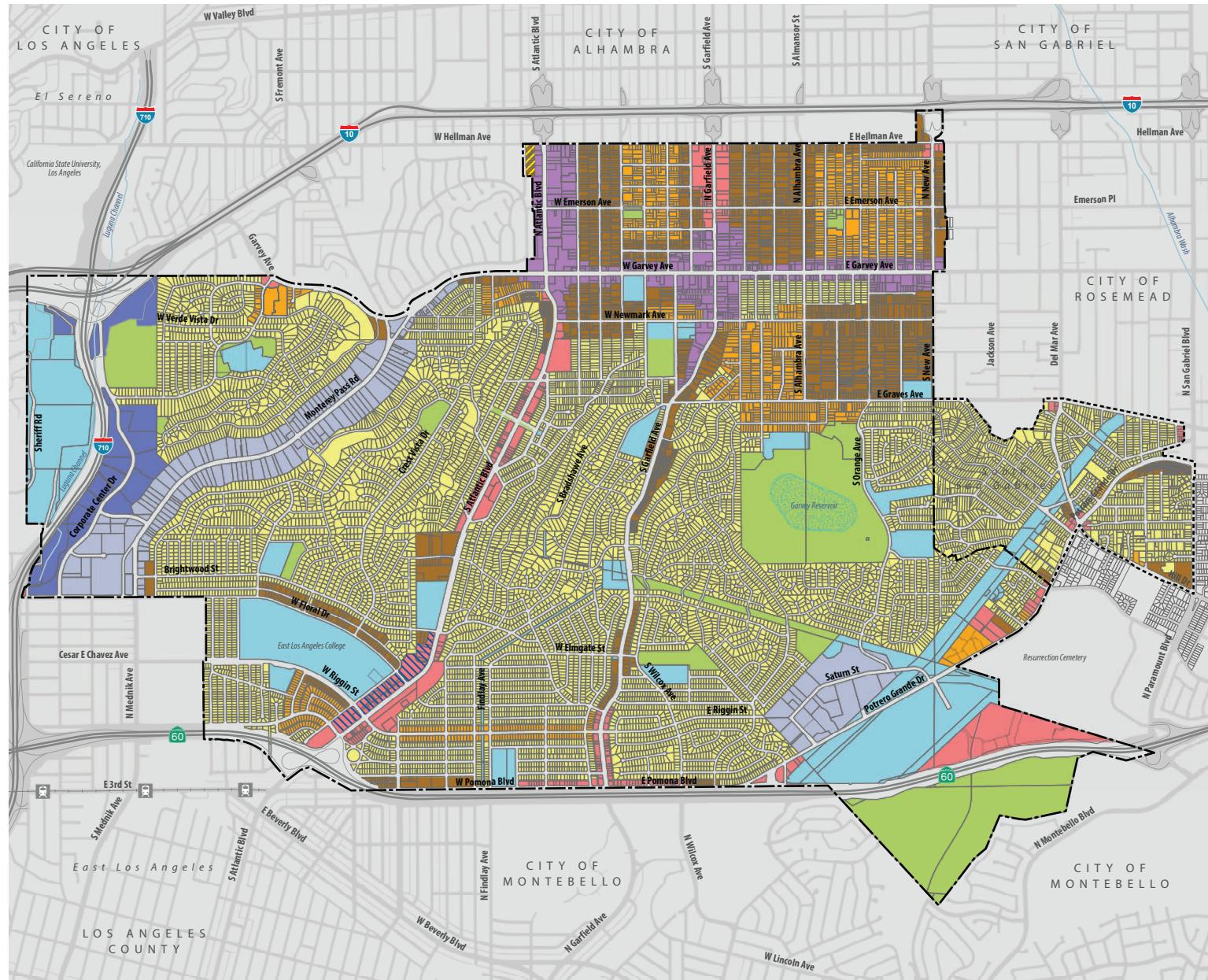


05

LAND USE PLAN

To achieve the desired balance of uses, thus achieving community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map and the associated Regulating Plan. The Land Use Policy Map (Figure LU-3) locates land use designations throughout

the Planning Area. The map's land use designation categories, their primary uses, and development intensities/densities are shown on Table LU-1 (Land Use Designations). Focus Area's densities/intensities and maximum heights are shown in the Regulating Plan (Figure LU-4).



**FIGURE LU-3:
LAND USE POLICY MAP**

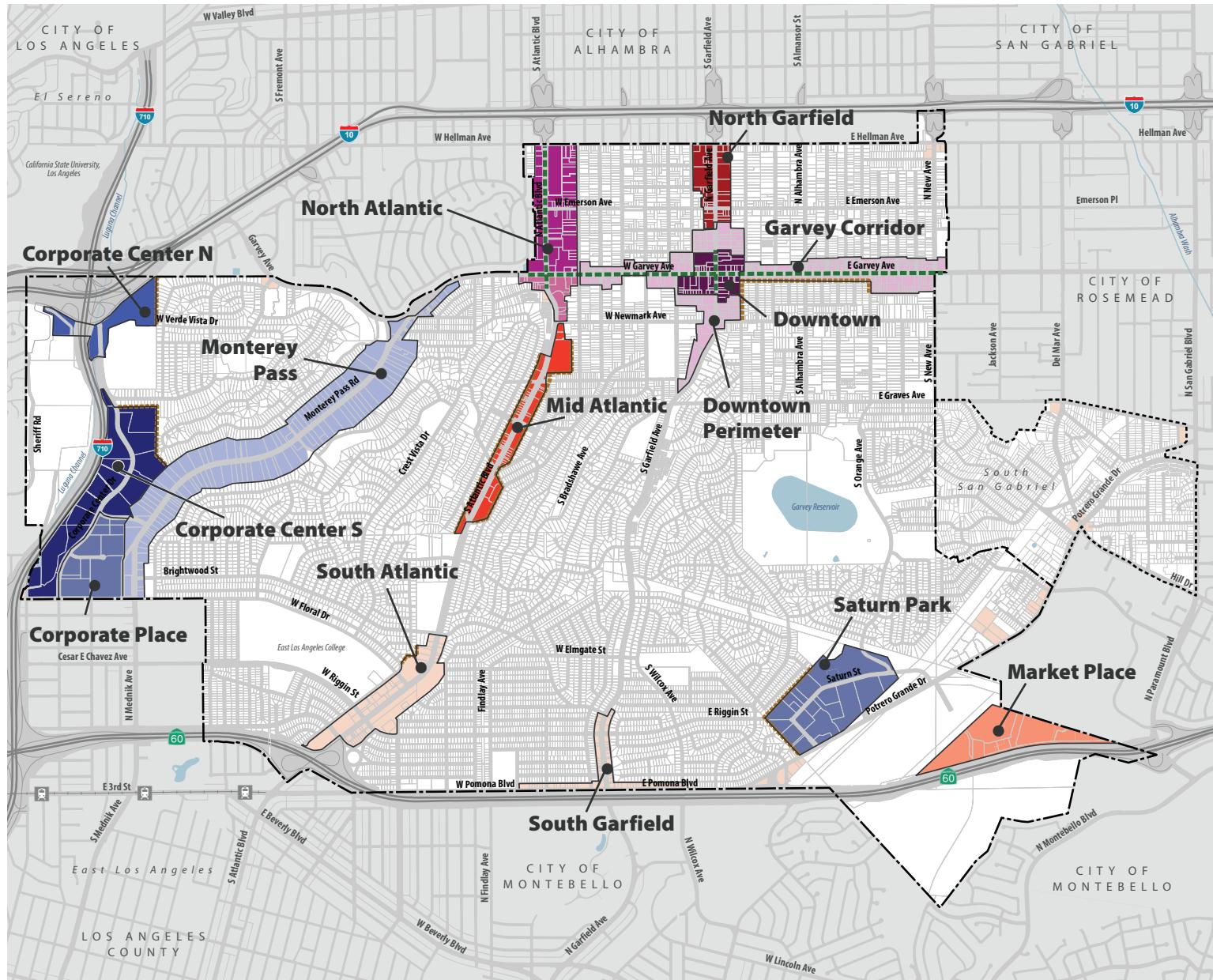


FIGURE LU-4:
REGULATING PLAN

- Maximum Intensity
- Commercial
- | |
|----------------|
| 0.65 FAR/35 FT |
| 0.65 FAR/80 FT |
| 1.50 FAR/50 FT |
| 1.50 FAR/60 FT |
- Corporate Center
- | |
|-----------------|
| 2.00 FAR/60 FT |
| 4.00 FAR/125 FT |
- Innovation/Technology
- | |
|----------------|
| 0.65 FAR/35 FT |
| 0.60 FAR/40 FT |
- Mixed Use
- | |
|----------------|
| 1.50 FAR/50 FT |
| 2.00 FAR/50 FT |
| 2.00 FAR/75 FT |
| 2.50 FAR/75 FT |
- Focus Areas
- Active Frontage Requirement
- Residential Transition Area
- Base Map Features
- Monterey Park Boundary
 - Sphere of Influence Boundary
 - Metro Gold Line and Stations
 - Water Courses
 - Waterbodies

November 2019
Sources: City of Monterey Park, Los Angeles County, 2019.



0 1/4 1/2 Mile

TABLE LU-1: LAND USE DESIGNATIONS

LAND USE		DEVELOPMENT LIMITS
Residential Designations and Uses		Density Range
Low Density	<p>Primary Use: One residential unit per lot, with private open space</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations</p>	0-8.0 units/acre Approximate population density = 25 persons/acre
Medium Density	<p>Primary Uses: Attached or detached residential units, with private and common open space</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations</p>	8.1-16.0 units/acre Approximate population density = 61 persons/acre
High Density	<p>Primary Uses: Attached or detached residential units, with private and common open space</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations</p>	16.1-30.0 units/acre Approximate population density = 184 persons/acre

Commercial and Business Designations and Uses		Intensity/Heights
Commercial	<p>Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional offices</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations</p>	As indicated on Figure LU-4 (Regulating Plan)
Corporate Center	<p>Primary Uses: Professional offices, hospitality, entertainment, and medical</p> <p>Support Uses: Retail and service commercial uses</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations</p>	As indicated on Figure LU-4 (Regulating Plan)
Innovation/Technology	<p>Primary Uses: Research and development, light manufacturing, service commercial, professional offices, entertainment, and breweries/wineries/distilleries</p> <p>Other Permitted Uses: Trade and technical schools, public utilities, and similar uses per zoning regulations</p> <p>Prohibited Uses: Warehousing, freight terminals, vehicle storage, and heavy manufacturing</p>	As indicated on Figure LU-4 (Regulating Plan)

Mixed Use Designation and Uses	Density/Intensity/Heights
<p>Mixed Use</p> <p>Primary Uses: Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses</p> <p>Residential permitted as stand-alone use, except where ground-floor commercial uses are required as indicated on Figure LU-4 (Regulating Plan)</p> <p>Other Permitted Uses: Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations</p>	<p>As indicated on Figure LU-4 (Regulating Plan)</p> <p>No density maximum to provide flexibility in unit types and sizes.</p>

Public Facilities and Open Space Designations and Uses		Intensity/Heights
Public Facilities	<p>Primary Uses: Public buildings, childcare centers for City-supported programs, community gardens, public utility facilities, utility easements, reservoirs and wells, public schools, and similar uses of a public-serving nature</p> <p>Other Permitted Uses: Within utility easements, private nurseries and open space uses per zoning regulations</p>	0.75 FAR maximum Maximum building height as specified in zoning regulations
Open Space	<p>Primary Uses: Parks and City-owned recreational facilities, community gardens, golf courses, and resource conservation areas</p> <p>Other Permitted Uses: Public utility facilities and historic landfills</p>	0.35 FAR maximum Maximum building height as specified in zoning regulations
Overlay Designation and Uses		Density/Height
Housing Overlay	Permitted Uses: In addition to uses permitted in the underlying land use designation, attached residential uses	Housing Overlay I (South Atlantic) 60 units/acre maximum 50' height maximum Housing Overlay II (Hellman Avenue) 30 units/acre maximum 45' height maximum



IMPLICATIONS OF LAND USE POLICY

As properties within the focus areas change over time from one use to another, land uses and intensities will gradually shift to align with the intent of this Land Use and Community Design Element. If Monterey Park is developed in accordance with the Land Use and Urban Design Element and at the intensities and densities permitted, then the Planning Area is anticipated to have 26,298 dwelling

units, 15.5 million square feet of nonresidential use, and 80,581 residents as shown in Table LU-2 (Land Use Plan Buildout).

(Please note other assumptions were made on the expected intensities of development to calculate the total number of dwelling units, population, nonresidential building square feet, and employment.)

TABLE LU-2: LAND USE PLAN BUILDOUT

Type		Monterey Park		Sphere of Influence		Planning Area	
		Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)	Baseline (2019)	Proposed (2040)
Dwelling Units ¹	Single-Unit	12,219	12,039	1,269	1,429	13,488	13,468
	Multi-Unit	8,746	12,582	248	248	8,994	12,830
	Total	20,965	24,621	1,517	1,677	22,482	26,298
Population		64,240	75,442	4,648	5,139	68,888	80,581
Nonresidential Building Square Feet ²		14,179,900	15,426,450	37,950	68,100	14,217,860	15,494,550
Employees		31,532	34,206	58	113	31,590	34,320
Lodging Rooms		727	1,334	-	-	727	1,334
Students		43,234	48,211	-	-	43,234	48,211

Source: City of Monterey Park and Land Use and Community Design Element update GIS data, California Department of Finance, and Southern California Association of Governments, 2018 and 2019.

Notes: 1) The dwelling unit projections do not account for any housing that may be constructed on properties with a Housing Overlay I designation.

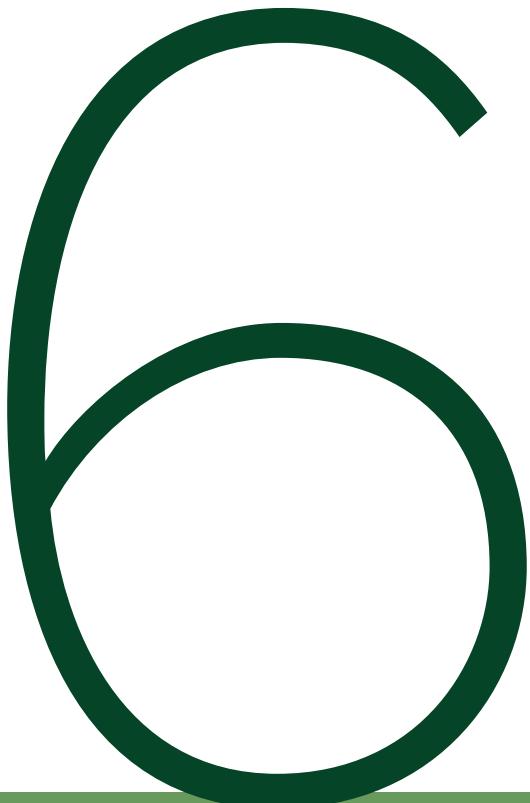
2) Nonresidential building: commercial, office, medical and hospital, and industrial buildings.

**“Monterey Park is and will
continue to be a city rich
with cultural heritage,
sustainable infrastructure,
and parks that provide
places for people to
enjoy the outdoors and
participate in community
life at farmers’ markets, at
free concerts, and along
biking and walking trails.”**

- Monterey Park resident



GOALS AND POLICIES





06

GOALS AND POLICIES

CITYWIDE GOALS AND POLICIES

GOAL 1 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

Policy 1.1 **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.

Policy 1.2 **Local Businesses.** Advocate for and support local businesses and small business owners.

Policy 1.3 **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.

Policy 1.4 **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

GOAL 2 Dynamic mix of businesses, uses, and employment that sustain a strong local economy and contributes to a fiscally sustainable tax base

Policy 2.1

Flexibility. Provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.

Policy 2.2

Business Growth. Facilitate the growth of a diverse business sector resilient to change over time and compatible with a broad range of skills and workers.

Policy 2.3

Innovation. Create a culture of innovation and growth, encouraging emerging businesses to attract high-quality jobs.

GOAL 3 Distinctive, complete residential neighborhoods that enhance the quality of life and promote a healthy community

Policy 3.1

Quality Neighborhoods. Maintain the quality and character of residential neighborhoods.

Policy 3.2

Diversified Housing. Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.

Policy 3.3

Established Housing. Maintain and enhance the established housing stock.

Policy 3.4

Strategic Housing Opportunities. Strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.

Policy 3.5

Improvement Prioritization. Prioritize siting new public facilities and public spaces using creative use of land and streets, and facilitate new infrastructure improvements within a disadvantaged neighborhood.

Policy 3.6

Public Space. Create an interconnected system of inviting, safe, and accessible public spaces that serve residents and visitors.

Policy 3.7

Safe and Sanitary. Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent, and sanitary housing for all residents.

Policy 3.8

Physical Activity. Provide access to recreational facilities, including parks, trails, greenways, open spaces, and community centers that allow opportunities for physical activities for all ages and abilities.

- Policy 3.9** **Housing Overlay.** Allow housing as part of a mixed-use development or stand-alone residential along the west side of Atlantic Boulevard (not fronting on Atlantic Boulevard) as designated by Housing Overlay I on Figure LU-3 (Land Use Policy Map) and Table LU-1 (Land Use Designations). Allow for stand-alone residential on Hellman Avenue as designated by Housing Overlay II.

GOAL 4 A built environment that is resilient and promotes health and wellness

- Policy 4.1** **Climate Change.** Adapt to and mitigate the effects of climate change.
- Policy 4.2** **Sustainable Practices.** Balance development with the preservation of environmental assets and the natural beauty of the area through sustainable practices in site planning, landscaping, construction, maintenance, and operations.
- Policy 4.3** **Environmental Burden.** Prevent and reduce disproportionate environmental burdens and compounding health risks affecting low-income and minority populations.
- Policy 4.4** **Freeway Buffer Greening.** Integrate greening buffers and maximize tree canopies within neighborhoods directly adjacent to SR-60 freeway to help improve air quality.
- Policy 4.5** **New Development.** Ensure new development is planned in areas that can sustain it long term – considering air quality, health indicators of residents, infrastructure networks and services, and socio-economic factors.
- Policy 4.6** **Active Transportation.** Prioritize and integrate active transportation strategies into the built environment that increase walking, bicycling, and transit modes of travel, with a focus on improving first and last mile connectivity.

GOAL 5 A community that is equitable and inclusive

- Policy 5.1** **Equitable Access.** Expand equitable access to community resources that improve quality of life. Community resources include cultural and natural amenities, health care services, education, commercial services, parks and recreation, and healthy foods.
- Policy 5.2** **Services and Amenities.** Facilitate safe, convenient, and affordable access to basic services and community-based amenities.
- Policy 5.3** **Community Involvement.** Engage residents, property owners, business owners, and organizations in the advanced and current planning processes.
- Policy 5.4** **Translation.** Ensure residents are engaged in languages that allow for their participation in community events and community engagement activities.

RESIDENTIAL

DENSITIES

LOW DENSITY
DU/AC: 0.0-8.0

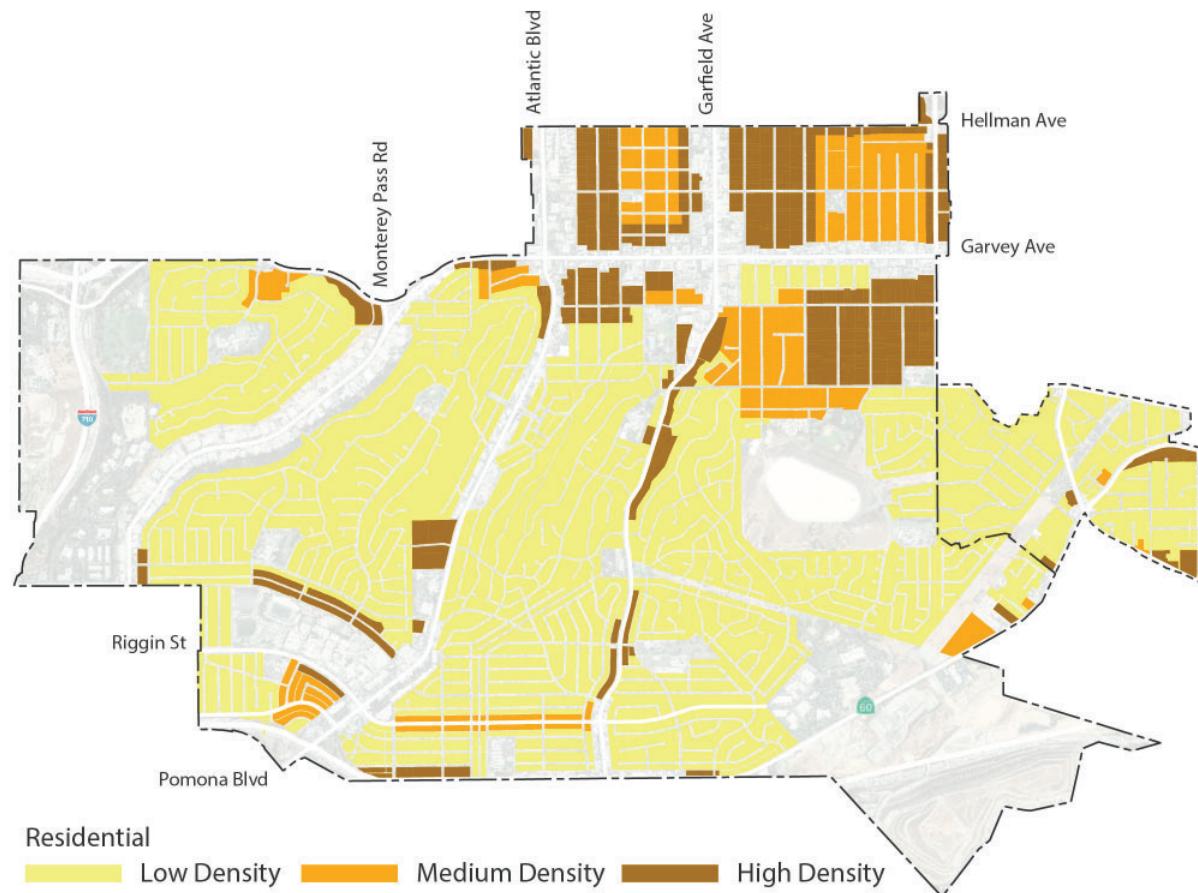
MEDIUM DENSITY
DU/AC: 8.1-16.0

HIGH DENSITY
DU/AC: 16.1-30.0

See Figure LU-3 and Table LU-1.

A list of all land use designated
DENSITIES & INTENSITIES is
provided in Table LU-1.





The three residential land use categories reflect long-established development patterns and densities in Monterey Park. Monterey Park residents treasure their neighborhoods. During the public engagement process that produced this element, residents repeatedly expressed the importance of preserving and improving neighborhood character. To a large extent, this sentiment means maintaining long-established densities and scale of development in the neighborhoods and accommodating new housing largely in mixed-use districts. Thus, the goals and policies are focused on maintaining the qualities that define Monterey Park's many neighborhoods.

Many single-family homes in the City were constructed in the 1950s and 1960s. Maintenance levels vary from block to block. A key goal will be to encourage renovation and

maintenance that improve neighborhoods house by house.

In the Medium Density and High Density neighborhoods, housing types may consist of rowhouses, townhouses, stacked flats, and similar housing types, with the scale of development guided by the maximum permitted density and development standards set forth by the zoning regulations. Where new development is proposed, the City looks for design features that create quality living environments for residents: well-located and functional open spaces, common areas that encourage interactions among residents, parking facilities that are easily accessible and attractively designed, good pedestrian access and circulation, and use of building materials that weather well.



GOAL 6 Accommodating all household sizes and income levels with a variety of housing types

Policy 6.1

Standards. Maintain zoning standards for Low Density neighborhoods to allow only detached single-unit homes.

Policy 6.2

First-Time Homeowners. Encourage the construction of housing that can accommodate the needs of younger people and families seeking to buy their first home.

Policy 6.3

Accessory Dwelling Units. Adopt accessory dwelling unit regulations and policies that can accommodate evolving housing needs and preferences.

Policy 6.4

Affordable Housing Units. Support policies that facilitate and incentivize the development of affordable housing units, such as inclusionary housing requirements and development bonus programs.



GOAL 7 Enhanced neighborhood character

Policy 7.1

Complete Neighborhoods. Ensure neighborhoods are “complete” neighborhoods by integrating schools, childcare centers, community centers, infrastructure, green spaces and parks, and other public amenities into each neighborhood.

Policy 7.2

Identity. Foster a sense of community and facilitate engagement by encouraging residents to take pride in their neighborhoods and form neighborhood groups that address issues affecting the area where they live.

Policy 7.3

Protection. Protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment.

Policy 7.4

Sensitive Design. Require that new additions, renovations, and infill development be sensitive to neighborhood context and building form and scale (for example, upper stories, detached garages, setbacks, enhanced front entrances).

Policy 7.5

Transition. Require high-density or mixed-use developments to transition sensitively to adjacent lower-density residential uses.

Policy 7.6

Home Occupations. Encourage home occupations that have minimal traffic, parking, or other impacts to neighbors and neighboring uses.

Policy 7.7

Compatibility. Strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures.

Policy 7.8

Safety. Address safety concerns associated with people living in illegal garage conversions or unpermitted accessory units.



GOAL 8 High-quality residential design

Policy 8.1

Streetscapes. Provide and maintain high-quality public streetscapes in all neighborhoods.

Policy 8.2

Street Relationship. Encourage new development to create direct a clear visual relationship between residences and public streets, while minimizing driveways, parking areas, and garage doors in front yard spaces.

Policy 8.3

Street Frontage. Encourage building forms that create coherent and consistent street frontages on blocks that emphasize the visibility of entrance doors, porches, stoops, and/or entrance patios.

Policy 8.4

Site Frontages. Require building and site frontages that define public streets with high-quality architecture and landscape design, including small-scale architectural elements and plane changes.

Policy 8.5

New Development. Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities.

Policy 8.6

Parking. Minimize the street presence and visibility of parking facilities from public streets and neighboring properties.



GOAL 9 Increase in homeownership

Policy 9.1

Homeownership. Create homeownership opportunities by encouraging development of smaller scale, for-sale residential units such as condominiums, townhomes, and duplexes.

Policy 9.2

Cooperative Homeownership. Explore opportunities for cooperative homeownership programs such as a condominium conversion program that transfers ownership from apartment complex owners to the renters of that apartment complex.

COMMERCIAL



DENSITIES & INTENSITIES

GENERAL COMMERCIAL

FAR: 0.65
HEIGHT: 35 FEET

MARKET PLACE

FAR: 0.65
HEIGHT: 80 FEET

SOUTH ATLANTIC*

FAR: 0.65
HEIGHT: 35 FEET

SOUTH GARFIELD

FAR: 0.65
HEIGHT: 35 FEET

MID ATLANTIC

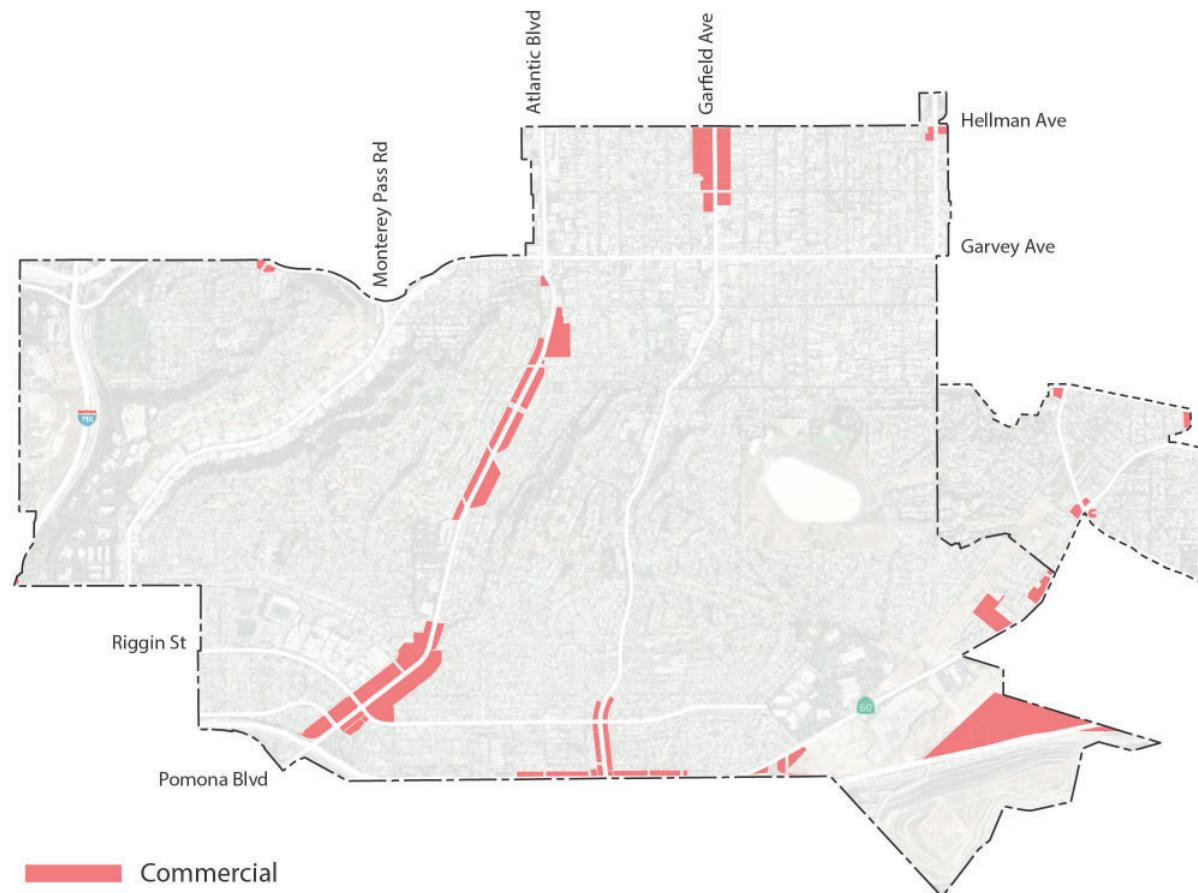
FAR: 1.50
HEIGHT: 50 FEET

NORTH GARFIELD

FAR: 1.50
HEIGHT: 60 FEET

*Housing Overlay I applies.
See Figure LU-3 and Table LU-1.

A list of all land use designated **DENSITIES & INTENSITIES** is provided in Table LU-1.



Commercial districts are located primarily along the City's major thoroughfares: Atlantic Boulevard, South Garvey Avenue, and Garfield Avenue. With the opening of the Market Place regional center along SR-60 in 2017, new large-format retail stores and national restaurants added variety to the commercial mix.

A healthy, balanced mix of home-grown businesses and national chains provides variety for shopping, dining, socializing, accessing services—like getting a haircut or visiting an architect's office—and entertainment. This diversity also creates more assurance of economic stability

for Monterey Park as the economy ebbs and flows. Also, by establishing flexible areas for small and large businesses alike, the City is better prepared for continually evolving changes in how people buy goods and receive services. The land use plan allows for varied development intensities, as shown on Figure LU-4 (Regulating Plan).

Branding each of the commercial districts with signage and unique streetscapes will help market businesses both locally and to visitors, including—importantly—foreign visitors.

ALL COMMERCIAL USES/AREAS



GOAL 10 Commercial districts that allow a variety of retail, service, and entertainment uses and that accommodate flexibility over time

- Policy 10.1** **Flexibility.** Ensure zoning regulations provide flexibility regarding allowed uses.
- Policy 10.2** **Local Businesses.** Advocate for and support local businesses and small business owners.
- Policy 10.3** **Economic Development.** Maintain a proactive economic development program that promotes the benefits of Monterey Park for both local businesses and national and international companies.
- Policy 10.4** **Commercial Corridors.** Invest in commercial corridors by establishing a continuity of streetscapes that define the public realm, are scaled to the pedestrian experience, and reflect the City's cultural identity through public art, architectural character, and materials.

ALL COMMERCIAL USES/AREAS

GOAL 11 Transition and compatibility of new commercial development with and to adjacent residential districts

Policy 11.1 **Privacy.** Ensure new commercial developments address privacy issues relative to any abutting residential neighborhoods.

GOAL 12 High design quality in all new commercial developments and rehabilitation projects

Policy 12.1 **Compatibility.** Require new, infill, and rehabilitation projects in commercial districts be compatible with existing contexts in terms of site design, scale, building design, materials, and architectural approaches.

Policy 12.2 **Comprehensive Design.** Provide for comprehensive design review of new commercial development.

Policy 12.3 **Undergrounding of Utilities.** Strive to place utilities underground in conjunction with new development projects and/or as comprehensive undergrounding programs within commercial districts.

GOAL 13 Identifiable, unique commercial districts

Policy 13.1 **Streetscape.** Establish well-defined streetscape treatments for each commercial district.

Policy 13.2 **Wayfinding.** Use a comprehensive, city-wide wayfinding program to identify Monterey Park's commercial areas.



FOCUS AREA: MARKET PLACE

GOAL 14 The Market Place as a regional destination for diverse shopping, dining, and entertainment experiences

Policy 14.1

Flexibility. Ensure that zoning regulations applicable to the Market Place properties provide focus for the uses the City looks to attract while providing flexibility to accommodate emerging new uses and markets over time.

Policy 14.2

Traffic. Work with property owners and property managers to address and manage traffic associated with the Market Place so that visitors avoid traveling through adjacent residential neighborhoods.

Policy 14.3

High Design Quality. Insist upon high design quality and landscape treatments upon establishment and over time.

Policy 14.4

Transit Access. Advocate for alignment of the Gold Line east extension that places a station adjacent to the Market Place.



FOCUS AREA: SOUTH ATLANTIC

GOAL 15 A commercial district that meets local commercial needs, caters to students and employees at East Los Angeles College, and takes advantage of proximity to the Gold Line Atlantic Station

Policy 15.1

Commercial. Allow for commercial uses focused on daily shopping and service needs while continuing to accommodate long-established regional-serving uses, such as automobile dealerships, at appropriate locations.

Policy 15.2

Pedestrian Movement. Require that new development and rehabilitation of existing centers and buildings accommodate safe pedestrian movement from sidewalks and within internal parking lots.

Policy 15.3

Streetscape Improvements. Use urban design and streetscape improvement strategies to create an identifiable and pleasant travel path for pedestrians from Atlantic Station to the South Atlantic commercial district.

Policy 15.4

Landscaping. Ensure new development incorporates and maintains attractive on-site landscaping.

FOCUS AREA: SOUTH GARFIELD

GOAL 16 An attractive, village-like neighborhood commercial district with lower-intensity retail, office, and service-oriented businesses that cater to surrounding residential neighborhoods and Gold Line transit users

Policy 16.1 **South Garfield Village.** Regulate land uses and development and guide public realm enhancements in accordance with the South Garfield Village Specific Plan.

Policy 16.2 **Accommodate Pedestrians.** Pursue roadway, sidewalk, crosswalk, and traffic control improvements that well accommodate pedestrian traffic in the district.

Policy 16.3 **Incentives.** Provide incentives for local businesses to establish and thrive in the district.





FOCUS AREA: MID ATLANTIC

GOAL 17 A commercial corridor for businesses of all types, with public realm improvements that work to reduce vehicle speeds to enhance the visibility of and access to businesses along Mid Atlantic

- Policy 17.1** **Zoning.** Ensure zoning regulations accommodate office, service-oriented, retail, dining, and medical-related uses.
- Policy 17.2** **Mix of Uses.** Encourage a mix of uses that have operating hours that extend past 5:00 in the evening.
- Policy 17.3** **Land Assembly.** Use land assembly strategies and incentives to promote compatible infill development.
- Policy 17.4** **Streetscape.** Enrich the streetscape with themed lighting, benches, and trees. Consider using excess street width and adjacent public rights-of-way to create parklets, greenspace, and places for public art.
- Policy 17.5** **Mobility.** Improve pedestrian and vehicular mobility and safety with urban design interventions such as additional mid-block crossings, designated pedestrian walkways through surface parking lots, and shortened street crossings.
- Policy 17.6** **Design Inspirations.** Draw from the Cascades fountain, historical structures and historical influences, and landscaping within the public realm as inspirations for public space design treatments, site design and architecture, and landscaping. Use these inspirations to create a cohesive public realm plan for Mid Atlantic.
- Policy 17.7** **Land Use Transitions.** Remain sensitive to the adjacency of low-scale residential neighborhoods by providing appropriate transitions such as parking lots and landscaped areas as buffers and step-down building approaches.

FOCUS AREA: NORTH GARFIELD

GOAL 18 A district centered on intensive medical and office uses, with lower-scale buildings housing varied commercial uses

Policy 18.1

Healthcare Facilities. Encourage the concentration of established and proposed healthcare facilities and their related uses.



MIXED USE



DENSITIES* & INTENSITIES

GARVEY CORRIDOR

FAR: 1.50
HEIGHT: 50 FEET

DOWNTOWN PERIMETER

FAR: 1.50
HEIGHT: 50 FEET

NORTH ATLANTIC

FAR: 2.00
HEIGHT: 75 FEET

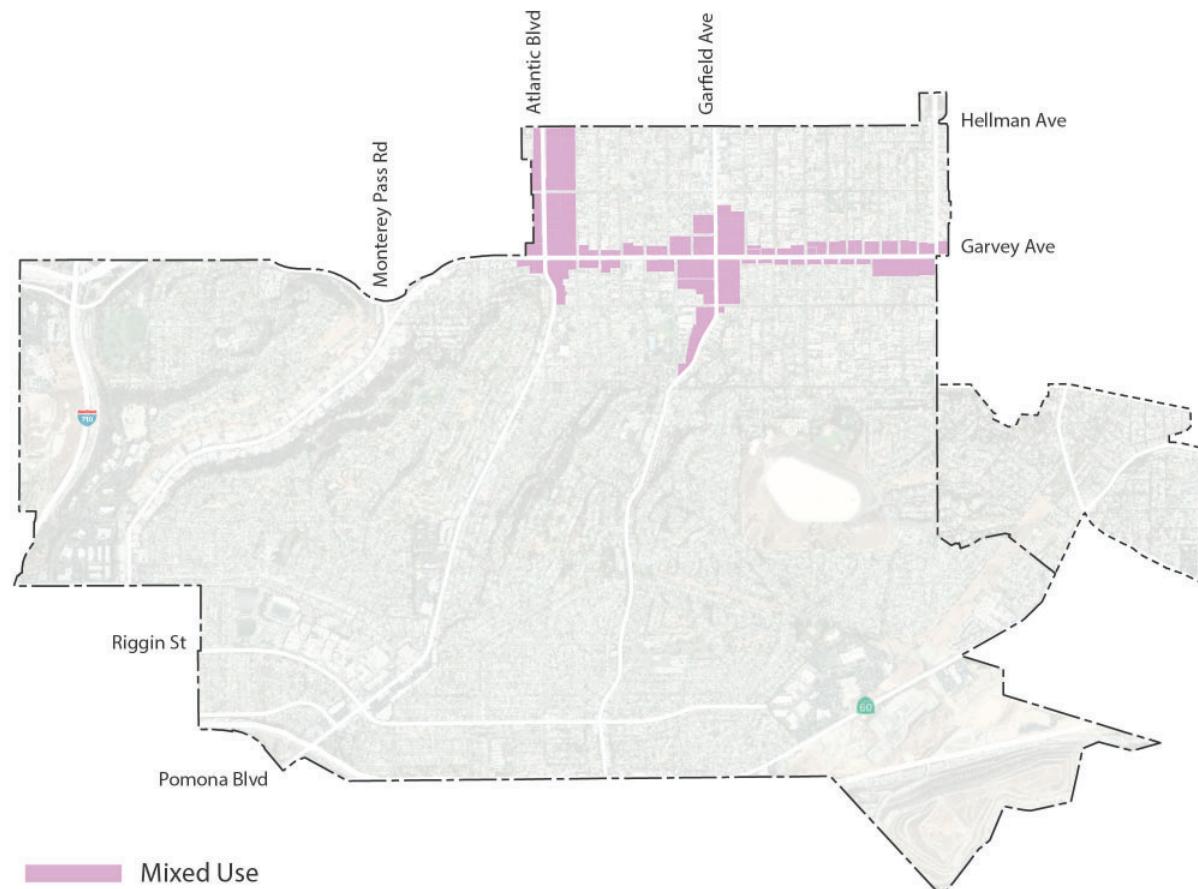
DOWNTOWN

FAR: 2.50
HEIGHT: 75 FEET

*No density maximum to provide flexibility in unit types and sizes.

A list of all land use designated **DENSITIES & INTENSITIES** is provided in Table LU-1.





Mixed-use development is characterized by pedestrian-friendly environments that integrate residential, commercial, cultural, and institutional uses. Mixed-use development works to create vibrant, compact, walkable environments, with shorter pedestrian connections between living, working, learning, and recreational destinations. In Monterey Park, the Mixed Use designation allows a combination of compatible retail, entertainment,

office, residential, hotel, civic, cultural, and recreation uses that establish authentic physical environments. Mixed-use developments will incorporate social gathering places for the community and foster economic vitality. This variety of uses creates spaces for people to live, work, play, learn, and shop without getting into their cars to get from place to place.

ALL MIXED USES/AREAS