



## NOTICE OF PREPARATION

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DATE: April 12, 2019

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

LEAD AGENCY: City of Monterey Park  
Community and Economic Development Department  
320 W. Newmark Avenue  
Monterey Park, CA 91754

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the City of Monterey Park Focused General Plan Update and Title 21 Amendment

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The City of Monterey Park (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for a focused update of the Monterey Park General Plan and an amendment to Title 21 - Zoning of the Municipal Code ("project") described below. We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

The City has already determined that an EIR is required for the proposed project; as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study.

The proposed project, its location, and anticipated environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after the postmarked date of this notice**. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

The scoping meeting will be conducted on May 7, 2019 6:00 p.m. at the City of Monterey Park City Council Chambers located at 320 W. Newmark Avenue Monterey Park, CA 91754.

To allow for the 30-day review of this NOP, the comment period closes on **May 13, 2019**.

Please send your comments to:

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(626) 307-1324

  
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Samantha Tewart  
Senior Planner

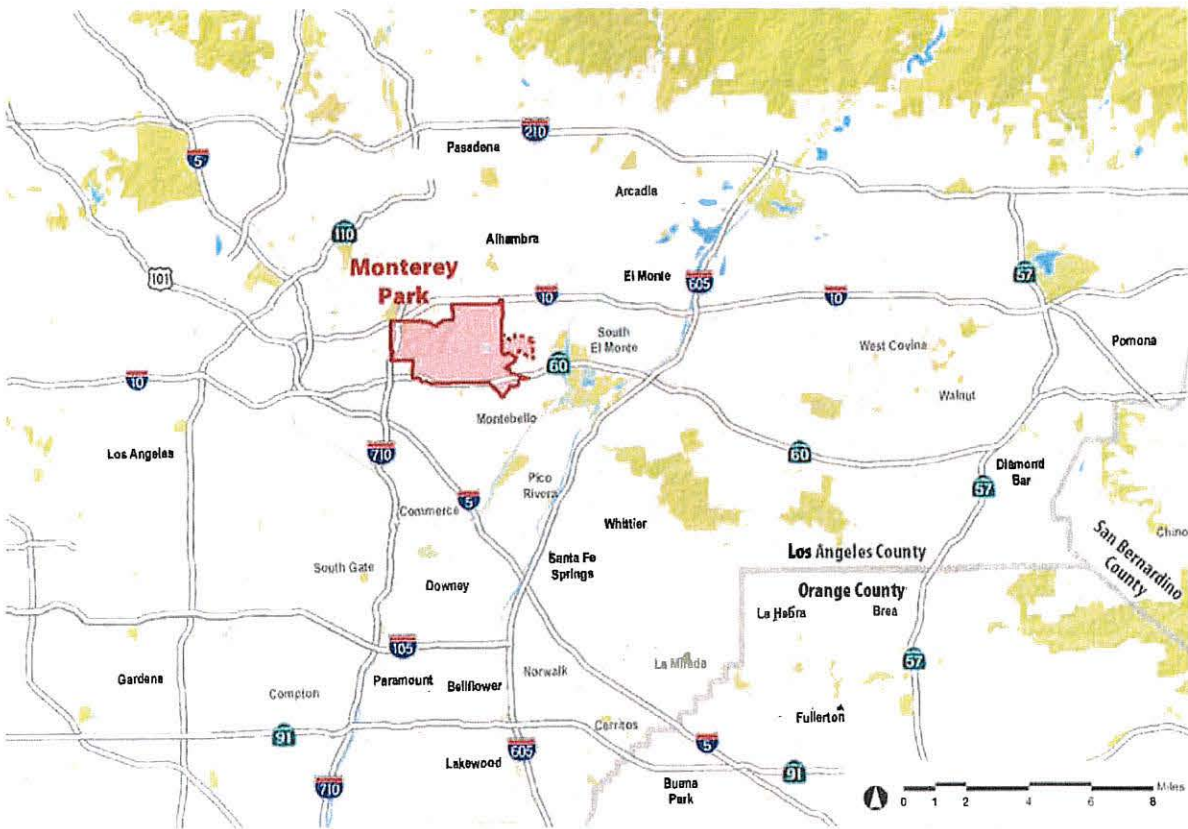
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April 12, 2019  
Date

**Project Title:** Monterey Park Focused General Plan Update and Title 21 Amendments

**Project Applicant:** City of Monterey Park

**Project Location:**

The City of Monterey Park (City) is located in the western San Gabriel Valley, approximately nine miles east of downtown Los Angeles (see Figure 1). The Monterey Park General Plan planning area encompasses all properties within the City limits, plus the unincorporated community of South San Gabriel located with the City's designated sphere of influence (see Figure 2). Monterey Park is bounded by three freeways: I-710 on the west, I-10 on the north, and SR-60 on the south. The city of Rosemead forms the eastern boundary.



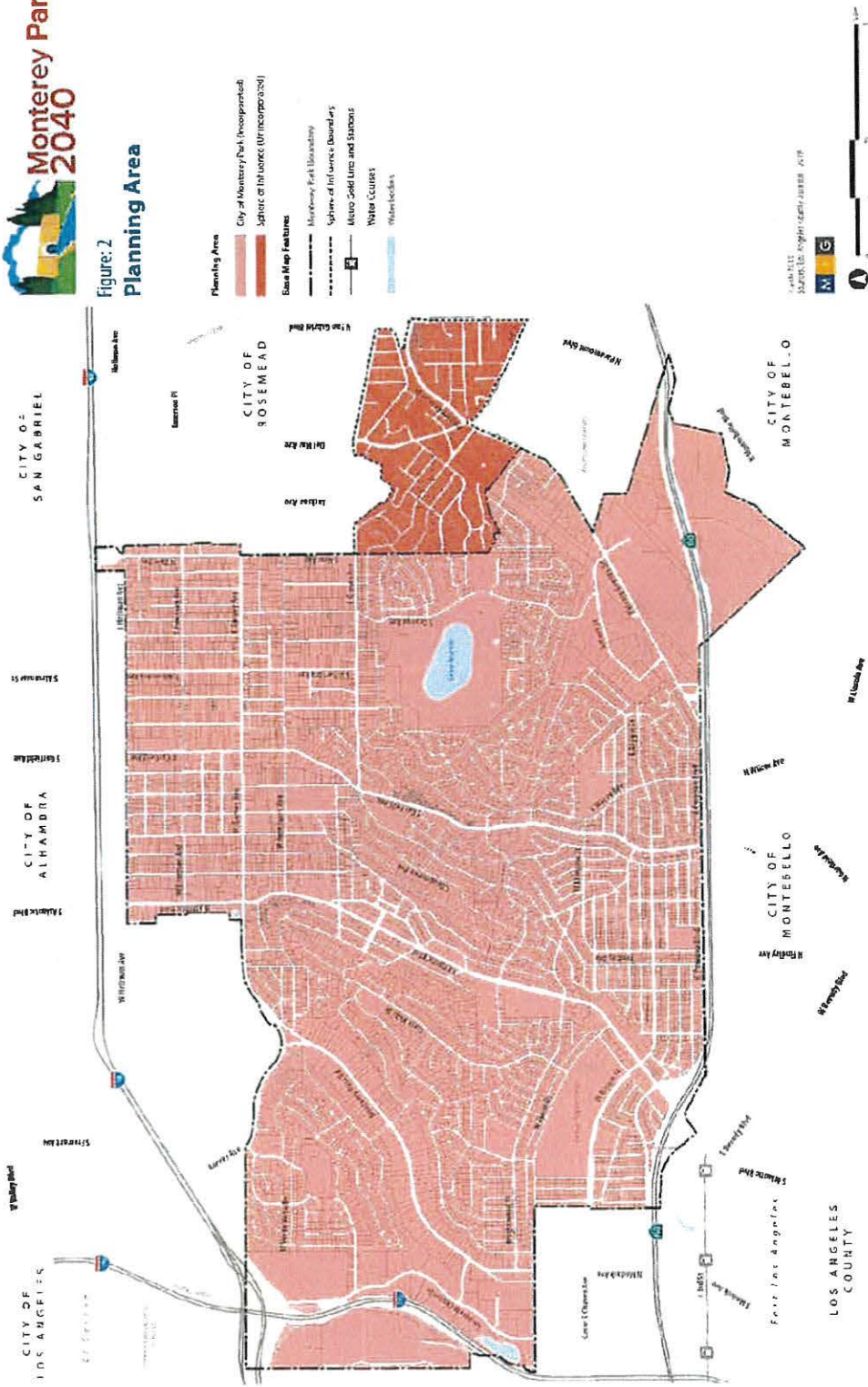
**Figure 1: Regional Location**



Figure 2: Planning Area



Figure 2: Planning Area



**Project Description:**

Monterey Park proposes a focused update to the General Plan consisting solely of revisions to the Land Use Element, last comprehensively updated in 2001. The purpose of updating the Land Use Element is ensure land use policies allow the City to attract investment and development consistent with its vision, and to facilitate economic growth and creation of new housing opportunities. The Land Use Element update is a community-driven process designed to reflect local values and needs, with desired the outcome being meaningful results and actions.

Per Chapter 21.42 (Voter Approval of Changes) of the Zoning Code (Title 21 of the Monterey Park Municipal Code), voter approval is required for amendments to the Land Use Element that revise permitted "use of land" other than provisions contained in the current Land Use element. This code provision has been in place since the 1980s and reflects prior community desire to control growth. With a new vision for welcoming development that has positive economic impact, the City proposes to amend Title 21 to delete Chapter 21.42. Both this proposed Title 21 amendment and the comprehensive Land Use Element update will be subject to voter approval.

**Development Capacity:**

The Monterey Park planning area encompasses approximately 4,270 acres (not including street rights-of way), with 3,980 acres in the City and 289 acres in the sphere of influence. Most of the development in the incorporated City limits is residential (2,438 acres), which accounts for approximately 62 percent of the City's total land area. (The sphere of influence 81 percent residential.) Table 1 summarizes existing land use distribution within the City, the sphere of influence, and the combined planning area.

Table 2 summarizes the anticipated capacity for development through the 2040 planning horizon year. This scenario assumes that existing residential neighborhoods will experience limited redevelopment activity given the built-out nature of Monterey Park and the fact that the amended Land Use Element would not change density limits in residential zones; accessory dwelling units would account for the limited level of growth. Most development activity would occur in the focus areas identified in Figure 3. This would consist of redevelopment of existing commercial and industrial properties with mixed-use developments (where permitted) and transition of aging properties to more intense uses permitted by land use policy.

**Table 1: Land Use Distribution by Acres (2019)**

Land Use Categories	City		Sphere of Influence		Planning Area	
	Acres	Percent	Acres	Percent	Acres	Percent
Single-Unit	1,876	47.1%	202	69.7%	2,078	48.7%
Multi-Unit	561	14.1%	31	10.8%	592	13.9%
Mobile Home Parks	1	0.0%	-	0.0%	1	0.0%
Residential Care Facilities	4	0.1%	3	1.2%	7	0.2%
Mixed-Use	7	0.2%	-	0.0%	7	0.2%
General Commercial	172	4.3%	2	0.6%	174	4.1%
Offices	194	4.9%	1	0.4%	195	4.6%
Hotel/Motels	8	0.2%	1	0.2%	9	0.2%
Light Industrial	143	3.6%	-	0.0%	143	3.3%
Parking Lots and Structures	16	0.4%	-	0.0%	16	0.4%
Hospital and Medical	7	0.2%	-	0.0%	7	0.2%
Public Facilities	313	7.9%	1	0.4%	314	7.4%
Utilities	64	1.6%	10	3.4%	74	1.7%
Schools	74	1.9%	-	0.0%	74	1.7%
East Los Angeles College (ELAC)	77	1.9%	-	0.0%	77	1.8%
Nursery	14	0.4%	14	4.8%	28	0.7%
Closed Landfill (OpenSpace)	148	3.7%	-	0.0%	148	3.5%
Golf Course	47	1.2%	-	0.0%	47	1.1%
Parks and Recreation	105	2.6%	-	0.0%	105	2.5%
Religious Institutions	24	0.6%	0	0.1%	24	0.6%
Vacant Lands	125	3.1%	24	8.4%	149	3.5%
<b>Grand Total</b>	<b>3,980</b>	<b>100.0%</b>	<b>289</b>	<b>100.0%</b>	<b>4,270</b>	<b>100.0%</b>

Source: Los Angeles County Assessor, Urban Footprint (Core Logic), and MIG, 2019.

The development capacity forecast encompasses the entire City because no site-specific, individual development proposals will be approved as part of the Land Use Element update. Any such individual project would be subject to its own CEQA review, including evaluation against the General Plan EIR.

**Table 2: Maximum Development Potential**

Type		City		Sphere of Influence		Planning Area	
		Existing (2019)	Proposed (2040)	Existing (2019)	Proposed (2040)	Existing (2019)	Proposed (2040)
<b>Total Population</b>		59,064	64,342	5,469	6,629	64,533	70,971
Dwelling Units	Single-Family Units	15,866	15,776	1,456	1,606	17,322	17,382
	Multi-Family Units	4,199	7,855	59	159	4,258	8,014
	<b>Total</b>	<b>20,065</b>	<b>23,631</b>	<b>1,515</b>	<b>1,765</b>	<b>21,580</b>	<b>25,396</b>
<b>Total Employees</b>		<b>25,857</b>	<b>36,273</b>	<b>510</b>	<b>680</b>	<b>26,367</b>	<b>36,953</b>
Building Square Feet	Commercial	5,679,967	6,249,385	19,704	26,800	5,699,671	6,276,185
	Office	7,045,799	7,852,362	344,760	413,712	7,390,559	8,266,074
	Public Facilities/Schools	6,301,566	6,931,723	--	--	6,301,566	6,931,723
	Industrial	1,137,640	980,673	--	--	1,137,640	980,673
	<b>Total</b>	<b>20,164,972</b>	<b>22,014,143</b>	<b>364,464</b>	<b>440,512</b>	<b>20,529,436</b>	<b>22,454,655</b>

Source: Monterey Park and MIG, 2019.

**Required Approvals:**

Implementation of the proposed project will require the following discretionary actions via the City Council and voter approval:

**City Council**

- Certification of the Final EIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Referral to voters of updated Land Use Element and Title 21 amendments

**Voter Approval**

- Approval of updated Land Use Element
- Approval of Title 21 amendments

**Program EIR:**

The City of Monterey Park has determined that the proposed General Plan update and Title 21 amendments will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The Program EIR is an environmental review document being prepared by the City in compliance with CEQA to evaluate the environmental impacts resulting from Land Use Element implementation and to recommend mitigation measures to avoid or reduce any identified significant impacts. The Program EIR also is intended to help the City review future project proposals pursuant to Section 15168 (Program EIR) of the CEQA Guidelines.

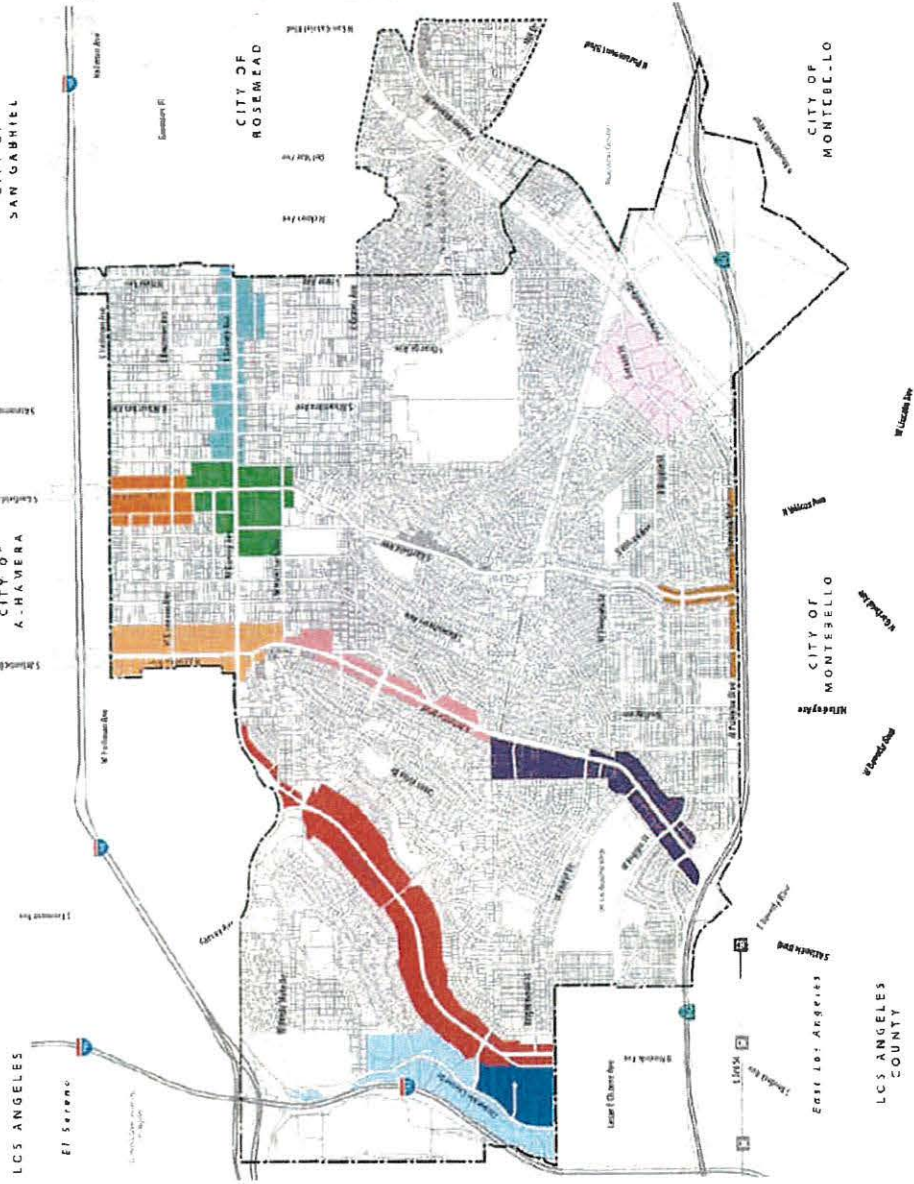


Figure 1:  
Focus Areas

- Focus Areas:**
  - Corporate Center
  - East Garvey
  - Downtown
  - West Alhambra
  - Midtown Park
  - North Alhambra
  - North Garfield
  - South Alhambra
  - South Garfield
- Base Map Features:**
  - Monterey Park Boundary
  - School District Boundaries
  - Major Gold Line and Stations
  - Water Courses
  - Waterbodies

March 2015  
Source: City of Monterey Park, LA/Aggressive 2015

Figure 3:  
Focus Areas





The following environmental topics will be evaluated in the EIR at a programmatic level:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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