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.



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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.
- **Measure JJ**

Monterey Park voters are ultimately the decision makers for these determinations.

Impacts on the City



The environment facing cities today is changing rapidly.

To remain competitive and responsive, cities must be flexible and proactive in evaluating whether existing land use regulations continue to meet community needs.

Here's What We Have Heard So Far:

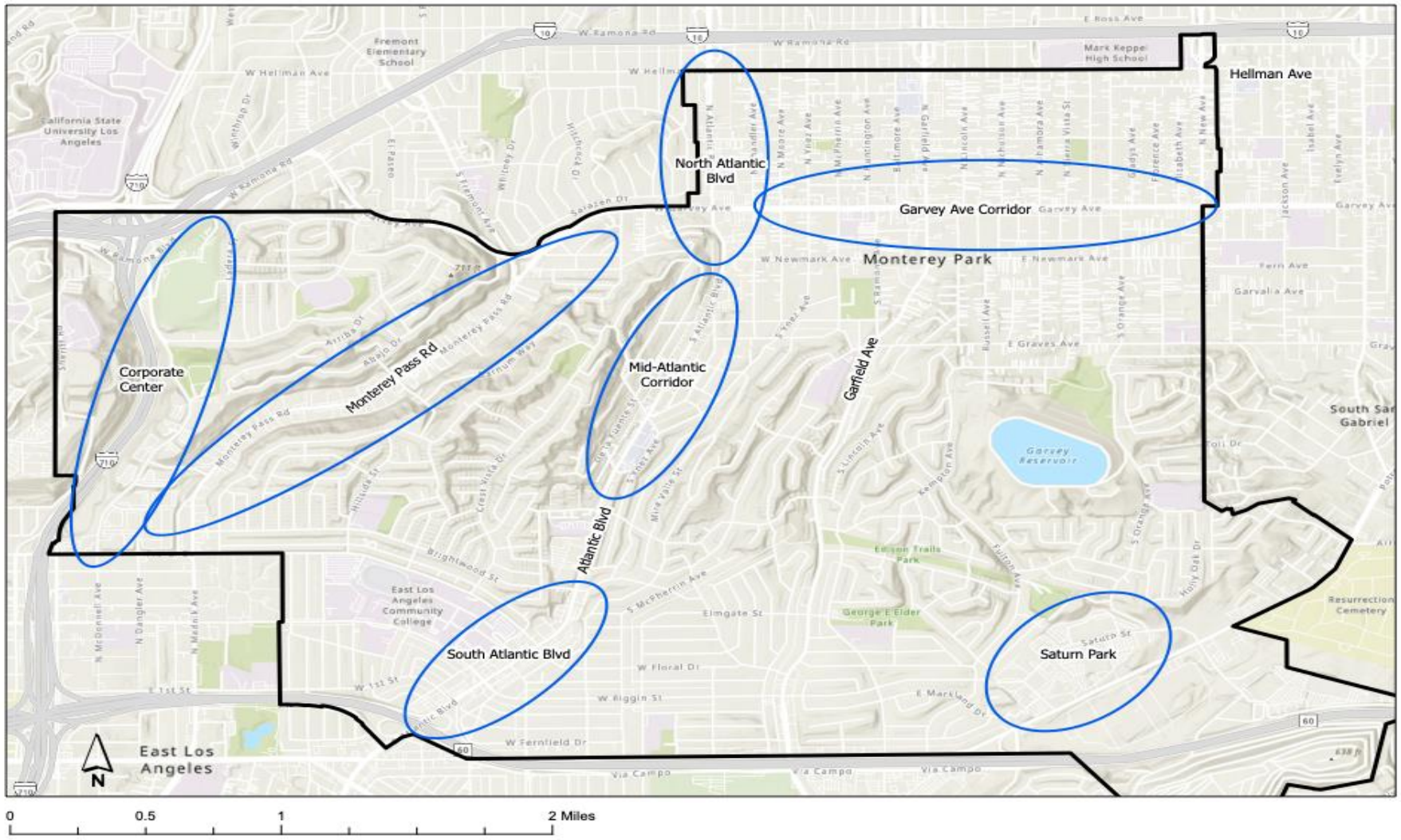
- Provide economic opportunities that enhance community character
- Expand local services
- Create local jobs, reducing commute times
- Address housing affordability to support local intergenerational longevity and community values
- Position the City to respond to changing market conditions and State requirements

Need to Address Concerns and Preserve Local Control

Key considerations include:

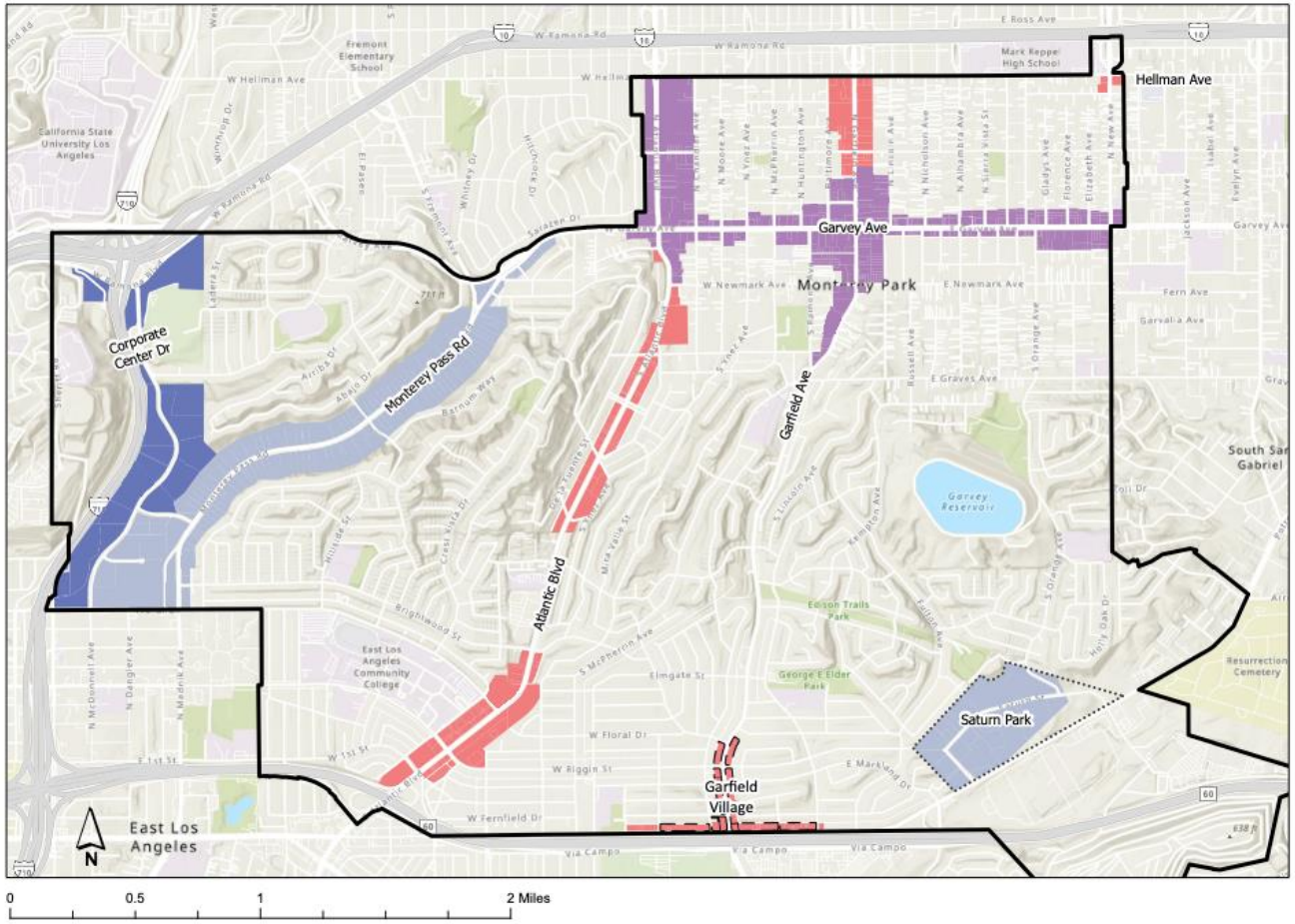
- Ensuring development occurs in locations appropriate for additional growth.
- Preserving established residential neighborhoods and community character.
- Maintaining adequate infrastructure and public services.
- Addressing population/housing growth impacts, such as traffic or parking.
- Providing opportunities for meaningful community engagement and feedback.
- Taking proactive local action rather than having development outcomes dictated solely by State mandates.

Opportunities for the Future



Notable Vacancy Areas

Opportunities for the Future: Potential Investment Areas



Land Use Designation MPK 2040

- Commercial (C)
- Mixed Use (MU)
- Innovation/Technology (I/T)
- Corporate Center (CC)

Opportunities for the Future:
Examples of What Future Development Could Look Like





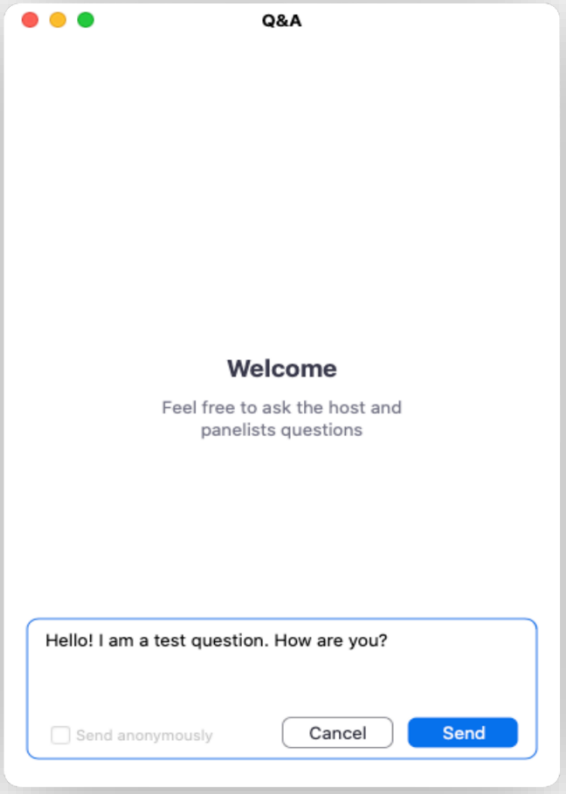


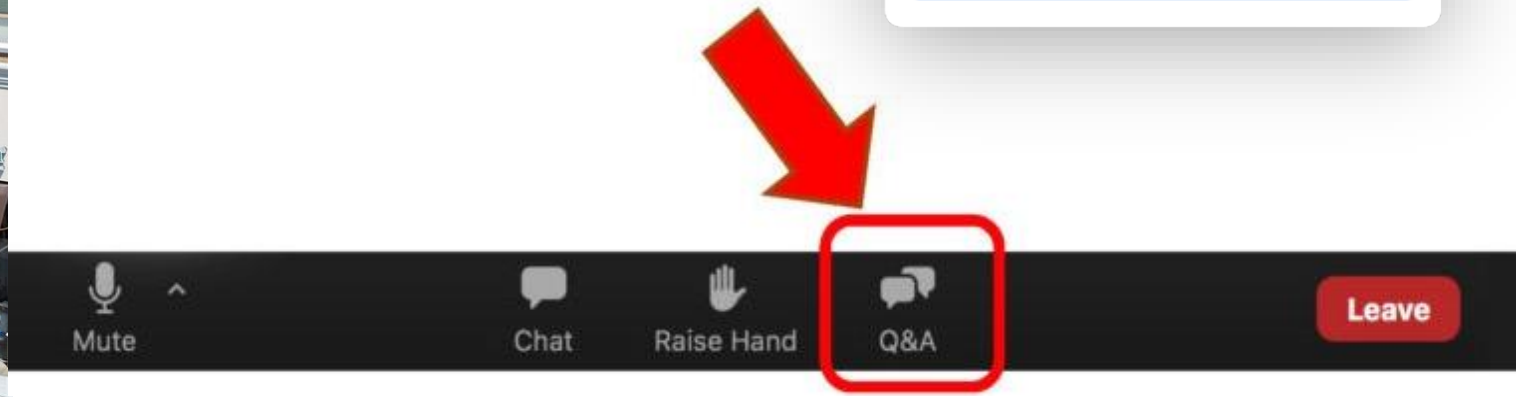




Q&A

Submit questions via the Q&A feature.





THANK YOU

For more information, visit **MontereyPark.CA.gov/VacantToVibrant** and help shape Monterey Park's next chapter via our **feedback form.**

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