

4.4 LAND USE AND PLANNING

This section examines the proposed project to determine whether it is consistent with local and/or regional land use plans and policies, and analyzes potential conflicts between existing and proposed land uses on-site and in surrounding areas. Local policies for land use and development regulate the types of uses allowed, as well as the intensity of development permitted on private property. As new development results in changes to land use patterns, the character of the area can be affected and physical impacts to the environment become a concern. The proposed project has been evaluated for consistency with the regional and local land use plans, including the City of Monterey Park General Plan and Zoning Ordinance.

ENVIRONMENTAL SETTING

The East Los Angeles College (ELAC) campus encompasses approximately 82 acres and is located in the City of Monterey Park, approximately five miles east of Downtown Los Angeles. The ELAC campus is bounded by Avenida Cesar Chavez to the south, Collegian Avenue to the east, Bleakwood Avenue to the west, and Floral Drive to the north. The major streets serving the campus are Avenida Cesar Chavez in the east-west direction and Atlantic Boulevard and Eastern and Garfield Avenues in the north-south direction. In addition, the Los Angeles Metropolitan Transportation Authority (Metro) Gold Line Atlantic Station, located one-half mile to the south of the ELAC campus, serves the area.

Table 4.4-1 shows the land use distribution for the City of Monterey Park. Residential uses account for the majority of land uses within the City (61 percent); commercial uses comprise 17 percent of land uses in the City; open Space has the third largest percentage of land use within the City at 11 percent; public facility uses comprise 7 percent of land uses; and employment/technology uses comprise 4 percent of the land uses within the City.

TABLE 4.4-1: LAND USE DISTRIBUTION FOR MONTEREY PARK		
Type of Land Use/a/	Acreage	Percentage of Total Area
Residential		
Single-Family	1,886	45
Multi-Family	682	16
Commercial	552	17
Employment/Technology	171	4
Public Facilities	279	7
Open Space	439	11
Total	4,177	100
/a/ 1,078 acres of streets and right-of-way were omitted from the Land Uses		
SOURCE: City of Monterey Park Land Use Plan, 1990.		

The ELAC campus is located in a fully developed predominantly residential urban environment. The surrounding neighborhood consists primarily of residential land uses with commercial/retail uses along Atlantic Boulevard. Land uses to the immediate north of the ELAC campus consist primarily of multi-family residential units along College View Drive with single-family residences beyond. Land uses adjacent to the west of the ELAC campus consist of single-family residences. An elementary school and large multi-family residential development begins three blocks west of the campus. Land uses adjacent to the east of the ELAC campus along the Atlantic Boulevard frontage consist of seven large commercial/retail centers. Single-family residences extend to the east beyond the commercial frontage. Land uses to the immediate south of the ELAC campus consist primarily of two to three blocks of single- and multi-family residential units with the State Route 60 beyond.