



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
February 14, 2012
7:00 P.M.

Planning Commission

David Garcia, Chairperson
Hans Liang, Vice-Chair
Arthur Fong
Larry Sullivan
Michael Hamner

Staff

Jim Basham, Director of Community Development
Elizabeth M. Calciano, Assistant City Attorney
Samantha Tewasart, Associate Planner
Crystal Landavazo, Assistant Planner

CALL TO ORDER:

ROLL CALL:

ORAL AND WRITTEN COMMUNICATIONS:

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission, prior to any action taken on the agenda. No action may be taken on off-agenda items except as authorized by law. Speakers are requested to limit their comments to no more than **five minutes** each.

If you would like to address the Planning Commission, please complete the **white speaker's card**. The card is available at the speaker's podium or from the Secretary. Please identify on the card your name, address and the item on which you would like to speak and return to the Secretary. The **speaker's card** assists the Chairperson in ensuring that all persons wishing to address the Commission are recognized. If you wish to speak on an agenda item, your name will be called at the time the matter is heard by Planning Commission.

ELECTION OF OFFICERS - 2012:

AGENDA CHANGES AND ADOPTION:

APPROVAL OF MINUTES:

September 13, 2011 and September 27, 2011

PUBLIC HEARING:

1. TENTATIVE PARCEL MAP NO. 070872 – 309 HAMPTON AVENUE (PM-11-02)

Applicant, Su Zing Zhen, is requesting approval of Tentative Parcel Map No. 070872 to subdivide air rights to establish and maintain a 2-unit condominium conversion project in the R-2 (Medium Density Residential) Zone.

ENVIRONMENTAL: The proposed project is categorically exempt in accordance with California Environmental Quality Act (CEQA) Guidelines § 15315 (Class 15 – Minor Land Subdivisions) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. The project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

RECOMMENDATION: It is recommended that the Planning Commission 1) adopt the Resolution approving the requested Tentative Parcel Map No. 070872 (PM-11-02), subject to conditions of approval contained therein; and 2) take such additional, related action that may be desirable.

ITEMS FROM DEVELOPMENT SERVICES:

ITEMS FROM THE COMMISSION:

ADJOURNMENT:

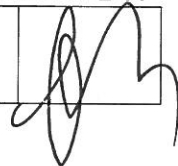
Next regular meeting on February 28, 2012, at 7:00 p.m.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, YOU SHOULD CONTACT CITY HALL, (626) 307-1359 OR TTD/TTY (626) 307-2540. PLEASE NOTIFY THE CITY CLERK'S OFFICE TWENTY-FOUR HOURS PRIOR TO THE MEETING SO THAT REASONABLE ARRANGEMENTS CAN BE MADE TO ASSURE ACCESSIBILITY TO THIS MEETING. STAFF REPORTS, WRITINGS, OR OTHER MATERIALS RELATED TO AN ITEM ON THIS AGENDA, WHICH ARE DISTRIBUTED TO THE PLANNING

COMMISSION LESS THAN 72 HOURS BEFORE THIS SCHEDULED MEETING SHALL BE AVAILABLE FOR PUBLIC INSPECTION IN THE PLANNING DIVISION LOCATED AT 320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754, DURING NORMAL BUSINESS HOURS. SUCH STAFF REPORTS, WRITINGS, OR OTHER MATERIALS ARE ALSO ON THE CITY'S WEBSITE SUBJECT TO STAFF'S ABILITY TO POST THE MATERIALS BEFORE THE MEETING. THE CITY'S WEBSITE IS LOCATED AT [HTTP://WWW.CI.MONTEREY-PARK.CA.US](http://www.ci.monterey-park.ca.us).

APPROVED BY:

JIM BASHAM

A handwritten signature in black ink, appearing to be "Jim Basham", is written over a rectangular box. The signature is stylized with loops and a long horizontal stroke at the end.