



CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
December 10, 2013
7:00 P.M.

Planning Commission

Michael Hamner, Chairperson
Larry Sullivan, Vice-Chair
Ricky Choi
Rodrigo T. Garcia
Stephen Lam

Staff

Michael Huntley, Community and Economic
Development Director
Karl H. Berger, Assistant City Attorney
Samantha Tewasart, Acting Senior Planner
Harald Luna, 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.

AGENDA CHANGES AND ADOPTION:

APPROVAL OF MINUTES:

PUBLIC HEARING:

1. **GENERAL PLAN AMENDMENT AND DEVELOPMENT AGREEMENT – 236
SOUTH RAMONA AVENUE (GPA-13-01/DA-13-01)**

LINC Community Development Corporation is requesting a General Plan Amendment and Development Agreement to construct a new 6-unit affordable housing development at 236 South Ramona Avenue.

ENVIRONMENTAL: The project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15191, *et seq.* The project site was previously developed and is currently used as a paved parking lot for the civic center.

RECOMMENDATION: It is recommended that the Planning Commission (1) adopt the attached Resolution recommending that the City Council approve General Plan Amendment (GPA-13-01) and Development Agreement (DA-13-01), subject to conditions of approval; and (2) take such related action that may be desirable.

ITEMS FROM COMMUNITY DEVELOPMENT:

2. CLARIFICATION OF MONTEREY PARK MUNICIPAL CODE (MPMC) § 21.30.110(C) REGARDING NON-CONFORMING STRUCTURES – 420 WEST HELLMAN AVENUE

The applicant, Peter Lim, is requesting approval to reconstruct a dwelling unit with a 4 feet 10 inches rear yard setback that has been involuntarily demolished. The Community and Economic Development Director determined there may be some ambiguity in the requirements for setbacks within the MPMC. Accordingly, in an abundance of caution, the Director is seeking a Planning Commission interpretation regarding nonconforming buildings and, specifically, MPMC § 21.30.110(C).

RECOMMENDATION: It is recommended that the Planning Commission (1) approve the draft interpretation provided by the Director; and (2) and take such additional, related, action that may be desirable.

ITEMS FROM THE COMMISSION:

ADJOURNMENT:

Next regular meeting on January 14, 2014, 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:

MICHAEL HUNTLEY	
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