

**MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
DECEMBER 10, 2013**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 10, 2013 at 7:00 p.m.

CALL TO ORDER:

Vice Chair Sullivan called the meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Vice Chair Larry Sullivan, Commissioners Ricky Choi, and Rodrigo Garcia,

Board Members Absent: Chair Michael Hamner, Member Stephen Lam

ALSO PRESENT: Karl Berger, City Attorney, Michael Huntley, Director of Community & Economic Development, Samantha Tewasart, Acting Senior Planner

ORAL AND WRITTEN COMMUNICATIONS

None.

AGENDA CHANGES AND ADOPTION

None.

APPROVAL OF MINUTES

None.

OLD BUSINESS

None.

PUBLIC HEARING

NEW BUSINESS

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.

Planner Tewasart presented the staff report along with a PowerPoint presentation.

Vice-Chair Sullivan opened the public hearing at 7:00 p.m. and closed the public hearing at 7:45 p.m.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Public Speakers:

Michael de la Torre and Sid Paul, project representatives stated their address as 110 Pine Avenue, Suite 500, Long Beach, CA 90802.

The Commission asked Mr. de la Torre about the use of the community room. Mr. de la Torre replied that the community will serve the six units as well 25 other units that will be managed by LINC Housing. The Commission inquired about the selection process for occupancy. Mr. de la Torre replied that there will be a lottery of the applications submitted.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 12-13** recommending to the City Council approval of the requested General Plan Amendment (GPA-13-01) and Development Agreement (DA-13-01)

Resolution No. 12-13, entitled:

A RESOLUTION RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT (GPA-13-01) AND DEVELOPMENT AGREEMENT TO CONSTRUCT A NEW SIX-UNIT AFFORDABLE HOUSING DEVELOPMENT AT 236 SOUTH RAMONA AVENUE.

Motion: Moved by Commissioner Garcia and seconded by Vice-Chair Sullivan, motion carried by the following vote:

Ayes:	Commissioners: Sullivan, Choi and Garcia
Noes:	Commissioners: None
Absent:	Commissioners: Hamner and Lam
Abstain:	Commissioners: None

ITEMS FROM COMMUNITY AND ECONOMIC 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).

Action Taken: Pulled from the agenda.

Motion: None

ITEMS FROM THE COMMISSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned to the next regular meeting on December 24, 2013 at 7:00 p.m. in the Council Chambers.

Michael Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.