

1. Agenda For October 23, 2012

Documents: [10-23-12.PDF](#)

2. Item For October 23, 2012

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3. Item Two For October 23, 2012

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CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
October 23, 2012
7:00 P.M.

Planning Commission

Michael Hamner, Chairperson
Larry Sullivan, Vice-Chair
Hans Liang
Peter Ruiz
Vacant

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.

AGENDA CHANGES AND ADOPTION:

APPROVAL OF MINUTES: None

PUBLIC HEARING:

- 1. CONTINUED – DEVELOPMENT AGREEMENT, PRECISE PLAN, TENTATIVE TRACT MAP NO. 071549, SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION**

**MONITORING PROGRAM – MONTEREY PARK MARKET PLACE
DEVELOPMENT – 2250 GREENWOOD AVENUE (DA-12-02/PP-12-01/TM-12-01)**

The applicant, Monterey Park Retail Partners, LLC, is requesting approval of a Development Agreement, Precise Plan, Tentative Tract Map No. 071549, Supplemental Environmental Impact Report, Statement of Overriding Consideration and Mitigation Monitoring Program for the development of the Monterey Park Market Place in the R-S, P-D (Regional Specialty, Planned Development) Zone.

ENVIRONMENTAL: In March 2000, the Final EIR/EIS (State Clearinghouse Number 1999051058) for the Monterey Park Market Place project was certified by the City of Monterey Park Planning Commission (the "EIR"). The previously approved project included a total of 515,382 square feet of retail and restaurant uses, consisting of 464,143 square feet of retail uses, 36,250 square feet of retail or restaurant uses, 14,989 square feet of restaurant uses, and 2,971 parking spaces (the "2000 MPMP Plan"). The EIR has been made available to the Planning Commission and considered by the Planning Commission in acting on this Resolution. The EIR is on file with the City Clerk and Planning Department of the City and available for inspection.

RECOMMENDATION: Continue this item to the Planning Commission meeting of November 13, 2012, per applicant's request.

**2. CONTINUED – TENTATIVE PARCEL MAP NO. 071187 AND VARIANCE – 429 E
GRAVES AVENUE (PM-12-01/V-12-01)**

The applicant Hayk Martirosian of Techna Land Co Inc, on behalf of the property owner, Danny Tak-Yip Lau, is requesting approval of a tentative parcel map for the subdivision of air rights to establish and maintain a three-unit condominium project, variance for a 50 feet lot width, and variance for reduced parking in the R-3 (High Density Residential) Zone.

ENVIRONMENTAL: The proposed project is categorically exempt in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15302 Class 2 (Replacement or Reconstruction) because the project consists of the replacement of existing structures where the new structures will be located on the same site as the structures replaced, will have substantially the same purpose and capacity as the structures replaced and Section 15303 Class 3 (New Construction or Conversion of Small Structures) because the project consists of the construction of a multi-family residential

structure totaling no more than four dwelling units.

RECOMMENDATION: Continue this item to the Planning Commission meeting of November 27, 2012, per applicant's request.

**ITEMS FROM COMMUNITY
DEVELOPMENT:**

**ITEMS FROM THE
COMMISSION:**

ADJOURNMENT:

Next regular meeting on November 13, 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	
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PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

1

TO: Planning Commission

FROM: Director of Community Development

MEETING DATE: October 23, 2012

SUBJECT: PUBLIC HEARING
MONTEREY PARK MARKET PLACE PROJECT IN
THE R-S, P-D (REGIONAL SPECIALITY,
PLANNED DEVELOPMENT) ZONE

LOCATION: 2250 Greenwood Avenue

APPLICANT: Monterey Park Retail Partners, LLC
13591 Pinenut Path
Corona, CA 92880

PROJECT PLANNER: Samantha Tewasart
Associate Planner

RECOMMENDATION: That the Planning Commission continues Precise
Plan (PP-12-01), Tentative Tract Map No. 071549
(TM-12-01), Development Agreement (DA-12-02),
and Supplemental Environmental Impact Report
pursuant to the applicant's request.

A handwritten signature in blue ink, appearing to read "Jim Basham", is written over a horizontal line.

Jim Basham
Director of Community Development



PLANNING COMMISSION STAFF REPORT

ITEM NUMBER

2

TO: Planning Commission

FROM: Director of Community Development

MEETING DATE: October 23, 2012

SUBJECT: PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 071887 (PM-12-01) TO SUBDIVIDE AIR RIGHTS TO ESTABLISH AND MAINTAIN A THREE-UNIT CONDOMINIUM PROJECT AND VARIANCE (V-12-01) FOR A 50 FEET WIDE LOT IN THE R-3 (HIGH DENSITY RESIDENTIAL) ZONE

LOCATION: 429 East Graves Avenue

APPLICANT: Hayk Martirosian
Techna Land Co Inc
1545 N Verdugo Road, Suite 2
Glendale, CA 91208

PROJECT PLANNER: Samantha Tewart
Associate Planner

RECOMMENDATION: That the Planning Commission continues Tentative Parcel Map No. 071887 (PM-12-01) and Variance (V-12-01), pursuant to staff's request.

A handwritten signature in black ink, appearing to read "Jim Basham", is written over a horizontal line.

Jim Basham
Director of Community Development