



CITY OF MONTEREY PARK

PLANNING COMMISSION

AGENDA

REGULAR MEETING
CITY HALL—COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
February 11, 2014
7:00 P.M.

Planning Commission

Larry Sullivan, Chairperson
Ricky Choi, Vice-Chair
Michael Hamner
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:

ELECTION:

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:

OLD BUSINESS:

1. CONSIDER ADOPTING A RESOLUTION INDICATING THAT THE PROPOSED DISPOSITION OF REAL PROPERTY IS IN CONFORMANCE WITH THE MONTEREY PLAN GENERAL PLAN

The City is proposing the disposition (i.e., sale) of a City-owned property located at 751 South Alhambra Avenue. City Venture intends to purchase the property to develop 25 single-family residential dwellings. As a result of the disposition, the City would be identifying an alternate location for the City's Maintenance Yard.

ENVIRONMENTAL: After reviewing the City's application, the Planning Commission finds that the proposed project is exempt from CEQA requirements pursuant to CEQA Guidelines § 15312 and the Monterey Park Guidelines. Specifically, the City proposes to sell the Surplus Property; the Surplus Property is not located in an area of concern; the Surplus Property does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project falls under a Class 12 categorical exemption pursuant to CEQA.

RECOMMENDATION: After holding the scheduled matter, (1) adopt a resolution finding that the disposition of City property is in conformance with the Monterey Park General Plan; (2) find that the project as proposed is exempt from additional environmental review under CEQA Guidelines § 15312 (Surplus Government Property Sales); and (3) take such related action that may be desirable.

NEW BUSINESS:

2. PRECISE PLAN – 808 WEST GARVEY AVENUE (PP-13-01)

The applicant, Charles Company, is requesting approval for a Precise Plan to construct a new 7 stories mixed-use project with 148 hotel rooms and 98 apartment units at 808 West Garvey Avenue.

RECOMMENDATION: Continue to the meeting of February 25, 2014.

ITEMS FROM COMMUNITY DEVELOPMENT:

**ITEMS FROM THE
COMMISSION:**

ADJOURNMENT:

Next regular meeting on February 25, 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 A. HUNTLEY	
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