OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 25, 2014

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, February 25, 2014 at 7:00 p.m.

CALL TO ORDER:
Chairperson Sullivan called the meeting to order at 7:00 p.m.

ROLL CALL:
Planner Tewasart called the roll:
Board Members Present: Chairperson Larry Sullivan, Commissioners Michael Hamner, Ricky Choi, Stephen Lam and Rodrigo Garcia

ALSO PRESENT: David King, Assistant City Attorney, Michael A. Huntley, Director of Community & Economic Development, Samantha Tewasart, Acting Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:
Jimmy Kha, resident at 862 Mabel Avenue, expressed concerns about air quality, dust, traffic, and noise that may be caused construction near his property.

AGENDA CHANGES AND ADOPTION:
Planner Tewasart stated that under Adjournment the next regular meeting will be March 11, 2014, not March 25, 2014. March 25, 2014 will be the second regular meeting in March.

APPROVAL OF MINUTES:
November 12, 2013

Chairperson Sullivan stated that he can only approve the part of minutes that he was present for.

Commissioner Lam stated that he was not a Planning Commissioner at the meetings of September 11, 2012 and May 28, 2013 and on page 3 of the minutes he voted yes on item one.

Action Taken: The Planning Commission requested the dialogue of the minutes to be expanded and continued action on the minutes to the meeting of March 11, 2014.

Motion: Moved by Commissioner Choi and seconded by Commissioner Hamner, motion carried by the following vote:

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

PUBLIC HEARING:

OLD BUSINESS:

1. TENTATIVE MAP NO. 072527 – 314 SOUTH CHANDLER AVENUE (TM-13-01)

The applicant, Gary Lin of Studio Quartet 1! LLC, on behalf of the property owner, is requesting approval for a subdivision of air rights to establish and maintain a five-unit condominium project at 314 South Chandler Avenue in the R-3 (High Density Residential) Zone.

Planner Tewasart presented the staff report.

Commissioner Garcia asked if the clouded areas are revisions.

Public Speakers:

Louise Chen, project representative, replied that the clouded areas denote the revisions that were made based on the comments from the last meeting. On sheet 2.2, the common space was reduced to make it difficult for future residents to convert the common space to a fourth bedroom and it is a double high space open to the dining room below.

Commissioner Hamner stated that the applicant proceeded with the spirit of mitigating the potential of expansion and revised the parking as well.

Chair Sullivan asked if the Commission has the ability to require that dust to be controlled during construction.

Director Huntley replied that in regards to the construction component of the project, not only are there mitigation measures required the by the Building and Safety Division, but there are also mitigation measures related to storm water. The City has standard mitigation measures for construction.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing approved the item.

Motion: Moved by Commissioner Hamner and seconded by Commissioner Lam, motion carried by the following vote:

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

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.

Action Taken: The Planning Commission continued the item to the meeting of March 11, 2014.

Motion: Moved by Commissioner Choi and seconded by Commissioner Hamner, motion carried by the following vote:

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:
Director Huntley brief discussed the "Funk List" and a couple of things in the zoning code that needs to be addressed.

ITEMS FROM THE COMMISSION
Chairperson Sullivan requested staff to place several items on the next Planning Commission agenda, including the possibility of attending ICSC in May, the League of Cities Conference, and cell phone usage.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned on February 25, 2014 at 8:12 p.m. to the next regular meeting on March 11, 2014 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.