

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
APRIL 22, 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, April 22, 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:

Commissioners Present: Larry Sullivan, Ricky Choi, and Michael Hamner

Commissioners Absent: Rodrigo Garcia and Stephen Lam

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

March 25, 2014 –

Action Taken: The Planning Commission approved the minutes of March 25, 2014 with modifications relative to actions on Item #3.

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

Ayes: Commissioners: Sullivan and Choi

Noes: Commissioners: None

Absent: Commissioners: Garcia and Lam

Abstain: Commissioners: Hamner

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

1-A. TENTATIVE MAP NO. 071737 – 608 NORTH HUNTINGTON AVENUE (PM-12-02)

The applicant, Ben Kwok, is requesting approval of a tentative map for the subdivision of air rights to establish and maintain a two-unit condominium project at 608 North Huntington Avenue in the R-2 (Medium Density Residential) Zone.

Commissioner Hamner indicated there are a few typographical errors in the staff report, including the number of enclosed and unenclosed parking spaces, the backup distance, and parking dimensions. He expressed his concerns with the future use of the den on the floor plan and that the project is already under construction.

Engineer Jack Lee at 576 East Lambert Road, Brea CA 92821, stated that the tentative map was based on the project architect's design.

Assistant City Attorney Berger stated that the approval is a map approval and has nothing to do with the design. The Planning Commission would not see this project except that it is an application for a condominium conversion. If this were an apartment or single family dwelling unit, the Commission would not see these projects. Some of the concerns expressed have to do with the design of the dwelling, layout, and site plan, not the map. These are legitimate concerns, but not the issue that the Planning Commission is asked to decide upon. The decision has to do with the tentative map and whether or not the tentative map meets the requirements of the Municipal Code and Subdivision Map Act.

Commissioner Hamner stated that the decision is to allow ownership rights, which has an impact on the General Plan per his point of view. He stated that he does not believe the plan meets the intent of the General Plan because the project will have a negative impact.

Action Taken: The Planning Commission continued the item to the meeting of May 13, 2014.

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

1-B. CONDITIONAL USE PERMIT – 220 WEST GARVEY AVENUE (CU-14-01)

The applicant, Steven Chen, is requesting approval of a Conditional Use Permit to allow on-sale beer and wine (Type 41) in conjunction with a retail eating establishment (i.e., Younique Café) at 220 West Garvey Avenue is zoned C-B, P-D (Central Business, Planned Development) Zone.

Commissioner Hamner asked for clarification regarding the numbering of the conditions provided by the Police Department.

Commissioner Choi asked about the number of legal notification.

Planner Tewasart responded that notification was sent out.

Commissioner Hamner asked for clarification on condition number 22 regarding the number of complaints received.

Planner Tewasart replied that it is the number of calls received from the date of approval.

Chairperson Sullivan asked about the exterior lighting.

Planner Tewasart replied the exterior lighting is adequate.

Representative Alison Fung at 219 North Sierra Vista Monterey Park CA 91754 asked if the hours of operation could be extended to 4:00 a.m.

Director Huntley replied that it is not uncommon to have businesses operate after hours. However, the item would have to be continued and the request would be presented to the Police Department. Additional conditions of approval may be added.

Action Taken: The Planning Commission continued the item to the meeting of May 13, 2014.

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

None.

ITEMS FROM THE COMMISSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on April 22, 2014 at 8:00 p.m. to the next regular meeting on May 13, 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.