



**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
CITY HALL – COUNCIL CHAMBERS
320 W. NEWMARK AVENUE
April 23, 2013
7:00 P.M.**

Planning Commission

Michael Hamner
Larry Sullivan
Peter Ruiz
Vacant
Vacant

Staff

James Funk, Lead Planner/Economic and Development
Special Projects Manager
Karl Berger, Assistant City Attorney
Samantha Tewasart, Associate Planner

CALL TO ORDER:

The Planning Commission meeting was called to order at 7:30 p.m. by Chair Michael Hamner.

ROLL CALL:

COMMISSIONERS PRESENT:

Chair Hamner, Vice-Chair Sullivan, Commissioner Ruiz

COMMISSIONERS ABSENT:

None

STAFF:

Lead Planner/Economic and Development Special
Projects Manager James Funk, Assistant City Attorney
Karl Berger, Associate Planner Samantha Tewasart

**AGENDA CHANGES
AND ADOPTION:**

None

**ORAL AND WRITTEN
COMMUNICATIONS:**

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

1. CONDITIONAL USE PERMIT – 1101 MONTEREY PASS ROAD UNIT #1 (CU-12-09)

Planner Tewasart:

Provided a summary of the staff report.

Chair Hamner: Asked about public access to the subject property.

Planner Tewasart: Replied that there would be a drop-off and pick-up program with the Los Angeles Boys and Girls Club, and a bus stop is located right in front of the building.

Commissioner Sullivan: Inquired about the reason for the relocation.

Planner Tewasart: Replied that the area the club is currently located has a high crime rate, which led to the relocation.

PUBLIC HEARING OPENED:

Chair Hamner opened the public portion of the meeting.

APPLICANT:

Esther Vargas
516 N 21st Street
Montebello CA 90640

Introduced the goal of the LA Boys and Girls Club, which is about helping kids to achieve a certain level of GPA.

Commissioner Ruiz: Asked about the partnership between LA Boys and Girls Club and schools.

Commissioner Sullivan: Asked how the problem of pick-up and drop-off would be addressed.

Applicant Vargas: Replied that bus stops are pretty close to the building.

Commissioner Sullivan: Asked about the accessibility of the building for handicapped and whether they have any handicapped students.

Applicant Vargas: Replied that they never had handicapped students before.

Planner Tewasart: Replied that when the application for a certification of occupancy is made, the Building and Safety Division will review the building for accessibility requirements.

PUBLIC HEARING CLOSED:

Chair Hamner closed the public portion of the meeting.

MOTION:

Moved by Commissioner Ruiz, seconded by Commissioner Sullivan, to **APPROVE** Conditional Use Permit (CU-12-09) with additional conditions. The motion was voted on as follows:

VOTE:

AYES: Chair Hamner, Commissioners Sullivan, Ruiz
NOES: None
ABSTAIN: None
ABSENT: None

2. Conditional Use Permit – 133 East Graves Avenue (CU-13-02)

Planner Tewasart: Provided a summary of the staff report.

PUBLIC HEARING OPENED:

Chair Hamner opened the public portion of the meeting.

PROJECT'S REPRESENTATIVE:

Adela Munoz
13901 La Forge Street
Whittier CA 90605

Introduced herself as the representative of the project.

Chair Hamner: Asked if they read the conditions in the resolution.

Project's Representative Munoz: Replied yes and stated that the proposed school would begin with a small group of students at the age of 12 to 13 years old.

Commissioner Sullivan: Asked if the church offer after-school care.

Project's Representative Munoz: Replied that there is a before and after school care program.

Commissioner Sullivan: Asked how many students the school would have at the beginning of the program.

Project's Representative Munoz: Replied that for the first year they would have four students, possibly five.

Commissioner Sullivan: Asked how many years would students stay in this school.

Project's Representative Munoz: Replied three years.

Commissioner Sullivan: Stated his concern of the driveway width and traffic which would be brought about by the sign-off school policy.

OPPONENT:

Pat Reichenberger
529 La Mont Drive
Monterey Park CA 91755

Stated her disagreement with the proposed school, which

is extremely close to the surrounding houses. She stated that 10 feet from the parking lot are five second floor bedroom windows. She expressed her concern on the noise and traffic that would be brought about by the proposed school. She stated that it is unfair to place a school in this residential neighborhood. She spoke about the existing bad traffic on Graves Avenue which is a result of the City yard, and bad traffic condition on Cecil Street which is chosen by the people who do not want to wait for the traffic signals. She stated that the traffic on Cecil Street would be even worse, which is mostly a single family area. She spoke again about her disagreement with the proposed school, especially for those houses only 10 feet away from the drop-off office.

OPPONENT:

Nathan Shimizu
614 Craighurst Terrace
Monterey Park CA 91755

Introduced himself as a neighbor living on Craighurst Terrance. He spoke about his disagreement on the proposed school in terms of the traffic, noise, and safety issues that may follow. He spoke about the economic damage the proposed school may impose on the surrounding properties because of the noise generated by children.

OPPONENT:

Frank Kuo
559 Cecil Street
Monterey Park CA 91755

Inaudible.

OPPONENT:

Joy Rowe
615 Craighurst Terrace
Monterey Park CA 91755

Stated her opposition of the project because of safety concerns on the proposed school's children. She talked about the condition of E Graves Avenue, which is a two-way narrow street. She spoke about a report that had been done by the City with the Traffic Commission many years ago, which concluded that this specific site was too dangerous for a school.

- Project's Representative Munoz: Replied that the peak hour for school would be 7:00 a.m. to 8:30 a.m., while streets usually get busy after that.
- Chair Hamner: Asked about the maximum occupancy of the school.
- Project's Representative Munoz: Replied 50.
- Chair Hamner: Asked the staff if there is a CUP for child care in 1987 for 75 children, and asked if that CUP is still in effect.
- Planner Tewasart: Replied no, and stated that the use has been discontinued, which is the reason why this CUP is required.
- Chairman Hamner: Asked about the site plan.
- Planner Tewasart: Replied that the site plan was used for an addition to the church.
- Commissioner Sullivan: Asked about the concerns raised by the speakers.
- Planner Tewasart: Replied that some of the items were heard for the first time, and that the plans were routed to the different departments, which planning staff relies on for the input of the history of the project, especially when the Traffic Commission is involved. She stated that staff needs to go back to the Engineering Division for more information.
- Chair Hamner: Stated that he understands the neighbors' concern of the impacts of the proposed school on their quality of lives. He asked about the maximum number of children based on the square footage of the proposed school space.
- Lead Planner Funk: Stated that the classroom space is actually 780 square feet, which is not big and should only allow a reasonable number of kids to stay inside.
- Commissioner Sullivan: Expressed his concern on the future development of the proposed school. He spoke about two gates located at back parking lot. He talked about the issue of playground management since it is not a fenced area, and asked if the area would be fenced in the future.
- Commissioner Ruiz: Asked if the church had any activities during weekdays.

Project's Representative Munoz: Replied no.

PUBLIC HEARING CLOSED: Chair Hamner closed the public portion of the meeting.

MOTION: Moved by Commissioner Ruiz, seconded by Commissioner Sullivan, to **CONTINUE** Conditional Use Permit (CU-13-02) to the meeting of May 14, 2013. The motion was voted on as follows:

VOTE:
AYES: Chair Hamner, Commissioners Sullivan, Ruiz
NOES: None
ABSTAIN: None
ABSENT: None

**ITEMS FROM THE DIRECTOR
OF DEVELOPMENT SERVICES:** None

**ITEMS FROM THE
COMMISSION:** None

ADJOURNMENT: The Planning Commission adjourned the meeting at 10:00 p.m. on April 27, 2013, until the next regular meeting of May 14, 2013, at 7:00 p.m. in the Council Chambers.

James Funk, Secretary

Liping Zhang
Minutes Clerk