

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 23, 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, September 23, 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 (late arrival 7:03 p.m.), Michael Hamner, and Stephen Lam

Commissioners Absent: Rodrigo Garcia

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

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

1-A. CONDITIONAL USE PERMIT – 1790 WEST GARVEY AVENUE SUITE A (CU-14-03)

The applicant, Bin Yang and Liang Ge, are requesting approval to allow on-sale beer and wine (Type 41) in conjunction with a retail eating establishment (Seoraksan Charcoal Chinese BBQ) at 1790 West Garvey Avenue Suite A in the N-S (Neighborhood Shopping) Zone.

Planner Luna provided a brief staff report.

Commissioner Lam expressed concern about the safety of charcoal.

Chair Sullivan inquired about outdoor seating. Planner Luna replied currently there is no proposal for outdoor seating.

Chair Sullivan opened the public hearing.

Speakers Alan Xu and Ring Ge, translated for the applicant Bin Yang at 731 North Azusa Avenue #15, West Covina, CA 91791. Applicant Yang replied that each table has a charcoal tank and charcoal is put into the small tank. Once the customer comes in the tank is put under the custom tables and a grill is put on top of the charcoal.

Commissioner Lam inquired about the number of tables, maximum occupancy, and parking. He inquired about the number of licenses allowed in the area and if the Santa Fe Market across the street is counted. Planner Luna replied yes, the census tract allows for two licenses and there are currently three. Director Huntley stated that there is a difference between on-site and off-site sales. In this case it deals with on-site sales associated with food. The other is strictly off-site and usually cities pay more attention to off-site sales such as liquor stores specifically because of the problems. With on-site sales with food cities tend to have fewer issues with them such as what is being proposed.

Commissioner Lam inquired about distance requirements. Director Huntley replied that there are some distance requirements but as it relates to on-site sales with restaurants it is more lenient than when dealing with off-site sales. The city would be much more concerned with the business across the street that sells off-site. This site does meet all the distance requirements and additional requirements within the zoning code.

Commissioner Hamner pointed to the name in the title block of the plans and stated that he was the architect for the landlord of the original center but not the architect for this project. He expressed concerns about how the applicant obtained his drawings and did not want it to be perceived that he has a conflict with voting on the project. He expressed concerns about copy right issues. He stated that he does not have a concern with the business.

Assistant City Attorney Berger stated that the third page of the plans is dated August 8th, 2003. It does not appear to be part of this application. There is a protection under State laws that require notification to the architect under copy right laws if the city plans to copy any of these items pursuant to a request.

Chair Sullivan inquired about the relationship of the translator to the business. Speaker Xu replied he is a friend.

Chair Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 10-14** approving Conditional Use Permit (CU-14-03) to allow on-sale alcoholic beverages in conjunction with a bona fide public eating establishment at 1790 West Garvey Avenue Suite A.

Resolution No. 10-14, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-14-03) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING ESTABLISHMENT AT 1790 WEST GARVEY AVENUE, SUITE A

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Director Huntley provided updates on some projects.

ITEMS FROM THE COMMISSION

Commissioner Lam inquired about the project on Garvey and Garfield. Director Huntley replied that the internal issues between the partners have been resolved. As of two months ago, they have submitted plans for plan check dealing specifically with excavation, shoring, and grading for the subterranean garage. The applicant is currently working with outside agencies including Southern California Edison. The city anticipates in the next month and half to get the complete set of plans for the commercial and residential component.

Commissioner Hamner inquired about variations in the design and any other resolution components from the Planning Commission. Director Huntley the original permits have expired and the project is subject to new State codes. In regards to the overall project, there are no exterior changes. If there are significant changes the project would have to come back to the Planning Commission, Design Review Board and City Council.

Chair Sullivan inquired about Corporate Center. Director Huntley stated that the city amended the zoning code in 2013. In looking at a lot of the clean up items there was a component of Corporate Center which appeared that there was direction to move forward with doing a map amendment but that did not occur.

Chair Sullivan inquired if any of the clean up items is a detriment to the city or projects. Director Huntley replied no.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on September 23, 2014 at 7:40 p.m. to the next regular meeting on October 14, 2014 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development