

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
OCTOBER 28, 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, October 28, 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, Michael Hamner, and Rodrigo Garcia

Commissioners Absent: Ricky Choi and Stephen Lam

ALSO PRESENT: David H. King, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner, 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. TENTATIVE MAP NO. 072544 – 2015 POTRERO GRANDE DRIVE (TM-14-01)

The applicant, Olson Urban Housing, LLC, is requesting approval of a tentative map for the subdivision of air rights for the construction of an 80-unit residential housing development at 2015 Potrero Grande Drive in the 2015 Potrero Grande Specific Plan.

Representatives John Reischl and John Reekstin of Olson Urban Housing, LLC at 3010 Old Ranch Parkway, Suite 100, Seal Beach CA 90740, were available for questions.

Commissioner Hamner inquired about remaining approvals required for the project. Planner Tewasart replied Design Review Board.

Commissioner Hamner stated that this is the last opportunity to address any issues in the resolution of approval. This might be one of the larger housing projects there has

been in the City in recent history since mid-Atlantic. He expressed concerns with the conditions of approval and stated that there are some opportunities for street improvements. He inquired about the street improvements up to the centerline of the street, including lighting and landscaping. There is a 10 feet right-of-way and the proposed wall along the front property line will be setback 5 feet from the front property line. He inquired if the City has any additional concerns about those types of review and of the interior streets.

Director Huntley replied that there are three departments that are going to review the improvements, including Planning for on-site improvements, Public Works for off-site improvements, and the Police Department with regards to public safety. Planner Tewasart added that landscape and lighting plans for on- and off-site has been submitted for Design Review.

Commissioner Hamner stated that the future plan for Potrero Grande is going to derive a theme of sort. He inquired if there are plans for mass transit improvements. Director Huntley replied that there are no anticipations of putting a bus stop in this area. There was no indication by MTA that this is an appropriate location for that.

Chair Sullivan inquired if the lighting is part of the Siemens bond. Director Huntley replied that any off-site lighting fixtures would be included as part of evaluating the overall system that the City will be purchasing from Southern California Edison. Chair Sullivan inquired if it will be for the totality of Potrero Grande and not just for this property. Director Huntley replied for portions of Potrero Grande that is in Monterey Park. There are some parts located in the City of Montebello. The developer will be responsible for installing the light fixtures in front of the property.

Chair Sullivan expressed concern with the water company supplying water to this project. He inquired who the infrastructure belongs to. Director Huntley replied that any infrastructure managed by the water company belongs to them. Chair Sullivan inquired that since there will be an assessment of the infrastructure will those lines be a part of the study. Director Huntley replied yes, if it belongs to the City, and no, if it belongs to the San Gabriel Valley Water Company. Chair Sullivan inquired if the water company has been contacted about the project and whether there will be issues with the lines.

Project Civil Engineer Ryan Bittner PE of C&V Consulting at 27156 Burbank Foothill Ranch, CA 92610, replied as it relates to the San Gabriel Valley Water Company's existing 8 inch line, it currently terminates at the easterly portion of the project. There is an existing fire hydrant. A fire hydrant flow test was conducted. The pressure and flow data was provided by the San Gabriel Valley Water Company. Based on that, the project will be extending the 8 inch main along the frontage of the property to the main entrance and then from there the line will be brought on-site as a private line. Currently, the existing line is on the project side of the street, roughly 10 feet from the existing curb. There is a will-serve letter and there are adequate flows as it relates to being able to serve the project.

Chair Sullivan inquired if the Monterey Park Fire Department was part of the fire flow test. Deputy Fire Marshall Chris Gomez replied that all the homes will be fully sprinkler and some private fire hydrants will be added to the property. The Fire Department is comfortable with the fire flow to the project.

Chair Sullivan inquired about the height of the retaining walls. Planner Tewasart replied the walls will not exceed 6 feet in height.

Chair Sullivan inquired about the Bicycle Master Plan and will bike lanes be a part of the project. Director Huntley replied the Bicycle Master Plan is currently under review and will be included as a capital improvement project, maybe as part of a grant fund to do the appropriate stripping to make it a bicycle lane. There is a process in hand, if the project is under construction at that time the developer could participate.

Chair Sullivan inquired about Edison trucks and heavy vehicles parking in the Edison right-of-way and whether they are a part of relaying the wires across the 60 freeway. Director Huntley replied yes, it is being used as part of the construction staging.

Commissioner Garcia inquired about affordable housing requirements. Representative Reischl replied that there will be a range of unit sizes that will cater to a variety of buyer segments. Commissioner Garcia reiterated that he would like to see some local firms and construction companies be hired for the project.

Commissioner Hamner inquired, for clarity, in regards to the street lighting that will be replaced by Edison, and whether the cost will be deferred from the project. Director Huntley replied that the City has a contract to assess all the lights throughout the City.

Commissioner Hamner stated that there should be more frontage lighting. If the lighting will be paid for by another source then the cost of that should be redirected either to other amenities on this project or outside the scope. Director Huntley replied that if water lines will be added, then the developer will pay their fair share to repair the area in front of the property. In many cases, the City will only require the developer to improve the area that is directly in front of their property out to the centerline and that is not an uncommon condition from Public Works. There are funding sources that will be used to enhance Potrero because of other development project.

Representative Reekstin added that condition number 28 states that the applicant must provide a street improvement plan for Potrero Grande Drive up to the street centerline. The street improvement must consist of pavement grinding and rubberized asphalt overlay and may require localized pavement repairs depending on the conditions of the streets. The new curb and gutter, main entry driveway, 5-foot wide sidewalk and 5-foot wide parkway must be constructed with landscape and irrigation. The improvements along the entire property frontage must be approved by the City Engineer.

Commissioner Hamner inquired about the improvements as part of the Bicycle Master Plan and whether or not it eliminates street parking. Director Huntley replied the Plan is in draft form and it is something that will happen in the future. Commissioner Hamner stated that the conditions of approval have to address the future and need to be more detailed.

Chair Sullivan inquired about the target date to completion of the project. Representative Reischl replied escrow will close in January and construction will last at minimum two years.

Deputy City Attorney King stated that he wanted to remind the Commission that what is before the Commission is the tentative map. The Commission is tied to evaluating the findings in the resolution. The conditions are intended to address the map and not

necessarily the entire project. The discussion needs to the focus on the findings to approve or the findings that cannot be made to not approve the map.

Commissioner Hamner stated that the project needs to have more involvement with the improvement along Potrero Grande as part of the approval. The project should be tied into the grander scheme. He would like their improvements to coincide with the vision for Potrero Grande. Director Huntley stated that the conditions have been vetted by the different disciplines that have reviewed the project.

Representative Reekstin added that with regards to the lighting their plan was to bear the cost of the lighting that is required on Potrero Grande.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 12-14** approving Tentative Map No. 072544 (TM-14-01) to subdivide air rights for an 80-unit residential condominium development at 2015 Potrero Grande Drive, with a modification to condition number 27.

Resolution No. 12-14, entitled:

A RESOLUTION APPROVING TENTATIVE MAP NO. 072544 (TM-14-01) TO SUBDIVIDE AIR RIGHTS FOR AN 80-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 2015 POTRERO GRANDE DRIVE.

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

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

1-B. CONDITIONAL USE PERMIT – 301 N. GARFIELD AVENDUE, SUITE D (CU-14-05)

The applicant, Dongxiao Ou, is requesting approval to allow on-sale beer and wine (Type 41) in conjunction with a retail eating establishment (Yunnan Impressions, Inc.) at 301 N. Garfield Avenue Suite D in the C-B, P-D (Central Business, Planned Development) Zone.

Commissioner Hamner stated that for consistency the site plan has someone else's name on it.

Representative Raymond Hsue at 301 N Garfield Avenue, Suite D, Monterey Park, CA 91754 stated that this is a 15 year old restaurant and now they are trying to introduce beer and wine.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 11-14** approving conditional use permit (CU-14-05) to allow on-sale alcoholic beverages (beer and wine) in conjunction with a bona fide public eating establishment at 301 North Garfield Avenue, Suite D.

Resolution No. 11-14, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-14-05) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A

BONA FIDE PUBLIC EATING ESTABLISHMENT AT 301 NORTH GARFIELD AVENUE, SUITE D.

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

Ayes: Commissioners: Sullivan, Hamner, and Garcia

Noes: Commissioners: None

Absent: Commissioners: Choi 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 October 28, 2014 at 8:15 p.m. to the next regular meeting on November 25, 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.