

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 10, 2015**

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 10, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Garcia called the meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Rodrigo Garcia, Ricky Choi, Stephen Lam, and Larry Sullivan

Commissioners Absent: Michael Hamner

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

ORAL AND WRITTEN COMMUNICATIONS:

AGENDA CHANGES AND ADOPTION:

Chairperson Garcia stated that Item 1-A (CU-14-02) has been withdrawn.

Chairperson Garcia stated that he would like to include an action item on the agenda. There are times at a meeting when the Commission agrees on wanting to hear more about an item.

Commissioner Sullivan inquired if it is something from a prior meeting that will be put on the agenda at the next meeting or are these items that come from the Commission and forwarded to staff and it would be added to the agenda.

Chairperson Garcia replied that whenever there is a discussion and the Commission wants more information and it is not agendaized then the item is forgotten.

Commissioner Sullivan stated for clarification that the Commission would add an item of interest and staff would bring the item back at the following meeting.

Assistant City Attorney Berger stated that an item can be added that would be entitled Future Agenda Items as directed by the Planning Commission after Commission Communications.

Chairperson Garcia requested information on the Leagues California Cities Conference. Chairperson Garcia also requested a Director's Report to bring the Commission up to date on anything that is happening in the city and things that are coming in the future.

Director Huntley stated that there is something on the agenda titled Items from Staff, but that can be changed to Staff Update.

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

OLD BUSINESS:

**1-A CONDITIONAL USE PERMIT – 780 WEST GARVEY AVENUE (CU-14-02) –
WITHDRAWN**

NEW BUSINESS:

2-A. CONDITIONAL USE PERMIT – 220 SOUTH GARFIELD AVENUE (CU-14-07)

The applicant, Guanming Gao, is requesting approval of a Conditional Use Permit to allow on-sale beer and wine (Type 41) in conjunction with an existing retail eating establishment (Charcoal BBQ) at 220 South Garfield Avenue. The property is zoned C-B (P-D) (Central Business Commercial, Planned Development) zone.

Planner Luna provided a brief summary of the staff report and stated that conditions number 13 and 14 are amended and condition number 16 to read that the condition applies to the subject retail eating establishment and not a hotel, which is a typographical error.

Commissioner Choi stated that on page two of the staff report it does indicate that the service hours will be from 4:30 p.m. to 9:30 p.m. and that it should be amended to 5:00 p.m. to 12:00 a.m. Planner Luna replied that is correct and the applicant is present to confirm the hours.

Commissioner Choi stated that California law allows for alcohol service to 2:00 a.m. and inquired if the applicant is aware of that. He inquired if the applicant set the hours. Planner Luna replied yes and stated that if in the future the applicant decides to modify the hours of the alcohol service they would have to come back before the Planning Commission to amend that condition.

Chairperson Garcia opened the public hearing.

Applicant Guan Ming Gao of Charcoal BBQ, 220 South Garfield, Monterey Park, CA 91754 and Representative Alan Liu, 317 North Ynez Avenue, Monterey Park, CA 91754 were present for questions. Representative Liu stated that the business has been opened since September and they have been doing well and at the request of many patrons they would like to have beer and wine service as part of their meal. He stated that they are willing to comply with all the requirements including the security alarm.

Commissioner Sullivan inquired if the applicant is aware that alcohol service is allowed inside the building only and not outside. Representative Liu replied that they are aware of the restriction, which is a Department of Alcoholic Beverage Control regulation. The patio will only be for dining and no alcohol sales.

Commissioner Sullivan inquired about the exterior lighting. Director Huntley replied that there are no concerns relative to the lighting.

Commissioner Lam inquired if the applicant has concerns about competition. Representative Liu replied that within the surrounding area most of the existing restaurants are stir fry style and there are not too many that cater exclusively to charcoal barbeque.

Chairperson Garcia closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-15** approving conditional use permit (CU-14-07) to allow on-sale beer and wine (Type 41) in conjunction with an existing retail eating establishment (Charcoal BBQ) at 220 South Garfield Avenue.

Resolution No. 04-15, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-14-07) FOR ON-SALE BEER AND WINE IN CONJUNCTION WITH A RETAIL EATING ESTABLISHMENT AT 220 SOUTH GARFIELD AVENUE.

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Director Huntley provided an update on projects.

Assistant City Attorney Berger provided an updated municipal guidebook for elected and appointed officials. There were some changes in FPPC's guidelines with regards to conflict of interest rules that came into effect last year. The guidelines provide a basic overview of some of the big areas of municipal law, in particular, The Brown Act, Conflict of Interest Law, and Public Records Act.

ITEMS FROM THE COMMISSION:

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on February 10, 2015 at 7:40 p.m. to the next regular meeting on February 24, 2015 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.