

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
MAY 12, 2015**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, May 12, 2015 at 7:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

Planner Luna called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, and Margaret Leung

Commissioner Late Arrival: Lincoln Lee (7:05 p.m.)

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

SWEAR IN

Commissioner Margaret Leung swore in by City Clerk.

Commissioner Lincoln Lee swore in by City Clerk.

ELECTION

Commissioner Garcia nominated for chairperson

Action Taken: The commission elected Rodrigo Garcia as chairperson

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

Ayes: Commissioners: Choi, Lee, Leung, Garcia, and Sullivan

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

Commissioner Choi nominated as vice-chairperson

Action Taken: The commission elected Ricky Choi as vice-chairperson

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

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

Ayes: Commissioners: Choi, Lee, Leung, Garcia, and Sullivan
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

None

OLD BUSINESS:

None

UNFINISHED BUSINESS:

1-A. CODE AMENDMENT – RESIDENTIAL CHAPTER (CA-15-03)

The City is initiating a code amendment to amend the residential chapter of the Zoning Code related to portable canopies, home occupation permits, mechanical equipment and landscaping; and the commercial chapter related to building height along Corporate Center Drive. The proposed code amendments are intended to address specific concerns thereby preserving and protecting the public health, safety, and welfare of the community.

Director Huntley provided a brief summary of the City of Monterey Park Municipal Code Section 21.08.080 (W) Landscaping Ordinance code amendment. Director Huntley indicated that the landscaping ordinance will regulate all yard area visible from the street and the ordinance will also allow for more drought tolerant landscaping. Director Huntley stated that there is language within the zoning code that prohibit vehicle from parking at yard area outside of the driveway.

Commissioner Lee inquired whether there is a nonconforming section in our city's code. Director Huntley replied yes, but it does not apply to landscaping. Commissioner Lee inquired if the ordinance only applies to new home. Director Huntley stated that in most case yes. Attorney Berger stated that the landscaping requirement will kick in when a resident proposed a new landscape design but it will not force residents to switch out their existing landscaping. Commissioner Lee stated that he is still having trouble understanding when the code kicks in. Director Huntley stated that the landscaping ordinance will provide greater latitude to single family home.

Commission Lee inquired if a landscaping plan is required for new landscaping. Director Huntley stated that for single family residences the city staff will provide guidance for new residential landscaping, but the staff will not require a landscaping plan from the residents. Commissioner Lee stated that the landscape ordinance is still very unclear to him and he would like to work with planning staff on the landscaping ordinance.

Chair Garcia inquired if the Commission can sit down with the staff to work on this ordinance. Attorney Berger stated that the current provision is clear enough but it is up to the Commission to decide what to do. Chair Garcia stated that he would like to listen to Commissioner Lee's concerns and recommendations but he also would like to expedite this item.

Commissioner Lee inquired about the permitted location for a mechanical unit. Director Huntley stated that a mechanical unit cannot be located within 5 feet of the side and rear property line. Commissioner Lee stated that the wording of the mechanical equipment ordinance is not clear and it should be reworded. Director Huntley stated that the main idea is to not allow any mechanical equipment being visible from public right-of-way.

Chair Garcia asked whether this item will come back to the Commission if there is an alteration. Director Huntley stated that this item can move forward to the City Council with the Commission recommendations, this way the alternation will also move forward to the city council. Attorney Berger stated that the Commission can adopt a resolution for modification or have staffs work on the ordinance and present it to the Commission again. Attorney Berger stated that it is up to the Commission to decide what to do to move forward.

Director Huntley stated that there is other part of the mechanical equipment ordinance that will address Commissioner Lee's concerns. Commissioner Lee replied that he has more concern after reading the rest of the ordinance.

Chair Garcia inquired whether other commissioners would like to go over the entire ordinance tonight, provide recommendation for Director Huntley, or approve it tonight. Commissioner Leung stated that she would like to see Commissioner Lee inputs. Commissioner Sullivan stated that he would like the staff to work with Commissioner Lee. Vice-Chair Choi stated that he would like to continue this item to the next meeting.

Chair Garcia stated that he would like each Commissioner to make their comments known to the staff and then continues this item in the next meeting. Chair Garcia stated that this way the staff will have time to evaluate the comments.

Commissioner Sullivan inquired whether two Commissioners can meet with the city's staff at the same time. Attorney Berger answered that no more than 2 commissioners can meet with the city's staff at the same time. Commissioner Sullivan inquired whether he can present a resolution outside of the Planning

Commission Meeting. Attorney Berger replied that a resolution can only be present during Planning Commission Meeting.

Commissioner Lee stated that he would like to meet with the city's staffs to ensure the ordinance reflects what the city wants. Chair Garcia inquired if Commissioner Lee can provide staff with all of his comments at this time. Commissioner Lee stated that he needs additional time to finish reading the entire ordinance.

Chair Garcia inquired if there is a time constraint on this item. Director Huntley stated that there is not a deadline but city council would like to move forward with this item.

Director Huntley clarified that he broke down the entire ordinance update into 4 sections so it will be easier to present to the commission. Director Huntley stated that he will provide some background information for each section, so the commission will have a clearer understanding of each section.

Commissioner Garcia inquired whether Commissioner Lee would like to further discuss these items with the city staffs. Commissioner Lee replied that he would like to go over the ordinance with the planning staff and he would not mind if other commissioners join him. Director Huntley stated that there should not be a problem.

Commissioner Leung inquired if Commissioner Lee can be provided with an electronic copy for his comments. Attorney Berger suggested that any revision should be submitted to Director Huntley and has him distribute it to other commissioners. Director Huntley suggested that Commissioner Leung and Commissioner Lee can both meet with the planning staffs.

Commissioner Leung inquired about the noise level of mechanical equipment. Director Huntley stated that there is a performance standard within the code but mechanical equipment will get louder as it get older. Commissioner Leung stated that a 5 feet setback might not solve the noise problem. Director Huntley stated that a 5 feet setback is a common standard throughout the industry.

Commissioner Leung suggested that there should be a noise level limit for mechanical equipment. Commissioner Lee stated that in Los Angeles City a 5 feet setback is acceptable, and anything within 5 feet will required a noise level report.

Commissioner Sullivan inquired if a street within a gated community consider city's street. Director Huntley replied no. Commissioner Sullivan inquired if the city's regulations apply to the Olson Project. Director Huntley replied yes. Director Huntley stated that the Olson Project has to follow a master plan and current city standards. Commissioner Sullivan inquired whether the Olson Development will need to follow the updated ordinances. Director Huntley stated that the updated ordinances will not cover the Olson Project.

Commissioner Sullivan inquired whether item 3 applies to backyards. Director Huntley replied that the regulation will only apply to visible yard. Commissioner

Sullivan inquired whether the city has the right to regulate residential backyards. Director Huntley stated that the city will only regulate a residential backyard if it becomes a hazard.

Commissioner Sullivan inquired if the ordinance applies to Corporate Center Drive. Director Huntley replied that only the commercial section of the ordinance applies to Corporate Center Drive. Commissioner Sullivan inquired how the city will regulate landscaping at commercial area. Director Huntley stated that the current commercial landscaping requirements are not water conservation friendly. Attorney Berger stated that the state required the city to implement measures that will penalize people for using too much water, this will cause property owner to think about using less water.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing continued the item to the meeting on May 26, 2015.

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

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung, and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

NEW BUSINESS:

None

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

None

ITEMS FROM THE COMMISSION:

Commissioner Sullivan stated that he would like to take a look at April 28, 2015 Planning Commission's minutes.

Commissioner Leung inquired if she can obtain a copy of the entire draft ordinance instead of one section at a time. Director Huntley replied yes, and he would like to go over the ordinance with city attorney one more time.

Attorney Berger inquired if the commission would like to change the format of the presentation. Commissioner Garcia replied that the commission does not want to change the format of the presentation, but the commission would like to receive the entire ordinance update as soon as possible.

Attorney Berger stated that if Director Huntley meets with the members of the commission and share their recommendation with majority of the commission, the ordinance will become a public record.

Chair Garcia inquired if the commission can make changes to the ordinance during the Planning Commission. Attorney Berger replied yes.

Attorney Berger suggested that the commission should review the ordinance update one section at a time.

Chair Garcia stated that it will be more manageable if the commission can receive each section of the ordinance two week prior to the meeting.

Commissioner Lee inquired if he could provide comments to the planning staff prior to the meeting. Attorney Berger replied yes and suggested commissioner not to share their comment to other commissioner.

Director Huntley stated that the commissioners can contact him or city staff if they have any question with the ordinance update.

Commissioner Leung and Commissioner Lee inquired if they can receive all future documents electronically. Director Huntley replied yes, if the document is available electronically.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on May 12, 2015 at 8:27 p.m. to the next regular meeting on May 26, 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.