OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
JULY 14, 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, July 14, 2015 at 7:00 p.m.

CALL TO ORDER:

Chairperson Garcia called the meeting to order at 7:30 p.m.

ROLL CALL:

Planner Tewasart called the roll:
Commissioners Present: Rodrigo Garcia, Ricky Choi, Larry Sullivan, Margaret Leung, Lincoln Lee
Commissioners Absent: None

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

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

March 24, 2015 –

Action Taken: The Planning Commission approved the minutes of March 24, 2015.

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

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

April 14, 2015 –

Action Taken: The Planning Commission approved the minutes of April 14, 2015.

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

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

Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

April 28, 2015 –

Action Taken: The Planning Commission approved the minutes of April 28, 2015.

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

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

May 12, 2015 –

Action Taken: The Planning Commission approved the minutes of May 12, 2015.

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

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

PUBLIC HEARING:

None

OLD BUSINESS:

None

NEW BUSINESS:

2-A. CONDITIONAL USE PERMIT – 3600 RAMONA BOULEVARD (CU-15-03)

The applicant, OMG, Inc., is requesting a conditional use permit to allow on-sale beer and wine in conjunction with a bona fide public eating place at 3600 Ramona Boulevard. The property is zoned R-1 (Single-Family Residential) and designated O-S (Open Space) in the General Plan.

Planner Tewasart provided a brief summary of the staff report.

Chair Garcia inquired if the staff is recommending an approval for the Conditional Use Permit (CU-15-03). Planner Tewasart replied yes.

Chair Garcia opened public hearing

Commissioner Leung inquired rather the Conditional Use Permit includes entertainment. Planner Tewasart replied no. Director Huntley stated that if the applicants want to add entertainment to their use they will need a separate Conditional Use Permit, which require Planning Commission approval.

Commissioner Leung inquired if there is a noise ordinance. Planner Tewasart replied that there is a noise ordinance that regulates the level of sound. Commissioner Leung inquired about how the noise is being measure, and rather the noise will create a nuisance to neighboring properties. Planner Tewasart replied that the sound is measure by decibels (dBA), and any noise complaint will be reported to the police department. Director Huntley stated that the current café is already serving beer and the café is away from neighboring residential properties.

Commissioner Sullivan inquired about the consumption area. Director Huntley replied that from our understanding the consumption area will be inside of the café and the patio area adjacent to the café.

Commissioner Sullivan inquired about condition 8. Director Huntley explained that condition 8 means alcohols will only be serve to customers who purchase food. Commissioner Sullivan inquired whether condition 8 applies from 8 AM to 9 PM. Director Huntley replied yes.

Commissioner Sullivan inquired about condition 17. Director Huntley stated that alcoholic beverage should not be advertised to the public. Commissioner Sullivan inquired rather this condition regulates table and tent display. Director Huntley replied yes.

Representative Ariel Gutierrez stated that the wine sale will allow the café to be a full restaurant instead of a bar.

Chair Garcia inquired about the number of occupancy for the café. Representative Gutierrez replied that approximately 50 seats and this application will not increase the number of occupancy.

Commissioner Sullivan stated that a lot of kids are hanging around the existing patio area. Commissioner Sullivan inquired if the Type 41 license will prohibit kids from sitting at the patio area without their parent. Representative Gutierrez explained that the current ABC license (Type 40) prohibits children from being at the alcohol consumption area and a Type 41 license will allow for a family setting type of establishment. Representative Gutierrez stated that in order to obtain a Type 41 license the applicant will need to convert the current café into a full seat down restaurant.

Chair Garcia closed public hearing

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 12-15** approving conditional use permit (CU-15-03) to allow on-sale beer and wine (Type 41) in conjunction with a bona fide public eating place at 2600 Ramona Boulevard in the R-1 (Single Family Residential) Zone.

Resolution No. 12-15, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-15-03) FOR ON-SALE BEER AND WINE IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING PLACE AT 2600 RAMONA BOULEVARD.

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

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

2-B TENTATIVE MAP NO. 072976 – 221-223 SOUTH NEW AVENUE (TM-15-02)

The applicant, 221 New Ave LLC, seeks a Tentative Map to subdivide air rights to develop a 5-unit condominium project at 221-223 South New Avenue.

Planner Tewasart provided a brief summary of the staff report.

Commissioner Leung inquired if the parking space located on unit number five has the same turning radius as other parking spaces. Planner Tewasart replied that yes.

Chair Garcia opened public hearing

Commissioner Lee stated that this project meet the city's development standard.

Commissioner Sullivan inquired rather this project is located on the street where it will be installing a new waterline. Director Huntley replied that he does not have the list at this moment.

Commissioner Sullivan inquired rather the proposed development will help the city to meet the HUD housing requirement. Director Huntley stated that the proposed development will be sold at market rate so it will not be consider as affordable housing. Director Huntley stated that this development will help the city meet the SCAG's housing requirement but not the affordable housing requirement.

Commissioner Sullivan stated that the commission should have a meeting regarding SCAG's affordable housing requirement. Director Huntley stated that the staff can present the SCAG mandates as a future item.

Chair Garcia stated that staff should put that in the future agenda.

Chair Garcia closed public hearing

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 13-15** approving Tentative Map No. 072976 to subdivide air rights to develop a 5-unit condominium project at 221-223 South New Avenue in the R-3 (High Density Residential) Zone.

Resolution No. 13-15, entitled:
A RESOLUTION APPROVING TENTATIVE MAP NO. 072976 TO SUBDIVIDE AIR RIGHTS TO DEVELOP A 5-UNIT CONDOMINIUM PROJECT AT 221-223 SOUTH NEW AVENUE.

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:
Director Huntley stated that the South Garfield Specific Plan will be on August 11, and staff is still working on the code amendment. Director Huntley stated that there will be a mandatory training on July 27.

Commissioner Lee inquired about the time of the training. Director Huntley stated that the staff will send an email regarding the schedule of the training.

Director Huntley stated that if any of the commissioners had attended the training they will need to notify the City Clerk.

Chair Garcia inquired about the date for the South Garfield Specific Plan Public Hearing. Director Huntley replied that the meeting will be on August 11.

Commissioner Choi inquired if there will be a big crowd of audiences. Director Huntley replied that it is estimate to have 40 to 50 people attending the public hearing. Commissioner Sullivan inquired about the radius of the notification. Director Huntley stated that at least 500 feet from the boundary of the specific plan.

Commissioner Lee stated that there was an issue regarding people using the alley as a pass way. Director Huntley stated that the public work supervisor is aware of this issue and the staff will take it into account as part of the long range improvement for alleys.

ITEMS FROM THE COMMISSION:
None

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned on July 14, 2015 at 8:20 p.m. to the next regular meeting on August 11, 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.