

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
AUGUST 25, 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, August 25, 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, 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:

David Barron, publishers of the Monterey Park Journal, stated that he would like the Planning Commission to be board casted on the internet or the city television station

Chair Garcia inquired if this subject had been discussed in the past. Director Huntley stated that the past Planning Commission decided not to televise due to a budget issue.

AGENDA CHANGES AND ADOPTION: None

APPROVAL OF MINUTES: None

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

2-A. DRAFT SOUTH GARFIELD VILLAGE SPECIFIC PLAN (SP-15-01)

The City of Monterey Park filed an application for Specific Plan (SP-15-01) for the approval of the South Garfield Village Specific Plan. The draft Plan updates and amends the existing South Garfield Specific Plan, which was adopted in September 1987 and was last amended in October 2000.

Consultant Shane Burkhardt from Michael Baker International Inc. (formerly RBF Consulting) provided a summary of the Draft Specific Plan.

Chair Garcia inquired how the representative dealt with the bike path issue. Consultant Burkhardt stated that they cannot carve portions of the sidewalk for bike path because they want to make sure there is enough room for streetscape and pedestrian walkway. Consultant Burkhardt replied that they want to preserve the center turn lane, which prevented them from installing a bike lane at the center median. Consultant Burkhardt stated that installing a separate bike lane will be costly.

Chair Garcia inquired about the width of the street. Consultant Burkhardt stated that he does not know at this time.

Consultant Burkhardt stated that a share road is proven to be successful at the City of Denver, but it will request educating the driver and biker on how to share the road.

Consultant Burkhardt stated that the San Gabriel Valley Master Bike Plan only requires South Garfield to have a shared road; however, north of the Specific Plan area will be required to install a bike path.

Chair Garcia inquired about the number of lanes South Garfield will have. Director Huntley replied that South Garfield will have 2 lanes going north and 2 lanes going south.

Commissioner Sullivan inquired rather a share lane is required to be 13 feet wide. Consultant Burkhardt replied no, bicyclist will be sharing the road with vehicles.

Commissioner Sullivan inquired if the proposed plan required any modification to the existing sidewalk and roadways. Consultant Burkhardt replied no.

Commissioner Sullivan inquired if the center median is required to be 10 feet. Consultant Burkhardt replied that a center turn packet is required to be 10 feet wide, so the center median will be 10 feet wide.

Commissioner Sullivan inquired if City of Montebello will install a bike lane along their portion of Garfield. Director Huntley replied that City of Montebello is working on their Master Bike Plan.

Commissioner Sullivan inquired if it is safe to state that the city will install a designated bike lanes north of the project area along Garfield as part of the Master Bike Program. Consultant Burkhardt replied that yes.

Commissioner Sullivan inquired how a bicyclist will deal with the change of a designated bike lane into a share lane. Consultant Burkhardt replied that a bicyclist will need to take the lane and follow all the vehicle codes.

Consultant Burkhardt stated that elimination of on street parking will create enough room for a designated bike land; however, it will not benefit the businesses along the area and it will also decrease the safety levels for the pedestrians.

Chair Garcia inquired rather a “share the road” sign will be included as part of the proposal. Consultant Burkhardt replied that it depends on the city policy but he does not recommend the installation of too much signage, which can result in visual clutter and confusion.

Chair Garcia stated that an installation of sign or pavement will benefit this project. Director Huntley stated that a modification of road will require installation of new signs and it will be review by a traffic engineer and traffic commission.

Chair Garcia inquired if the proposed trees are drought and insect tolerant. Consultant Burkhardt replied yes.

Commissioner Leung inquired if the proposed trees will create a noise barrier. Consultant Starla Barker replied that the noise analysis did not calculate any trees as a noise barrier. The analysis considered worst case scenarios.

Chair Garcia stated that there should be some treatment done along Pomona Boulevard. Consultant Burkhardt stated that it will be costly to provide enhancement along Pomona Boulevard. Chair Garcia stated that it will be a benefit to the project if the Specific Plan can create a long-term and short-term plan for Pomona Boulevard. Consultant Burkhardt stated that there are many limited factors that restrict them from enhancing Pomona Boulevard.

Consultant Burkhardt stated that the Specific Plan will create new development standards for property owner within this area and these standards will create a positive vibe to this area, including area along Pomona Boulevard. Consultant Burkhardt also stated that it is recommended for the city to conduct a separate study that only focus on Pomona Boulevard. Director Huntley stated that in exhibit 2-A shows that there will be some streetscape installation that will include Pomona Boulevard.

Commissioner Sullivan inquired whether the consulting company had conducted specific plans that are similar to the City of Monterey Park. Consultant Starla replied that they have done many specific plans within Southern California and provided several examples.

Commissioner Sullivan inquired about the parking area for the proposed Metro Gold Line. Director Huntley replied that there will be a large parking structure at Montebello near East West Bank.

Commissioner Sullivan inquired if this project will have parking for electric vehicle. Director Huntley replied that this project is not required to install an electric recharge parking.

Commissioner Sullivan inquired rather the Commission is here to review every line of the Specific Plan or the generalities of the Specific Plan. Director Huntley replied that the Specific Plan will regulate and control this area and this plan will make sure any future development is consistent with the Specific Plan.

Commissioner Choi inquired how the Metro Grant will go into this Plan. Director Huntley replied that the \$250,000 grant will go into the creation of the Specific Plan and some implementation within this Plan.

Consultant Barker from Michael Baker International provided a summary of the Mitigated Negative Declaration.

Commissioner Lee inquired when the consultant conducted the trip count. Consultant Starla replied that it was conducted at November 2014 on a weekday.

Commissioner Leung inquired about the location of bus stops and bike racks. Consultant Burkhardt replied that they did not look at the exact location of the street furniture. Director Huntley stated that the bus stop location is already predetermined and will not change due to the Specific Plan. Commissioner Leung stated that bike racks should be considered. Director Huntley stated that bike racks are a part of the streetscape.

Commissioner Leung inquired the design phase. Director Huntley stated that the design phase has already started. Director Huntley stated that this meeting is about the public right-of-way improvement and not private property, and some of the improvements should take place around fall of next year.

Commissioner Choi inquired if the consultant looked into angle parking as part of an option. Consultant Burkhardt stated that there will be angle parking at Fernfield, but along Garfield there will not be enough room for angle parking.

Chairperson Garcia opened the public hearing.

Speaker, Tom Quan, 2325 South Garfield Avenue, as a resident and property owner, expressed his concern about flooding long South Garfield and crosswalk location. Speaker Quam also stated that the city should take advantage of future parking created from future Gold Line Development.

Commissioner Garcia inquired about the flooding issue. Director Huntley stated that he does know about the flooding issue at this area and Public Works should be notified about this issue.

Commissioner Garcia inquired if the city had look into building a parking structure on City of Monterey Park side. Director Huntley stated that the city did mention to MTI at a community meeting that it is possible to have the parking structure at City of Monterey Park.

Speaker, Dominic Lombardo, 115 East Pomona Boulevard, as a property owner of, expressed his concern of motivating the existing business owner and property owner to implement streetscape. He would also want like to see the sidewalk to be able to accommodate outdoor dining. Lastly, he stated that he is in support of using the alley way to increase the number of parking.

Chair Garcia inquired about available City funding.

Director Huntley stated that Mr. Lombardo has spent time out in the field along with City staff trying to help solicit interest in doing more in the project area, including the establishment of a Business Improvement District where the business area empowers itself to do more than what is there right now. That is where a lot of other districts have become successful like Myrtle Street in Monrovia, uptown Whittier, Old Pasadena, is only a few examples. There needs to be more outreach done by the City, trying to express and educate to the business owners and property owners. Some of the incentives that are being incorporated would directly benefit them, including parking and applying for additional funding from the City. There are other mechanisms, for example there is a concept that a small portion of the revenue generated from the entitled hotel projects can be used towards the future economic development activities, such as a facade rehab program.

Speakers, Harriet and Arthur Carlisle, 2320 South Garfield Avenue, stated that education is germane at this point because the property and business owners need time to plan and need to know what the City will be doing. Everyone wants to do what is best for the community. The property owners need to know what zone changes are being proposed now, so they can know what the options are.

Speaker Arthur Carlisle stated that he wanted to echo Mr. Quan's comments about the storm drain. The storm drain south of Riggins on Garfield overflowed so much it flooded out two of their offices. As additional demands are placed on the drains some consideration should be given to that. Speaker Carlisle inquired about conditional uses and impacts to businesses.

Chair Garcia inquired about the assessment. Director Huntley replied that there is an option for this area to be part of a Business Improvement District or an Assessment District. This would be to generate additional funds to do other improvements within this area. There will be a community meeting towards the end of September to have a lot more dialogue on the assessment. The assessment would have to be approved by the City Council. The index for the permitted uses in the area will not change significantly at all. There are some incentives though to encourage more pedestrian oriented types of uses like restaurants, there are parking reductions that are being included, which will be a benefit to business owners.

Chair Garcia closed the public hearing.

Commissioner Sullivan inquired about a conditional use permit recently approved in the project area. Director Huntley replied yes, it was for beer and wine sales to

accompany the restaurant use. Commissioner Sullivan stated that there are some changes already starting the area.

Commissioner Choi inquired about the shared parking concept and encouraging property owners to do that considering liability concerns. Planner Tewasart replied that liabilities can be addressed through an assessment district or parking agreements. Directory Huntley stated that the assessment district will be within the project area.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-15** recommending that the City Council adopt the South Garfield Village Specific Plan and Certifying the Mitigated Negative Declaration.

Resolution No. 15-15, entitled:

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND ADOPT THE SOUTH GARFIELD VILLAGE SPECIFIC PLAN.

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Planner Tewasart stated that updated on the Housing Element will be provided at the next meeting.

ITEMS FROM THE COMMISSION:

None

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on August 25, 2015 at 8:30 p.m. to the next regular meeting on September 8, 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.