

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
OCTOBER 13, 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, October 13, 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:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

None

CONSENT CALENDAR:

1-A. TENTATIVE MAP NO.073622 – 1585 SOMBRERO DRIVE (TM-15-04)

Planner Tewasart stated that staff received and filed a request from applicant, Yaonan Duan, to continue Tentative Map to subdivide one lot into 9 lots at 1585 Sombrero Drive in the R-1 (Single-Family Residential) Zone to a date uncertain.

Chair Garcia opened public hearing

Resident Ron Hirosawa, 1580 Abajo Drive, Monterey Park, CA 91754, inquired about the approval. Chair Garcia stated that the Commission is approving the request to allow the applicant to continue the item to a date uncertain. Director Huntley stated that since the item is continued to an uncertain date, staff will send out a notice once the date is set.

Chair Garcia closed the public hearing.

Action: The Planning Commission **CONTINUED** Tentative Map No. 073622 to subdivide one lot into 9 lots at 1585 Sombrero Drive in the R-1 (Single-Family Residential) Zone to a date uncertain.

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

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

UNFINISHED BUSINESS:

None

NEW BUSINESS:

3-A. CONDITIONAL USE PERMIT – 111 NORTH ATLANTIC BOULEVARD #351 (CU-15-04)

The applicant, Sammi Noe, is requesting approval of a Conditional Use Permit to allow on-sale beer and wine (Type 41) for a public eating place (Honey Pig Korean BBQ) at 111 North Atlantic Boulevard #351 in the R-S (Regional Specialty) Zone.

Planner Tewasart provided a brief staff summary.

Chair Garcia opened public hearing.

Representative Bill Robinson, 3450 Wilshire Boulevard #1025, Los Angeles, CA 90010, provided a brief summary.

Commissioner Leung inquired about the requirement for exterior lighting. Planner Tewasart replied that adequate lighting for patrons must be provided while not disturbing surrounding residential or commercial areas. Staff conducted a site inspection and found that the subject property has adequate exterior lighting attached the building walls and parking lot area. The existing exterior lights provide adequate lighting without disturbing the adjacent properties.

Commissioner Leung inquired rather the property will improve the lighting for the elevator and escalator. Director Huntley stated that the staff is working closely with the property owner to improve the lighting.

Commissioner Sullivan stated that he has an issue with the location of the sign for "Designated Driver". Director Huntley stated that prior to the restaurant opening ABC inspector and staff will inspect the restaurant to see rather they have appropriate signage. Representative Robinson stated that they will install additional signs in the restrooms.

Commissioner Leung inquired about the closing time of the restaurant. Representative Robinson stated that they will be close before 12:00 AM (Midnight).

Chair Garcia closed public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 18-15** approving Conditional Use Permit (CU-15-04) to allow on-sale beer and wine (Type 41) for a public eating place (Honey Pig Korean BBQ) at 111 North Atlantic Boulevard #351 in the R-S (Regional Specialty) Zone.

Resolution No. 18-15, entitled:

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-15-04) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING PLACE AT 111 NORTH ATLANTIC BOULEVARD #351.

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

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

3-B. TENTATIVE MAP NO. 073693 – 404 EAST NEWMARK AVENUE (TM-15-07)

The applicant, Bryant Bach Q. Nguyen, seek a Tentative Map to subdivide air rights to develop a 2-unit condominium project at 404 East Newmark Avenue.

Planner Tewasart provided a brief summary.

Commissioner Sullivan inquired rather there is a 12 feet or 10 feet separation between the two units. Planner Tewasart stated that the separation between the two units is 10 feet.

Commissioner Sullivan inquired about the location of the guest parking. Planner Tewasart replied adjacent to the garage.

Chair Garcia opened for public hearing.

Commissioner Sullivan inquired about the address of the property. Planner Tewasart replied that on a corner property the front property line is the narrow side of the property.

Resident Eugene Lim, 305 South Alhambra Avenue, Monterey Park, CA 91754, spoke in opposition of the project. Resident Lim stated that the property owner is running a boarding house business at this location, which created all sorts of issues to the neighborhood.

Resident Tom Teague, 305 S Alhambra Avenue, Monterey Park, CA 91754, spoke in opposition of the project. Resident Teague also stated that he has the same concerns as Mr. Lim.

Representative Steven Tran, 159 East Live Oak Avenue #109, Arcadia, CA 91006, provided a brief summary of the project.

Commissioner Lee inquired if the representative understands the boarding house regulations. Representative Tran replied that the property owner has sent notices to the tenants to stop all illegal activities.

Commissioner Lee stated that he would like to continue the item so the city investigator can investigate this issue.

Commissioner Sullivan expressed his apology about the current condition of the property.

Representative Tran stated that there will be a CC&Rs for the 2 units.

Commissioner Garcia inquired rather the owner will be selling the two units. Representative Tran replied that the property owner is planning to sell the two units.

Resident Sing Sov, 301 South Alhambra Avenue, Monterey Park, CA 91754, spoke in opposition of the project. Resident Sov also expressed his concern that the proposed development will create more spaces for boarding.

Resident Isamar Zamora, 314 South Alhambra Avenue, Monterey Park, CA 91754, spoke in opposition of the project. Resident Zamora stated that the current residents are creating many nuisances to the neighboring residents.

Representative Tran stated that the new development will move the old tenant from this property.

Chair Garcia closed the public hearing.

Director Huntley stated that the city is working hard to investigate any illegal boarding house.

Chair Garcia stated that the city attorney recommended continuing this item to allow the city's staff to inspect the property.

Action Taken: The Planning Commission **CONTINUED** Tentative Map No. 073571 to subdivide air rights to develop a 2-unit condominium project at 404 East Newmark Avenue in the R-3 (High Density Residential) Zone, to the meeting of October 27, 2015.

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

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

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Director Huntley provided a brief projects update.

Commissioner Leung inquired about the traffic signal improvement plan. Director Huntley stated that the Assistant City Manager Ron Bow is working on the plan for the improvement.

Director Huntley stated that the signalization improvement project along Hellman Avenue and Atlantic Boulevard has been approved by the City Council.

Commissioner Leung inquired about the footprint of the traffic signal improvement plan. Director Huntley replied that the plan starts at Newmark Avenue and north to the 10-freeway.

Commissioner Leung inquired if there is a traffic signal improvement plan along Atlantic Boulevard from Atlantic Square to 60-freeway. Director Huntley replied that city's Traffic and Safety Commission can evaluate that corridor.

Commissioner Sullivan inquired about an update on the fencing issue for the gas station located on the corner of Atlantic Boulevard and Garvey Avenue. Planner Tewasart replied that the property owner had submitted a preliminary plan for review.

Commissioner Sullivan inquired about Pieology. Director Huntley explained that Pieology is a make your own pizza restaurant.

ITEMS FROM THE COMMISSION:

None

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on October 13, 2015 at 8:10 p.m. to the next regular meeting on October 27, 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.