

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 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, November 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, 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:

Director Huntley stated that the staff will provide an informational survey regarding the regulation on the number of bedrooms and bathroom in next commission meeting.

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

PUBLIC HEARING:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

3-A. TENTATIVE MAP NO. 073694 – 217 NORTH NICHOLSON AVENUE (TM-15-10)

The applicant, Bai Qi Du, seek a Tentative Map to subdivide air rights to develop a 4-unit condominium at 217 North Nicholson Avenue in the R-3 (High Density Residential) Zone.

Planner Tewasart provided a brief staff summary.

Commissioner Leung inquired if a fire truck will be able to reach the last unit in the development. Director Huntley replied that a fire truck will not be able to reach the last unit due to the size of the parcel. Commissioner Leung inquired what will happen if there is a life threatening issue at the last unit. Director Huntley replied that all the units must meet the fire codes. Commissioner Leung inquired if the last unit has additional fire sprinklers. Director Huntley replied that all the units have fire sprinklers and smoke detectors.

Commissioner Sullivan inquired if an ambulance will be able to access the property. Director Huntley stated that an ambulance will park at the curb and will not be accessing the property.

Chair Garcia opened the public hearing.

Speaker Ms. Minjie Li, 215 North Nicholson Avenue, Monterey Park, CA 91754, as a resident, expressed her opposition of the project.

Chair Garcia stated that the staff will review the project to make sure it will meet the city's code.

Speaker Andrea Shen, 215 North Nicholson Avenue Unit #D, Monterey Park, CA 91754, as a resident, expressed her opposition of the project.

Representative Wilson Tan, 235 East Main Street, Alhambra CA 91801, stated that the development meets the city's code and there is a 10 feet separation between neighboring units.

Chair Garcia inquired about the treatment on the north side. Representative Tan replied that there will be trees along the north side of the property.

Speaker Li stated that trees are not tall enough as a screen and it will create a fire hazard.

Commissioner Leung inquired about the existing setback distance between Speaker Li's dwelling unit and property line. Speaker Li replied that she does not know.

Speaker Shen stated that she would like to see a bigger separation between their unit and the proposed development.

Speaker Shen stated that the distance between her unit and the new proposed development is too short.

Chair Garcia closed the public hearing.

Commissioner Lee inquired if the proposed development meets the city codes. Planner Tewasart replied that the proposed development meets the city setback requirements. Planner Tewasart stated that the use for the second floor is sleeping room, so privacy will be as important to the new occupants.

Commissioner Lee inquired about the height of the neighboring property. Planner Tewasart stated that the applicant property is one of the few properties along North Nicholson Avenue that has not been redeveloped. Properties along the south and north of the property are existing multiple-unit developments.

Commissioner Lee inquired rather the proposed development meets the city's density requirement. Planner Tewasart replied yes.

Commissioner Lee stated that privacy and blocking the view are not criteria for the Commission to consider when approving a subdivision map.

Commissioner Sullivan stated that the proposed development meets all setback requirements and the applicant did a decent job in providing screening.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 21-15** approving Tentative Map No. 073694 (TM-15-10) to subdivide air right to develop a 4-unit condominium at 217 North Nicholson Avenue in R-3 (High Density Residential) Zone.

Resolution No. 21-15, entitled:

A RESOLUTION APPROVING TENTATIVE MAP NO.073694 (TM-15-10) TO SUBDIVIDE AIR RIGHT TO DEVELOP A 4-UNIT CONDOMINIUM AT 217 NORTH NICHOLSON AVENUE.

Motion: Moved by Commissioner Lee 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

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

Director Huntley provided a status update on projects.

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on November 10, 2015 at 7:30 p.m. to the next regular meeting on November 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.