

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
January 12, 2016**

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, January 12, 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, and 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. CONDITIONAL USE PERMIT – 901 CORPORATE CENTER DRIVE (CU-15-08)

Action: The Planning Commission **continued** Conditional Use Permit (CU-15-08) to allow a wireless telecommunication facility at 901 Corporate Center Drive, to the regularly scheduled meeting of February 9, 2016.

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

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

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

1-B. CONDITIONAL USE PERMIT AND TENTATIVE MAP NO. 073665 – 120 WEST HELLMAN AVENUE (CU-15-07/TM-15-09)

Action: The Planning Commission **continued** Conditional Use Permit (CU-15-07) to allow a 1.0 floor area ratio and Tentative Map No. 073665 (TM-15-09) to subdivide air rights to construct a medical office condominium project at 120 West Hellman Avenue, to a date uncertain.

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

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

1-C. CONDITIONAL USE PERMIT – 417 NORTH GARFIELD AVENUE (CU-15-09)

Action: The Planning Commission **continued** Conditional Use Permit (CU-15-08) to allow a wireless telecommunication facility at 417 North Garfield Avenue, to the regularly scheduled meeting of February 9, 2016.

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

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

UNFINISHED BUSINESS:

None

NEW BUSINESS:

3-A. CODE AMENDMENT OF TITLES 9 AND 21 OF THE MONTEREY PARK MUNICIPAL CODE RELATIVE TO PROHIBITING COMMERCIAL CANNABIS ACTIVITIES, CULTIVATION OF MEDICAL CANNABIS, AND DELIVERY OF MEDICAL CANNABIS IN ALL AREAS OF THE CITY (CA-16-01)

Director Huntley provided a brief summary of the item.

Chair Garcia opened public hearing.

There were no public comments received.

Chair Garcia closed public hearing.

Commissioner Lee inquired whether this approval is for the city to preserve City's right on regulating commercial and medical cannabis. Director Huntley replied yes.

Action: The Planning Commission after considering the evidence presented during the public hearing **recommended approval** of code amendment (CA-16-01) to amend Titles 9 and 21 of the Monterey Park Municipal Code relative to prohibiting commercial cannabis activities, cultivation of medical cannabis, and delivery of medical cannabis in all areas of the City.

Motion: Moved by Commissioner Leung and seconded by Commissioner Lee, 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 provided a brief update regarding new businesses within the city.

ITEMS FROM THE COMMISSION:

Commissioner Sullivan inquired about the City Council discussions and results on the tract map appeal. Director Huntley stated that the item went to City Council and there were discussion on evaluating how to define the number of bedroom in a dwelling. Director Huntley stated that the City Council voted 3 to 2 to deny the appeal, which approved the subdivision.

Commissioner Leung inquired about the discussion during the City Council Meeting. Director Huntley stated that the Council is concerned about the number of bedrooms in a dwelling and the number of residents living there.

Commissioner Lee stated that he is also concerned about the number of residents living in a dwelling and he pointed out that there is a prevision under the building code that stated the maximum occupancy within a dwelling. Commissioner Lee inquired rather the City can implement this prevision. Director Huntley stated that the building code was taken into account when the City adopted the boarding house regulation and he would like to know what the main concern the Planning Commission has.

Director Huntley provided a summary of the survey that was conducted by staff.

Director Huntley stated that the City Code Enforcement received a total of 195 complains within the last 2 years and after investigating those complains, only 15 cases were valid complaints.

Commissioner Lee inquired whether the boarding house ordinance is working well. Director Huntley replied that code enforcement officers have received fewer complaints. Director Huntley also added that no one has ever applied for CUP for boarding house.

Commissioner Sullivan inquired if there is a geographic area that has the most complaints. Director Huntley stated that the northern part of the city.

Commissioner Sullivan inquired whether the area near ELAC, with parking restrictions, has boarding house issues. Director Huntley replied that area might have a student overcrowding issue but there are few complaints received about it.

Director Huntley stated that the main focus is to eliminate conditions where illegal conversions will put tenants at risk.

Commissioner Sullivan inquired about staff's opinion on this issue. Director Huntley stated that he believes there are boarding house issues within the city and it is a housing issue where people are subdividing living rooms and dining rooms into sleeping areas.

Chair Garcia inquired if a 5-bedroom dwelling requires additional parking. Director Huntley replied yes.

Director Huntley stated that the Planning Commission might want to consider revising the code to require additional enclosed parking spaces for multi-family dwellings.

Assistant City Attorney Berger stated that the Commission can adopt as many regulations as they want but it is difficult to stop illegal activities. Assistant City Attorney Berger also stated that the Commission needs to find the balance between property rights and regulating illegal activities.

Chair Garcia stated that the Commission should continue to look at this issue.

Chair Garcia inquired if there are any boarding house issues for new developments. Director Huntley replied no.

Director Huntley provided a summary of the code amendment for the Planning Commission to review.

Commissioner Lee inquired about staff's expectation from the Commission. Director Huntley stated that many of the items are very straight forward and would like to hear Commissioner Lee's comments.

Director Huntley stated that the dialog between the Commissioner and the Director has to be public.

Chair Garcia would like to know what is the best way to move these items more quickly. Director Huntley suggested the Commission to pull out the item that the Commission thinks is more important for an in-depth discussion, and moving forward with the rest of the items.

Commissioner Sullivan stated that he would like to receive these items in a more timely fashion.

Commissioner Sullivan inquired whether there is a duplicate item regarding signage. Director Huntley stated that there is a difference.

Commissioner Leung inquired rather group 1-3-b and group 2-10 are the same items. Director Huntley replied no.

Commissioner Lee inquired whether a commissioner can discuss their thoughts with another commissioner outside of a meeting. Assistant City Attorney Berger stated that a workshop session will allow commissioners to discuss their comments with each other.

Commissioner Lee inquired whether two commissioners can meet with Director Huntley without setting a formal meeting. Assistant City Attorney Berger replied yes but the commissioners cannot share the outcome until it becomes part of a agenda.

Commissioner Leung inquired about an electronic copy of the draft report. Assistant City Attorney Berger stated that if every member of the Commission wants a copy of the draft report, the report will become a public record.

Vice-Chair Choi suggested the Commission to conduct a study session.

Chair Garcia stated that detail of the meeting between two commissioners and Director Huntley can be discuss with other commissioners during official meeting.

City Attorney recommended the Commission to schedule a workshop.

Chair Garcia state he would like to see a combination of both a workshop and a private meeting between staff and two commissioners.

Director Huntley suggested the Commission to conduct one study session and then come back with a formal meeting to address the results from the study session. Director Huntley stated that staff can provide the report in an earlier time for the Commission to review

Commissioner Choi stated that he would like to see Commissioner Lee and Commissioner Leung to meet with staff first, and then bring the items back to the commission.

Commissioner Sullivan stated that he would like to have a study session.

Commissioner Lee stated that he would like to work out a schedule with Director Huntley.

Commissioner Sullivan inquired whether the continued items will be scheduled for the next meeting. Planner Tewasart stated that the items will be brought to the Commission in February meeting.

Commissioner Sullivan inquired about the items that will be scheduled for January 26th meeting. Director Huntley stated that there may be 2 agenda items in January 26th meeting.

Assistant City Attorney Berger stated that the Commission can schedule a special meeting for the workshop.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned on January 12, 2016 at 7:30 p.m. to the next regular meeting on January 26, 2016 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.