

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
January 26, 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 26, 2016 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:

October 27, 2015 –

Vice-Chair Choi clarified that he did not provide comments at the meeting because he was not present.

Action Taken: The Planning Commission continued the minutes of October 27, 2015 to the next regularly scheduled Planning Commission meeting of February 9, 2016.

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

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

November 10, 2015 –

Action Taken: The Planning Commission approved the minutes of November 10, 2015 with modifications.

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

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

January 12, 2016 –

Action Taken: The Planning Commission approved the minutes of January 12, 2016 with modifications.

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

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

PUBLIC HEARING:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. CODE AMENDMENT – AFFECTING RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING, AND PROCEDURAL REQUIREMENTS (CA-15-03)

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.

Chapter 21.08 Residential Zones

1. Section 21.08.040 (H) Portable Canopies

Commissioner Leung inquired about time limits for portable canopies. For example, canopies setup for birthday parties on the weekend.

Director Huntley replied that there is some flexibility provided due to City resources and enforcement.

Commissioner Sullivan inquired about the location and number of canopies allowed. Director Huntley replied that portable canopies must meet the setback requirements and the allowed square footage applies to the lot and not per unit.

Action Taken: The Planning Commission approved Section 21.08.040 (H) with no modifications.

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

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

2. Section 21.08.080 (G) Mechanical Equipment

Commissioner Lee stated to that the requirement to identify the location of building wall openings on adjacent properties should be stricken out since 25 feet will no longer be the distance requirement.

Action Taken: The Planning Commission approved Section 21.08.080 (G) with one modification.

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

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

3. Section 21.08.040 (W) Landscaping

Commissioner Lee expressed concerns about applying the same landscaping requirements for single-family dwelling and multi-unit developments.

Action Taken: The Planning Commission continued Section 21.08.040 (W) to clarify the code provision and separate the landscaping requirements for single-family dwelling and multi-unit developments.

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

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

Chapter 21.10 Commercial Zones

4. Section 21.10.030 (A) Permitted Uses “Art Gallery”

Action Taken: The Planning Commission approved Section 21.10.030 (A) with no modifications.

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

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

5. Section 21.10.030 (A) Permitted Uses “Car Wash”

Action Taken: The Planning Commission approved Section 21.10.030 (A) with no modifications.

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

6. Section 21.10.200 Tenant Mix Leasing Plan

Action Taken: The Planning Commission approved Section 21.10.200 with no modifications.

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

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

Abstain: Commissioners: None

7. Section 21.22.170 Compact Automobile Parking

Action Taken: The Planning Commission approved Section 21.22.170 with no modifications.

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

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

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

Clean-up Items

8. Section 21.10.040 (I) Limitations, Special Standards and Accessory Uses

9. Section 21.10.070 Standards of Development

10. Section 21.10.030 (A) Land Use Regulations (Professional Office and Notary Uses)

11. Section 21.10.030 (A) Land Use Regulations (Internet Arcades)

Action Taken: The Planning Commission approved Sections 21.10.040 (I), 21.20.070, and 21.10.030 (A) with no modifications.

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

Hold Over Items

12. Design Review

13. Live/work Units

14. Office Professional (O-P) Zone

15. Master Conditional Use Permit for Major Development

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** code amendment of Title 21 Zoning of the Monterey

Park Municipal Code affecting residential, commercial, office professional, off-street parking, and procedural requirements (CA-15-03).

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

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

NEW BUSINESS (PUBLIC HEARING):

None

COMMISSION COMMUNICATIONS:

Vice-Chair Choi inquired about who organizes groundbreakings and if the Planning Commission can be notified of groundbreaking events.

Director Huntley replied that the recent groundbreakings have been organized by the project developers. The groundbreakings are not City events. However, staff can reach out to the developers to invite the Planning Commission as well.

Commissioner Sullivan inquired about the food vendor on Atlantic Boulevard.

Attorney Berger replied that there are State protections for mobile food vendors. The City can regulate items that fall under the public nuisance statutes, but mobile food vendors do have particular rights. Code Enforcement has been advised on what can and cannot be done. For example, the grease in the public right-of-way is being monitored. Requiring mobile food vendors to move elsewhere is extremely difficult to do under State law. The Municipal Code regulations regarding food vendors are superseded by State law.

Commission Leung stated that in the meeting minutes of January 12, 2016, Commissioner Lee mentioned that there are provisions in the Building Code that states maximum occupancy within a dwelling and inquired if there was follow up on that.

Commission Lee replied that he recently submitted questions on the code provision to the ICC (International Code Council) and is waiting for a reply and once the reply is available, it will be shared with the Planning Commission. He stated that in 2012, the Building Code was separated into two codes, the IBC (International Building Code) and IRC (International Residential Code). The Residential Code applies to single-family homes and the Building Code applies to everything else. The Building Code has an occupancy load factor used to calculate the number of people allowed inside of a building depending on the square footage to determine the number of required exits. However, in the Residential Code there is no provision. If the code provision does not exist, then it cannot be used as a reason to regulate the number of people in a residential dwelling unit.

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

Director Huntley provided an updated on the Marriott and Market Place developments.

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on January 26, 2016 at 8:30 p.m. to the next regular meeting on February 9, 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.