

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
April 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, April 26, 2016 at 7:05 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

CONSENT CALENDAR:

1-A. TIME EXTENSION – CONDITIONAL USE PERMIT (CU-15-02) TO ALLOW ON-SALE BEER AND WINE (TYPE 41) FOR A BONA FIDE PUBLIC EATING PLACE – BREW KITCHEN (EX-16-01)

Planner Tewasart provided a brief summary of the item.

Commissioner Leung inquired about the overall building square footage and the timing of when the plan check was submitted.

Chair Garcia opened the public hearing.

Applicant, Pamela Wong, 2328 South Garfield Avenue, stated that the building has five

tenant spaces. The project includes remodeling the interior of the corner tenant space as well as a facade remodel of the entire building. The building is approximately 5,850 square feet. The restaurant is approximately 2,400 square feet.

Commissioner Leung inquired if there was a project schedule. Applicant Wong replied that the project is currently in plan check. Three contractors have been interviewed for the construction work and the estimated time of construction will be between six to nine months.

Commissioner Leung inquired when the plan check was submitted. Applicant Wong replied July 2015.

Commissioner Leung stated that she is curious about the duration of the plan check process. Director Huntley stated that this is a new business venture for the applicant and they have been taking their time evaluating a variety of things, including the rehabilitation of the existing building, which was constructed in the 1950s and accessibility upgrades.

Commissioner Sullivan inquired if there are any concerns from the Department of Alcoholic Beverage Control about the timeline. Planner Tewasart replied that as long as there is an active conditional use permit, there are no concerns.

Commissioner Sullivan inquired if the property is a part of the South Garfield Village Specific Plan and if the business is consistent with the Plan. Planner Tewasart replied yes.

Commissioner Leung inquired if the time extension can be shorter than one-year. Planner Tewasart replied that the Zoning Code allows for a one-year extension.

Director Huntley stated that the one-year request is reasonable and staff believes that the project will move forward.

Commissioner Leung inquired if there was anything that staff could do to move the project along. It has taken a year to get through plan check and the business still has not obtained their permits.

Commissioner Lee stated that plan check for a year is not unusual. In the City of Los Angeles, plan check expiration is a year and a half.

Chair Garcia stated that when an applicant submits for plan check they want to build. The property owner has rights to do what they want to do or not do with their property.

Commissioner Leung inquired of the applicant if there is anything that can be done to facilitate the process better.

Applicant Wong replied that they are in the final stages of their plan check with minor items remaining.

Chair Garcia inquired if the applicant is having issues meeting the requirements. Director Huntley replied that the applicant is going through the process.

Commissioner Lee inquired if the applicant could obtain a demolition permit to initiate work on the side of the building. Director Huntley replied yes.

Action Taken: The Planning Commission after considering the evidence presented approved Time Extension (EX-16-02) for Conditional Use Permit (CUP-15-02) to allow on-sale beer and wine (Type 41) for a bona fide public eating place (Brew Kitchen & Bar) at 2328 South Garfield Avenue.

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

UNFINISHED BUSINESS - None

NEW BUSINESS (PUBLIC HEARING):

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

Planner Tewasart provided a brief summary of the item.

Chair Garcia opened the public hearing.

There were no public comments received.

Chair Garcia closed public hearing.

Chapter 21.08 Residential Zones

1. Section 21.08.080 (W) Landscaping

Chapters 21.10 Commercial Zones and 21.14 Overlay Zones—P-D—Planned Development District Zone

2. Section 21.10.040 (V) Major Development

Commissioner Lee asked for the definition of Major Development to be slightly expanded to clarify the one acre criteria. Planner Tewasart concurred.

3. Section 21.10.240 Internet Arcades – no discussion

Chapter 21.12 Office Professional Zone

4. Section 21.12.020 Land Use Regulations – vehicle storage

Commissioner Lee inquired if vehicle storage applied to businesses that have vehicles associated with their business that is parked overnight on a property. Director Huntley replied lots used to store cars.

Commissioner Sullivan inquired if there are any regulations in place regarding environmental impacts on lots used for vehicle storage. Director Huntley replied that mitigation measures would be required such as requiring a paved surface, possibly some barriers under the concrete and regular monitoring. A conditional use permit would allow the Planning Commission to evaluate the use on a case by case basis and make a decision on whether or not the operator can maintain a property a certain way.

5. Section 21.12.020 Land Use Regulations – towing use

Commissioner Leung clarified that the City of Pasadena does have regulations that allow towing in general commercial and industrial zones with a conditional use permit.

Commissioner Lee inquired about gas stations that have towing services. Director Huntley replied that gas stations require a conditional use permit. When evaluating a conditional use permit for a gas station the uses associated with the gas station are also evaluated, such the dispensing of gas, whether there is a mini-mart or service bays. If there is one tow truck it would be accessory to the primary use, which is the gas station. If the primary use becomes the towing service, then the conditional use permit would have to be brought back to the Planning Commission.

6. 21.12.030 Limitations and Special Standards – emergency shelters

Commissioner Lee inquired if emergency shelters referred to temporary or permanent shelters. Planner Tewasart replied that emergency shelters that are permanent.

Chapter 21.22 Off-Street Parking Regulations

7. Section 21.22.050 Minimum Parking Spaces Required

Commissioner Leung inquired if this is the time to change the verbiage to require the number of parking spaces to coincide with the number of bathrooms. Director Huntley replied that it would be beneficial to do some research and surveys to evaluate the current code, what other surrounding cities are doing and also include information from technical studies.

Commissioner Leung recommended bringing back the parking regulations at a future meeting date for further discussion and consideration.

8. Section 21.22.080 Parking Area and Driveways – no discussion

9. Section 21.22.100 (A) (7) (g) Location of On-Site Parking Facilities – no discussion

10. Section 21.22.120 Minimum Parking Spaces Required – warehousing

Commissioner Lee inquired if warehousing businesses are allowed accessory office or showroom uses. Planner Tewasart replied that office and show rooms are encouraged. There is a limitation on the amount of space that can be used for warehousing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 11-16** recommending that the City Council adopt an ordinance amending Monterey Park Municipal Code (MPMC) Chapters 21.08, 21.10, 21.12, 21.14, and 21.22 (CA-15-03).

Resolution No. 11-16, entitled:

A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) AFFECTING REGULATIONS GOVERNING THE DEFINITION, RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, PLANNED DEVELOPMENT, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE. THE PROPOSED AMENDMENTS TO THE MPMC ARE INTENDED TO ADDRESS SPECIFIC CONCERNS THEREBY PRESERVING AND PROTECTING THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY

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

COMMISSION COMMUNICATIONS:

None

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 April 26, 2016 at 8:30 p.m. to the next regular meeting on May 10, 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.