

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
May 10, 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, May 10, 2016 at 7:00 p.m.

CALL TO ORDER:

Vice-Chairperson Choi called the meeting to order at 7:04 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Margaret Leung and Theresa Amador

Commissioners Absent: None

ALSO PRESENT: David King, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ELECTIONS:

MOTION: Moved by Commissioner Sullivan, seconded by Commissioner Amador, to elect Ricky Choi as Chairperson. The motion was voted on as follows:

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

MOTION: Moved by Commissioner Amador, seconded by Commissioner Leung, to elect Larry Sullivan as Vice-Chairperson. The motion was voted on as follows:

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

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT – 728 SOUTH ATLANTIC BOULEVARD #104 (CUP-16-05)

Planner Tewasart provided a brief summary of the staff report.

Commissioner Leung inquired if security is required for the addition of the beer and wine. Planner Tewasart replied that security will be required if alcohol service goes past 12:00 a.m. as conditioned by the Police Department.

Commissioner Leung inquired if the traffic will increase with the service of beer and wine. Planner Tewasart replied that parking analyses have been conducted relative to alcohol service, which shows that the addition of alcohol service has relatively low impact on parking and traffic.

Commissioner Leung stated that the site plan needs to be updated to reflect the location of the adjacent tenant spaces. Commissioner Leung inquired about condition number 16 in the resolution regarding the font size of the required designated driver sign.

Deputy Attorney King replied that if there is a consensus from the Planning Commission a font size on the signage can be included in the condition.

Chair Choi inquired if there are standard font size specifications for signage. Planner Tewasart replied no. Deputy Attorney King stated that the font size must fit within the required 10 by 10 sign.

Vice-Chair Sullivan inquired if the sign is mandated by the State or if it is an additional requirement. Director Huntley replied that it is in coordination with the Department of Alcoholic Beverage Control. Vice-Chair Sullivan inquired if there is an issue with multiple languages.

Deputy Attorney King replied that if the Commission wanted to impose additional requirements it clearly needs to be specify and confirm that the applicant agrees with the condition.

Commissioner Amador inquired if that meant that the condition will become standard for all alcohol service applications. Deputy Attorney King stated that standard conditions are applied to similar applications. The Commission can specify a font size or font type

or state that the sign must be clearly legible from several feet away rather than specifying font sizes. The condition can be amended to state that the font size must be readable and the text must fill up the size of the sign.

Vice-Chair Sullivan recommended approving the application as conditioned and having staff research a standard sign to be brought back to the Commission.

Chairperson Choi opened the public hearing.

Applicant Stanley Szeto, on behalf of the business owner, Daiki Sushi Restaurant, 879 West Ashiya Road, Montebello, CA 90640, stated that he is available for questions.

Chairperson Choi closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 09-16** approving Conditional Use Permit (CU-16-05) for on-sale alcohol beverages (beer and wine) in conjunction with a bona fide public eating place at 728 South Atlantic Boulevard #104.

Resolution No. 09-16

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-16-05) TO PERMIT ON-SALE ALCOHOLIC BEVERAGES (BEER AND WINE) IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING PLACE AT 728 SOUTH ATLANTIC BOULEVARD #104.

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

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

3-B. CONDITIONAL USE PERMIT – 434 POTRERO GRANDE DRIVE (CUP-16-02)

Planner Tawasart provided a brief summary of the staff report.

Commissioner Amador inquired about the location of the restrooms, number of kitchens and bars, the entry doors are obscure with no visibility, type of lighting, and number of parking spaces and rooms at the hotel, and location of the proposed signage.

Commissioner Leung inquired about the notification and noise requirements.

Vice-Chair Sullivan inquired about issues with prior applications and expressed concerns about emergency and fire escape requirements. He inquired if there is overnight parking for buses on Potrero. Planner Tawasart replied no.

Commissioner Amador inquired if there are additional conditions required for the karaoke.

Commissioner Leung inquired about confirming quarterly gross sales. Director Huntley replied that periodic spot checks are conducted by the City based on information from the Finance Department and ABC checks for the same information as well.

Chairperson Choi opened the public hearing.

Applicant Ruben Montoya of 55 Degree Restaurant and Lounge, 434 Potrero Grande Drive, Monterey Park, CA 91754, provided an overview of the proposed business and stated that he is available for questions. He stated that the business is intended to be a modern American food restaurant and the menu will be expanded. The business will have a full service bar, gourmet burgers and sandwiches, the main entrees will include steak, fish, and poultry with a variety of sides. The area is underserved and will benefit from the new restaurant, especially during the lunch hours there's a large business area that includes Union Bank and a medical provider facility. The intent is not just alcohol service. The proposed entertainment is intended for lounge music and some karaoke from time to time. The second floor is the main dining area and the karaoke will be downstairs. The intent is to keep the noise level down for the diners upstairs and the hotel. The hotel guest will benefit from having a restaurant that they can walk to. The bar on the second floor will be used as a service bar for the waitresses. There are emergency routes on both floors. The film on the glass can be removed.

Chairperson Choi closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 10-16** approving Conditional Use Permit (CU-16-02) for on-sale alcohol beverages (general) in conjunction with a bona fide public eating place and indoor commercial recreation (karaoke) at 434 Potrero Grande Drive.

Resolution No. 10-16

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-16-02) TO PERMIT ON-SALE GENERAL (TYPE 47) ALCOHOL SERVICE IN CONJUNCTION WITH A BONA FIDE PUBLIC EATING PLACE AND AN INDOOR COMMERCIAL RECREATION (KARAOKE) USE AT 434 POTRERO GRANDE DRIVE.

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

Ayes:	Commissioners: 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:

Vice-Chair Sullivan inquired about the sign code for businesses located on Pomona Boulevard. Director Huntley replied that there was some dialogue with regards to the South Garfield Village Specific Plan. He stated that staff can come back with something, but there wasn't specific direction. Vice-Chair Sullivan stated that there are some businesses along Pomona that needs help with visibility because of the freeway. Director Huntley inquired for clarification if the direction is for freeway frontage signs and second story signs. The Commission concurred for both. Director Huntley replied that staff will conduct some research and come back with some suggestions and compare what the code currently allows versus what might work and get some feedback from the Commission.

Chair Choi stated that the designated driver sign should be brought back as well.

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 May 10, 2016 at 8:00 p.m. to the next regular meeting on May 24, 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.