

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
June 28, 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, June 28, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:00 p.m.

SWEAR IN:

ROLL CALL:

Planner Tewasart called the roll:

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

Commissioners Absent: None

ALSO PRESENT: David King, Deputy 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:

None

UNFINISHED BUSINESS:

NEW BUSINESS (PUBLIC HEARING):

3-A. DRAFT URBAN WATER MANAGEMENT PLAN 2015 GENERAL PLAN CONSISTENCY

Action: The Planning Commission **continued** the Draft Urban Water Management Plan 2015 General Plan Consistency to allow the Public Works Department additional time to further refine the draft plan to the July 12, 2016 Planning Commission meeting.

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

Ayes: Commissioners: Choi, Sullivan, Leung, Amador and Robinson

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

3-B. STUDY SESSION – RESIDENTIAL PARKING STANDARDS

Director Huntley provided a brief summary of the staff report.

Commissioner Robinson stated that there is never enough parking and is in favor of requiring a three-car garage for a four-bedroom house. The future of development is going to be more population.

Commissioner Amador inquired about the room rentals and Airbnb. Director Huntley replied that the code currently does not allow temporary room rentals. Boarding houses are currently allowed in the R-2 and R-3 with a conditional use permit; however, no one is coming in to apply for a conditional use permit and it is a code enforcement issue. Staff is looking closer at Airbnb.

Commissioner Sullivan inquired if parking is based on new construction or additions. Director Huntley replied both.

Commissioner Leung stated that there were several applications that came before the Planning Commission last year that were alarming with the number of bedrooms and bathrooms and that was the reason why the Commission requested that the item be brought back for discussion. A parking space should be required for each bedroom whether it be enclosed or unenclosed.

Director Huntley stated that when reviewing a residential project there is balance in creating a livable environment where there is adequate parking and open space to enjoy the outside. Also, the City has a mandatory housing element and as part of the housing element the state encourages cities to provide affordable housing and reduce barriers to provide affordable housing.

Chair Choi stated that a three-car garage for a four-bedroom would be more restrictive than surrounding cities. There are cases where bedrooms are not used by adults; there may be children that do not necessarily drive.

Director Huntley stated that the primary concern may be parking in some areas of the city such as the northern part of the city.

Commissioner Leung inquired if there are provisions for parking with regards to low income housing.

Commissioner Robinson stated that this is a cost conscious working class community there should parking options such as on the driveway or a lift.

Commissioner Leung stated that the idea is to provide off-street parking so whether it be garage spaces or a parking lot, multi-unit developments should include enough parking for all the people that will be living on the property. A survey of existing multi-unit developments may show that they are mostly rentals.

Commissioner Sullivan stated that in the single-family area required parking should be based on the number of bedrooms and square footage should be taken out. Parking should be in a garage and not be packed on the driveway. Director Huntley stated that more people are parking on the street and not the driveways.

Commissioner Amador inquired if on-street permit parking could be implemented for certain areas in the City, for example from Garfield Avenue to New Avenue and Emerson Avenue to Hellman Avenue, since there tends to be more on-street parking in that area. Director Huntley replied that that would involve the Traffic Commission, Public Works, and Police Department.

Deputy Attorney King inquired if Commissioner Sullivan's recommendation applied to single-family residences or across the board, because Commissioner Leung proposed a slightly different recommendation for multi-family units. Commissioner Sullivan clarified only for single-family residences.

Chair Choi asked for a summary of the Commission's comments. Director Huntley stated that staff is to evaluate both single-family and multi-family parking standards. With single-family the general feeling is to consider deleting the square footage requirement and have parking be based solely on the number of bedrooms. At minimum for single-family, three or fewer bedrooms would require a two-car garage spaces and four or more bedrooms there may be a little more flexibility possibly two enclosed spaces and one unenclosed space. Commissioner Sullivan stated that the required parking should be enclosed.

Director Huntley stated that for multi-family staff is to look at changing the parking standards in the R-2 and R-3 zones to one parking space per bedroom and providing some flexibility on whether the spaces should be enclosed or unenclosed. Director Huntley inquired if the parking required per bedroom will also count as the guest parking space or is the guest parking in addition to.

Commissioner Leung replied that she is open to recommendations. The most important thing is to require a parking space for each bedroom. Deputy Attorney King stated that it may be simpler to say a parking space will be required per bedroom plus a guest parking space per every two units to stay consistent with the existing code. Commissioner Leung stated that there can be more flexibility with guest parking because not every unit will need a guest parking space. Director Huntley stated that one of the issues with guest parking is who uses the guest parking spaces. There are numerous instances where people are fighting over the guest parking spaces.

Chair Choi expressed concerns about requiring a three-car garage for additions to single-family residences because it will be difficult for property owners to reconfigure their existing property to accommodate a three-car garage for the addition of a fourth bedroom. Planner Tewasart stated the City Council expressed the same concern when parking issues were raised in 2008. For that reason, in the 2013 comprehensive code update, the threshold for a three-car garage was set at five bedrooms.

Director Huntley inquired if there should be some flexibility in design instead. For instance, with a three-car garage would they have to be side-by-side or should there be some flexibility where maybe two can be in a tandem format or maybe even allowing a lift. Chair Choi replied that flexibility should be provided for an unenclosed space for the third parking space.

Commissioner Amador stated that she is comfortable with removing the square footage requirement and does not have any issues with the five bedroom threshold. She stated that four bedrooms is more restrictive based on the current code.

Commissioner Robinson stated that a three-car garage for a four bedroom home works out fine if you are looking to stay in the same home for many years. Looking ahead we have to be more restrictive. The population is getting larger and larger and we have to facilitate cars and parking and people. People like cars and everyone wants a car so we have to start increasingly being a little more thoughtful and a little bit more restrictive.

Commissioner Leung stated that a three-car garage for four bedrooms is restrictive. A three-car garage for five bedrooms is reasonable, but wanted to add that there should be formula for anything above six bedrooms to require additional parking spaces after the sixth bedroom.

Director Huntley stated that in Los Angeles County additional parking is allowed on the driveway and not as an enclosed space.

Deputy Attorney King stated that for clarity, projects that are above five bedrooms there would be some incremental additional parking requirements. He stated that staff works for the Commission as a whole and there needs to be some sort of a consensus. All the Commissioners have unique perspectives, but it is important that if staff is going to bring something back that it works for a majority of the Commission.

Chair Choi stated that the Commission is in agreement about deleting the square footage requirement for single-family dwellings and keeping the three-car garage requirement for five or more bedrooms and a recommendation from staff on dealing with anything above five bedrooms. For multi-family Commissioner Leung recommend one parking space per bedroom, plus the appropriate guest parking. Commissioner Leung stated that at minimum there should be two-enclosed parking spaces and one guest parking space per two units.

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

Director Huntley provided an update on the existing condition of Hellman Avenue from Atlantic Boulevard east. He stated that the Police Chief conducted a survey and evaluated the conditions and as far as the number of people from Alhambra parking in Monterey Park is not significant enough to warrant any additional action on it. There is some spillover parking from Alhambra, but there are other areas with a lot more on-street parking.

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on June 28, 2016 at 8:54 p.m. to the next regular meeting on July 12, 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.