

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
July 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, July 12, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Choi called the meeting to order at 7:02 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: 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:

June 14, 2016 –

Action Taken: The Planning Commission approved the minutes of June 14, 2016.

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

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

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

2-A CITY ATTORNEY'S OFFICE COMMENTS ON LETTER SUBMITTED BY PUBLIC COUNSEL REGARDING AFFORDABLE AND SUPPORTIVE MULTI-FAMILY HOUSING DEVELOPMENTS IN THE CITY OF MONTEREY PARK

Assistant Attorney Berger stated that as indicated in the staff report the matter will be referred to the City Council, which is the legislative body that is responsible for making any amendments. The Housing Element has been in place for four years. If direction is provided by the Council than the City Attorney's Office will assist.

Chairperson Choi opened the public hearing.

Speaker Ms. Azadeh Hosseinian of Public Counsel, 610 S. Ardmone Avenue, Los Angeles, CA 90005, stated that the Community Development Project works to build strong foundations for healthy and economically stable communities by providing legal and technical support to community based organizations, small businesses, nonprofit housing developers and local governments. Speaker Hosseinian provided a brief overview of the letter submitted to the Planning Commission and expressed appreciation to the Planning Commission for taking the recommendations under advisement.

Chairperson Choi closed the public hearing.

Action: The Planning Commission **received and filed** the City Attorney's Office Comments on letter submitted by the Public Counsel regarding affordable and supportive multi-family housing developments in the City.

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

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

2-B. DRAFT URBAN WATER MANAGEMENT PLAN 2015 GENERAL PLAN CONSISTENCY

Water Manager Frank Heldman provided a brief presentation of the project.

Commissioner Amador stated that the project is on schedule to meet the target and inquired about what will happen at the end of year. Manager Heldman replied that the City has made a request to the State to modify conservation goals to 14 percent.

Currently it is at 20 percent in 13 years. If approved, the City will be able to relax its conservation goals and restore watering to a more reasonable time.

Commissioner Amador inquired if the other customer classes are making an effort to reduce water consumption. Manager Heldman replied that the state has identified residential as the use that demonstrates the most water waste in terms of outside irrigation measured in gallons per capita per day. Businesses are different because some businesses rely on more water as part of their business and it would be unreasonable to ask those businesses to reduce their water consumption and impact their productivity. At this point in time the focus is on outside water use.

Commissioner Leung inquired if there are plans for grey water for irrigation. Manager Heldman replied that everything is being considered but it is all based on cost. The first step is the importation of reclaimed water which will have a direct impact on reducing water demand on potable water.

Vice-Chair Sullivan inquired where the reclaim water comes from. Manager Heldman replied from the Central Basin Water District on the other side of the 60 freeway on the Montebello Golf Course and it is treated to where all the bacteria is removed and it is restricted to only outside use.

Vice-Chair Sullivan inquired about who bares the cost for the reclaim water. Manager Heldman replied it will be the Central Basin's infrastructure and the City will pay for the use. An agreement will be crafted for the use.

Vice-Chair Sullivan inquired about the growth in the City and the large projects. Manager Heldman replied that when a new development is proposed an old footprint is removed. When new developments are proposed everything is built above standards in terms of water conservation. The City is below projections as far as consumption.

Chair Choi inquired about outreach efforts. Manager Heldman replied that there has been extensive public outreach since the City received its conservation goals from the state. There have been two classes held every Thursday of every month in the a.m. and p.m. to accommodate work schedules. During those workshops people were allowed ask a variety of questions. There were slideshows. The classes began in August of 2015 and are still ongoing. The classes have been reduced to every first Thursday of every month. The mailers have been sent out in English, Spanish, and Chinese. 500 million gallons of water has been saved since the program started. Banners have also been in multiple languages.

Commissioner Leung inquired about the use of grey water. Manager Heldman replied that grey water is not currently addressed in the City's codes in terms of how it is collected and stored. There are considerations that need to be observed in order to properly use grey water.

Commissioner Leung inquired about water re-use. Manager Heldman replied that a lot of people are capturing and reusing water that would go down the drain. Grey water is water that enters the drain system that is piped for a certain purpose. This is something

that is not in place yet. There is variety of information that is available on the City's website about water conservation. There are some links that the City supports from the San Gabriel Valley Water District.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 13-16** approving the Draft Urban Water Management Plan 2015 General Plan Consistency.

Resolution No. 13-16

A RESOLUTION FINDING THAT THE DRAFT URBAN WATER MANAGEMENT PLAN 2015 CONFORMS WITH THE MONTEREY PARK GENERAL PLAN PURSUANT TO GOVERNMENT CODE § 65401.

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

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

3-A. CONDITIONAL USE PERMIT – 1920 SATURN STREET (CU-16-06)

Planner Tewasart provided a brief summary of the staff report.

Commissioner Robinson stated that Monterey Park should be business friendly and inquired about the income that the facility will bring to the City. Director Huntley replied that the facility will be on Southern California Edison property and not City property. It will provide a service to the community.

Commissioner Amador inquired if the residents at the Olson development received notice of the facility. Director Huntley replied that if the property is located within the noticing area they would be aware of the project.

Commissioner Amador inquired about what would happen to the facility if the vacant land were to ever be repurposed. Director Huntley replied that Edison has not been liquidating their properties or selling their assets.

Commissioner Leung inquired about what happens after 3 years and if the application would have to come back to the Commission. Director Huntley replied that the applicant has spent a lot of time working with Southern California Edison and the city to find the right location. They are being temporarily relocated because of the Mesa Substation project. After the Mesa Substation project is completed, Sprint will reengage Edison and find an appropriate location at the Mesa Substation.

Commissioner Leung inquired about the status of the Mesa Substation project. Director Huntley replied that they are going through their environmental review. The review is

going through the California Public Utilities Commission (CPUC) and the City provided comments. The CPUC is the lead agency that oversees Edison's distribution facilities. The environmental document has been circulated. Cities and other agencies and property owners have provided feedback. The environmental consultants that are working with the CPUC are working through completing the environmental document so that CPUC can have their public hearing in Sacramento.

Commissioner Leung inquired about prior wireless applications that recently came before the Commission and called up to City Council. Director Huntley provided an update.

Commissioner Sullivan inquired about the FCC regulations. Attorney Berger replied that Congress has taken away most local control over wireless telecommunication facilities. In the long term, wireless telecommunication facilities should be ministerial permits similar to a building permit. In an effort to try to mitigate the impacts of these facilities, most cities still have a conditional use permit process, which is discretionary. If wireless facilities can demonstrate that they need higher towers or a tower at a particular location or there is some other need in order for those companies to meet the needs of their customers, and they can demonstrate that objective data through engineering such as the coverage maps, federal law says they can get their permit. And the City's ability to condition or mitigate the impact of those types of facilities is severely narrowed and regulated by Congress.

Commissioner Sullivan inquired if there is any input that the Commission can put into about the structure. Attorney Berger replied that so long as the structure itself meets the basic zoning requirements there is little that can be said about it.

Commissioner Sullivan inquired about the height request. Attorney Berger replied that so long as the applicant can demonstrate that they need the extra 10 feet in order to meet the service expectations of their customers that is something that is built into the municipal code, which says that the Planning Commission can grant the extra height based upon the objective data. To contradict the objective data would be time consuming and expensive. The City would have to go out do its own engineering on the situation and under those circumstances federal law would supersede the local jurisdiction and would require as a matter of law for the City to approve the extra height.

Chair Choi inquired about the reason behind this being a temporary facility instead of a permanent application.

Chair Choi opened the public hearing.

Applicant Maree Hoeger on behalf of Sprint and Scott Haney from Edison is present. Sprint is only before the Commission due to the upgrades at the station. They are being forced to decommission their facility and relocate. They have a facility that works fine and Sprint is not in the business of needlessly spending money and going back out to cities to put up new towers. September 30th is a hard date to take down their facility. It will be off air and at that point in the community it will be an immediate loss of coverage.

It will be a loss of service to the residents that have Sprint including phone calls and data.

Applicant Hoeger stated that until the next three years when construction of the Market Place and Mesa Substation are completed Sprint would need a temporary structure in place. They were told that they could not locate anywhere else on the substation at this time. They could not be on any of the lattice towers even on the surrounding properties. If the towers were not being relocated, removed or upgraded, they might be in the path of construction. They were not allowed to put the facility on the service center itself. They even exhausted the possibility of locating on the First Care and Union Bank buildings on the north side of Potrero Grande Drive because those are rooftops. Those properties were not interested; they have been approached by a number of carriers over the years.

Commission Robinson stated that the photo is a little deceptive because it is Edison property and there are several dozen of those towers to the right on that tract of land so a telecommunications tower would fit in perfectly and would probably be about a fraction of how tall those towers are. Seeing the urgency that Sprint has to keep those services going the Commission should move forward on this.

Commissioner Leung inquired about what would happen if Sprint moves into the location and they want to stay and the property gets redeveloped and the City wants the facility to be stealth in a different way. Director Huntley replied that it is unlikely that Edison would allow such improvements and the facility may have to relocate somewhere else. Staff would emphasize better concealment of the facility.

Chair Choi closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 14-16** approving Conditional Use Permit (CU-16-06) for a wireless telecommunication facility at 1920 Saturn Street.

Resolution No. 14-16

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-16-06) FOR A WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

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

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

COMMISSION COMMUNICATIONS:

None

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

None

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on July 12, 2016 at 8:13 p.m. to the next regular meeting on July 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.