

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
July 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, July 26, 2016 at 7:00 p.m.

CALL TO ORDER:

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, Margaret Leung, Theresa Amador, and Delario Robinson

Commissioners Absent: Larry Sullivan

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 28, 2016 –

Action Taken: The Planning Commission approved the minutes of June 28, 2016, with amended comments.

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

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

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS (PUBLIC HEARING):

3-A. CONDITIONAL USE PERMIT – 421 NORTH ATLANTIC BOULEVARD #214-215 (CU-16-03)

Staff provided a brief summary of the staff report.

Commissioner Robinson stated that he liked the police oversight in condition number 35 of the Resolution regarding minors. Director Huntley replied that about 8 to 10 years ago there were similar types of the businesses that were coming into the San Gabriel Valley. Based on the concerns during those times more restrictive standards were adopted by the City, but many of those standards were just reiterations of existing laws that were already in place. Recently this past year a code amendment was processed that put the responsibility on the police department. One of the components of the previous code section incorporated some things that were already in the laws. Although it is not spelled out in the internet arcade laws, there are laws in the books today that do restrict minors from being out after 10:00 p.m. The operators of the internet cafes must comply with the curfew laws and should not have minors in the facility after 10:00 p.m.

Chairperson Choi inquired why the duties were shifted to the police department. Director Huntley replied that it was not shifted; it is still maintained by the police department. The codes from 10 years ago were supported and pushed by the police department. Over the years things have changed regarding the operation of these types of entertainment facilities and as part of the update, the police department was included in the review of the updates.

Commissioner Amador inquired about the number of existing internet cafes. Planner Tewasart replied none.

Commissioner Amador asked for more information about the property owner and expressed concerns about the safety at the exterior stairwell. The yellow striping at the bottom of the stairs are faded and recommended adding a condition that the striping receives new paint. Also, adequate exterior lighting should be provided in the evening times. Furthermore, the address number is not on the building.

Commissioner Leung inquired about checking for ids and keeping records.

Chairperson Choi opened the public hearing.

Representative Stanley Szeto, 879 West Ashiya Road, Montebello, CA 90640, stated that as far as condition number 24 which has been modified per code, they will be working with the police chief to see what kind of plan they can come up with to address the requirement and agreed to the other conditions.

Applicant Mr. Xuwei Chen, 421 North Atlantic Boulevard, #214-215, Monterey Park, CA 91754, stated that he is one of the owners of RSR Group. They would like to provide high internet access to the public in order to fulfill the gaming and studying needs in the area. The RSR Group is comprised of three young entrepreneurs. They are realtors and restaurant owners.

Commissioner Robinson inquired about how the matter of minors will be handled by the business. Applicant Chen replied that they can post a restriction sign and check ids after 10:00 p.m. There will be a staff member that will check for ids that will be the standard.

Commissioner Amador inquired if the business owner has operated other internet arcades. Representative Szeto replied that this will be their first, but they have operated an internet arcade in China.

Commissioner Amador inquired if the name of the business owners is also RSR Group in China. Applicant Chen replied that is an LLC.

Commissioner Robinson inquired about the age category that frequented the business in China. Applicant Chen replied mostly young 20s or 30s. Commissioner Robinson inquired about the applicant's years of experience with operating the business. Applicant Chen replied two years.

Chairperson Choi inquired if there will be any building improvements. Representative Szeto replied that they are not proposing any major tenant improvements other than some cosmetic and electrical work that needs to be done to install the equipment. As far as demolishing walls or putting up new walls they are not going to be doing that.

Portfolio Manager for Mar Investment Dale Pedroche, 331 North Atlantic Boulevard #200, Monterey Park, CA 91754, stated that there are three addresses 419, 421, and 423 North Atlantic, 421 is Shun Fat Supermarket.

Commissioner Amador inquired if the arcade is in the supermarket. Manager Pedroche replied that the arcade is on the 423 side, which is the north side of the property, 419 is the south side facing the parking lot.

Commissioner Amador stated that there are property maintenance items such as the trash receptacle and trash and debris. Manager Pedroche replied that they will definitely address those items.

Chairperson Choi inquired if their business will be the only business operating in the evening. Manager Pedroche replied yes.

Commissioner Leung inquired if there is adequate lighting in the walkway area in front of the units during the evening times. Manager Pedroche replied that the lights are on timer, so the minute the sun goes down, the lights turn on. Shun Fat is opened until 10:00 p.m. and some of the restaurants are opened until 9:00-9:30 p.m. It is fairly busy in the area in the night time because of Atlantic Times Square across the street.

Commissioner Leung requested that adequate lighting be added as a condition of approval.

Commissioner Amador requested that the yellow striping also be added as a condition of approval. Manager Pedroche replied that the items will be addressed before the tenant moves in.

Commissioner Leung stated that the property is a beautiful property. The City has spent a lot of effort and resources in developing this particular area and the Commission would like to see the business succeed and grow. It is exciting to see that the City is thinking outside of the box. This is not a traditional type of operator, but a young entrepreneur looking to come and develop the area. The property needs to keep pace with the rest of the developments that are in the area. Keeping up with appearances and making sure all the code issues are taken care of.

Chairperson Choi closed the public hearing.

Action: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-16** approving Conditional Use Permit (CU-16-03) for an internet arcade at 421 North Atlantic Boulevard #214-215 with added conditions.

Resolution No. 15-16

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-16-03) TO PERMIT AN INTERNET ARCADE AT 421 NORTH ATLANTIC BOULEVARD #214-215.

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

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

3-B. CONDITIONAL USE PERMIT – 111 NORTH ATLANTIC BOULEVARD #120 (CU-16-07)

Staff provided a brief summary of the staff report.

Commissioner Robinson stated that he liked the overall business plan and strategy and the proposed hours of operation.

Commissioner Amador stated that she also appreciated the information provided by the applicant.

Chairperson Choi opened the public hearing.

Applicant Lok Wong, 111 North Atlantic Boulevard #120, Monterey Park, CA 91754, stated he is one of the partners of the business.

Commissioner Robinson inquired if signs will be posted about age. Applicant Wong replied that they will ascertain each customer's age when they come into the space and if they are underage then they will be asked to leave.

Commissioner Amador inquired how the age would be determined. Applicant Wong replied that to get a username and password, identification or a driver's license will be required. Commissioner Amador inquired if the applicant has operated other internet arcades. Applicant Wong replied that his partner operates the largest internet arcade in Shanghai.

Commissioner Leung inquired what is considered a minor. Attorney Berger replied that a minor under the city's curfew codes is anyone under the age of 18. The conditions of approval require the applicant to comply with all applicable laws, including the curfew laws both day and night times.

Chairperson Choi closed the public hearing.

Commissioner Leung inquired if the elevators have been checked to make sure the proper inspections have been done. Director Huntley replied that the city's code enforcement staff has been really active for the past two years and spent a lot of time with the management company. The property is in much better shape than it was two years ago due to the city's actions associated with the property. Also, over the last two years there has been a substantial increase in the number of tenants to allow for the center to improve as well.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 16-16** approving Conditional Use Permit (CU-16-07) allow an internet arcade at 111 North Atlantic Boulevard #120.

Resolution No. 16-16

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-16-07) TO PERMIT AN INTERNET ARCADE AT 111 NORTH ATLANTIC BOULEVARD #120.

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

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

3-C. CODE AMENDMENT – TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE RELATIVE TO MINIMUM RESIDENTIAL PARKING STANDARDS (CA-16-04)

Director Huntley provided a brief summary of the staff report.

Chairperson Choi stated that he is okay with the proposed code amendments. They are consistent with what was discussed at the last meeting.

Commissioner Robinson stated that he is in agreement with the square footage. It is not as aggressive as he would like but it is a good proposal. HOAs should have a management company come in to help regulate the properties.

Commissioner Amador inquired about the overnight parking discussed on pages 4 and 5. Director Huntley replied that those are items for the Commission to consider, what is before the Commission is what was recommended at the last meeting, which would be to require one parking space per bedroom in multi-family. Those are alternatives to consider. Overnight parking would be a separate item to be taken to the Council for their consideration. Commissioner Amador inquired if overnight parking would just be in certain areas and not citywide. Director Huntley replied that it is open-ended.

Commissioner Leung stated that the goal is when a unit has three or less bedrooms to have a minimum of two enclosed spaces plus one guest space. When a unit has four or more bedrooms a minimum of two enclosed spaces plus one additional open space for additional bedrooms above four bedrooms plus one guest space per dwelling will be required.

Chairperson Choi opened the public hearing.

Opponent Alison Fung, 219 North Sierra Vista Street, Monterey Park, CA 91754, stated that she has lived in Monterey Park for 28 years and is also an architectural designer and has worked on many single-family and multi-family projects in Monterey Park and other cities. She lives in the northern area of the city and sees that most of the homeowners use their garage for storage and park their cars on the street. Additional garage spaces would not deter people from parking on the street. In some cases the garages are converted and rented out. One parking space per bedroom may be too restrictive and developers may not want to build projects in the city. Parking should be based on the square footage of the house because if the homeowner or developer is aware of the parking requirement, they will build bigger bedrooms and at a later time after final inspection they will convert one bedroom to two bedrooms, which can easily be done. Overnight parking permit is a good recommendation.

Opponent Manual Duran, 1081 Moonbeam, Monterey Park, CA 91754, stated that he and fellow investors see a lot of old houses that have the potential for additions or rebuilding and on many of the properties in the hillside areas there may not be enough lot width for a three-car garage. Monterey Park is a beautiful city to build in, but if the requirements are too restrictive owners cannot do an addition because of the parking. Some of the hillside lots may require retaining walls, which will add to the cost of the project.

Opponent Tim Chen, 12179 Hemlock Street, El Monte, CA 91732, concurred with Speaker Duran.

Chair Choi closed the public hearing.

Chair Choi asked for a summary of the Commission's comments. Director Huntley stated that no changes were proposed to the draft amendment for the single-family residential provisions. As it applies to multi-family residential areas there have been some suggested changes to how to evaluate parking for multi-family projects whether they are condominiums or apartments. The recommendation is to require two enclosed parking space for three or fewer bedrooms and one guest parking space per unit. For four or more bedrooms two enclosed parking spaces plus one open parking space plus one guest parking space per unit. For each additional bedroom above four one more open parking space would be required for each bedroom.

Commissioner Amador inquired if staff can revise the proposed code amendment to reflect the comments provided by the Commission and bring back the revised amendment for a vote.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **continued** Code Amendment (CA-16-04) to the meeting of August 9, 2016.

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

Ayes: Commissioners: Choi, Leung, Amador, and Robinson
Noes: Commissioners: None
Absent: Commissioners: Sullivan
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 26, 2016 at 9:06 p.m. to the next regular meeting on August 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.