

CITY OF MONTEREY PARK PLANNING COMMISSION AGENDA

REGULAR MEETING

**Monterey Park City Hall – Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
AUGUST 9, 2016
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Planning Commission less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Planning Commission regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Planning Commission, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Chairperson Choi

PLEDGE OF ALLEGIANCE

ROLL CALL – Commissioners Sullivan, Leung, Amador, and Robinson

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – None

[1.] CONSENT CALENDAR – None

[2.] UNFINISHED BUSINESS – None

2-A. CODE AMENDMENT – AMENDING THE CITY OF MONTEREY PARK MUNICIPAL CODE (MPMC) CHAPTER 21.22 RELATIVE TO OFF-STREET PARKING REGULATIONS IN RESIDENTIAL DISTRICTS (CA-16-04)

The City of Monterey Park is considering Code Amendments to Monterey Park Municipal Code (“MPMC”) Chapter 21.22 relative to off-street parking regulations in residential districts. The Planning Commission directed staff to conduct research and surveys to evaluate the current code, what other surrounding cities are doing and also include information from technical studies on the required number of parking spaces relative to the number of bathrooms. The Planning Commission conducted a public hearing on July 26, 2016 to discuss the proposed code amendment to the off-street parking regulations for both the single and multi-family residential districts. Subsequent to discussing the amendment recommended by the Planning Commission at the study session, the Commission requested additional changes to the off-street parking regulations in the multi-family residential districts and directed staff to make the edits to the draft ordinance and bring back for further discussion and consideration.

The consideration of the recommendations to the City Council for amending the Monterey Park Municipal Code is exempt from the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines.

It is recommended that the Planning Commission consider taking the following actions:

- (1) Re-opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting Resolution No. 11-16 Recommending Approval of proposed Code Amendments.
- (5) Providing further direction to staff; and
- (6) Taking such additional, related, action that may be desirable.

[3.] NEW BUSINESS (PUBLIC HEARING)

[4.] COMMISSION COMMUNICATIONS

[5.] FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION

[6.] STAFF UPDATES

[7.] CLOSED SESSION

ADJOURN

To the next regularly scheduled meeting on **August 23, 2016**

APPROVED BY:

MICHAEL A. HUNTLEY	
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Planning Commission Staff Report

DATE: August 9, 2016

AGENDA ITEM NO: 2-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Consider a proposed code amendment to the Monterey Park Municipal Code (MPMC) Chapter 21.22 regulations affecting off-street parking regulations in the residential districts.

RECOMMENDATION:

It is recommended that the Planning Commission:

- (1) Open the continued public hearing and, after considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt an ordinance amending the Monterey Park Municipal Code Chapter 21.22 regulations affecting off-street parking regulations in the residential districts; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

There have been concerns raised by members of the City Council and the Planning Commission regarding (1) the potential lack of adequate off-street parking for new single-family dwellings, and (2) the expansion of existing single-family dwellings and multi-family residential development. Comments have been made about the substantial amount of on-street parking in the northern portion of the City in the evenings and on weekends raising the question as to the adequacy of off-street parking. Staff has visited these areas and has confirmed that on-street parking in this area of the City is well utilized with a limited amount of on-street parking during the period of peak parking demand. It appears that the main concerns were related to the size of the dwelling units and/or the excessive number of bedrooms being proposed for new in-fill residential development projects. Such projects would compound the existing on-street parking problems.

On June 28, 2016, the Planning Commission conducted a study session to specifically discuss the adequacy of the City's off-street parking regulations related to residential uses. Based on a lengthy discussion on this matter, the Commission concluded that amendments should be made to the existing off-street parking regulations to address parking concerns in both the single and multi-family residential districts. The

Commission then asked directed staff to schedule a public hearing and prepare a resolution and ordinance incorporating their proposed amendments.

On July 26, 2016, the Planning Commission conducted a public hearing to discuss the proposed code amendment to the off-street parking regulations for both the single and multi-family residential districts. Subsequent to discussing the amendment recommend by the Planning Commission at the study session, the Commission requested additional changes to the off-street parking regulations in the multi-family residential districts. Instead of accepting the changes as part of a verbal action by the Planning Commission, the Commission directed staff to make the edits to the draft ordinance and return at the next meeting.

ANALYSIS:

At the July 26, 2016, the Planning Commission directed staff to make some additional edits to the draft Ordinance. The following details below include the recommendation from both the June 28th and the July 26th the Planning Commission meetings:

Proposed Residential Parking Standards

The Planning Commission recommended two amendments to the single-family regulations including:

1. That the 3,000 square foot standard be eliminated and that number of bedrooms be the basis for requiring off-street parking. Specifically, four or fewer bedrooms would require two enclosed garage spaces, and five or more bedrooms would require three enclosed garage spaces.
2. That staff recommend a standard for requiring additional off-street parking for six or more bedrooms.

Staff recommends that one open parking space be required for each additional bedroom at six or more bedrooms.

The table below identifies the proposed single-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Single Family Dwelling	
4 or fewer bedrooms*	2 enclosed garage spaces
5 or more bedrooms*	3 enclosed garage spaces plus one additional open parking space per bedroom above five.

*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

Multi-Family Residential (R-2 and R-3).

Proposed Residential Parking Standards

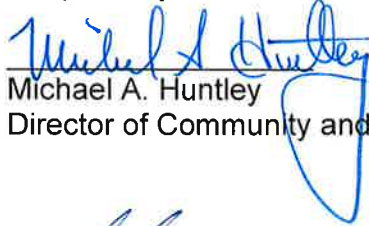
The table below identifies the Planning Commission's proposed amendments to the multi-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Multi-Family Residential: per unit*	
3 or fewer bedrooms*	2 enclosed garage spaces, plus 1 guest parking space per unit
4 or more bedrooms*	2 enclosed garage spaces; plus one additional open parking space per bedroom above four; plus 1 guest parking space per unit

*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

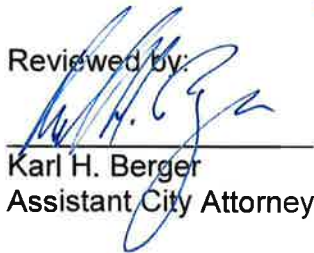
Staff has attached the Planning Commission staff reports from the June 28 and July 26 meetings for background information should the Planning Commission need to refer back the previous materials.

Respectfully submitted,



Michael A. Huntley
Director of Community and Economic Development

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Draft Planning Commission Resolution
Exhibit A - Draft Code Amendment Language
Planning Commission Staff Report – June 28, 2016

RESOLUTION NO. 11-16

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE SECTION 21.22.050 RELATING TO OFF-STREET PARKING REGULATIONS IN RESIDENTIAL DISTRICTS

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing off-street parking in the residential zoning districts;
- B. On June 28, 2016, the Community and Economic Development Department conducted a study session with the Planning Commission. The Planning Commission provided direction for improving the regulations. Thereafter, the regulations were reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for July 26, 2016;
- E. On July 26, 2016, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft code amendments including, without limitation, information provided to the Planning Commission by City staff and public testimony and continued the item;
- F. On August 9, 2016, the Planning Commission open the continued public hearing to consider the draft code amendments attached as Exhibit "A," and incorporated by reference, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- G. This Resolution and its findings are made based upon the evidence presented to the Commission at its August 9, 2016, hearing including,

PLANNING COMMISSION
RESOLUTION NO. 11-16
PAGE 2 OF 3

without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed code amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the proposed code amendment constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The code amendment, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860 the proposed MPMC amendments are consistent with the Monterey Park General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park’s residential neighborhoods. The proposed code amendments are minor changes intended to ensure that the residential character is maintained to the highest standards.

SECTION 4: *Recommendation.* The Planning Commission recommends that the City Council adopt an ordinance with the proposed amendments to MPMC Section 21.22.050, and specifically Table 21.22(A) of such section, as set forth in attached Exhibit “A,” which is incorporated into this resolution by reference.

SECTION 5: *Reliance On Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The Planning Commission’s analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

**PLANNING COMMISSION
RESOLUTION NO. 11-16
PAGE 3 OF 3**

SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED AND ADOPTED this 9th day of August 2016.

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 9th day of August 2016, by the following vote of the Planning Commission:

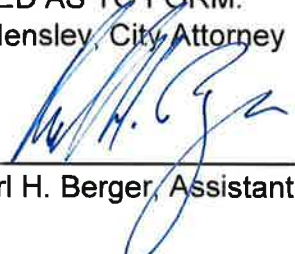
AYES:	Commissioners
NOES:	None
ABSTAIN:	None
ABSENT:	None

Ricky Choi, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 
Karl H. Berger, Assistant City Attorney

ATTACHMENT 1
Planning Commission Staff Report
June 28, 2016



Planning Commission Staff Report

DATE: June 28, 2016

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A study session to discuss the off-street parking regulations related to residential uses.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Receive and file this item; or
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Both the City Council and Planning Commission expressed interest in reviewing the City's parking regulations as to the adequacy of off-street parking for both new single family dwellings and for expansion of existing single-family dwellings. Primarily, discussion focused on the oversize of the dwelling units and, more specifically, the number of bedrooms. The intent of this study session is to identify current issues regarding these issues; review previous actions taken by the City to address similar off-street parking issues; consider the City's existing off-street parking requirements; present the findings of an off-street parking survey for other cities; and seek direction from the Planning Commission.

BACKGROUND:

In 2008, the City began reviewing and amending Title 21 of the Monterey Park Municipal Code ("MPMC") governing minimum parking spaces required for single-family residences. These actions were taken, in part, to address concerns raised by residents regarding the lack of parking in many of the residential areas. Residents have reported that the parking deficiency is especially apparent in the evening and weekend times.

At the time, there were a number of factors that staff presented to explain the need for additional parking. The main factor was the trend of constructing room additions and constructing larger homes on residential lots. These actions resulted in land use concerns because these increases in living space did not necessarily result in expansions to off-street parking of vehicles. Staff believed this land use trend, compounded with relaxed residential parking and inconsistent nonconformity standards,

can adversely impact the residential community by creating overcrowded conditions and parking congestion.

Before changes to the MPMC beginning in 2008, a two car enclosed garage was required for a new single-family dwelling under 3,000 square feet. One additional enclosed parking space was required if the new residential dwelling was over 3,000 square feet. However, additions to residential dwelling were excluded from having to provide additional parking.

During the code amendment process, direction from the Planning Commission and City Council caused staff to recommend amendments to the MPMC's off-street parking regulations. Specifically, proposed amendments required that a single-family dwelling under 3,000 square feet and with three or fewer bedrooms would require two enclosed off-street parking spaces. Any new or existing single-family dwelling which would result in a gross floor area over 3,000 square feet or residential addition which would result in four or more bedrooms would require a third enclosed space.

On April 2, 2008, the City Council considered this proposal, but tabled the item. It is staff's understanding that the item was tabled because of concerns about the bedroom threshold that would trigger the third enclosed off-street parking. Specifically, it appeared that requiring a third enclosed off-street parking space at four or more bedrooms was too restrictive.

This item was not brought back before the City Council until the MPMC updates that were considered in 2012 and adopted in 2013. As part of the Planning Commission and City Council meetings related to the 2013 MPMC updates, the threshold for triggering the third enclosed off-street parking space was set at five, not four as was previously proposed by staff. The table below identifies the current off-street parking regulations.

Table 21.22(A)

Residential Parking Standards

Dwelling Uses	Min. Required No. of Spaces
Single Family Dwelling	
3,000 sq. ft. or greater	3 enclosed garage spaces
Less than 3,000 sq. ft.	2 enclosed garage spaces
Addition which will result in 5 or more bedrooms*	3 enclosed garage spaces

*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

ANALYSIS:

In 2008, a MPMC amendment was considered by the City Council to address some of the same concerns that are now being raised regarding adequate off-street parking. That proposed amendment to the off-street standards was again considered in 2013. Ultimately, the amendment that occurred in 2013 established the threshold for triggering the third enclosed off-street parking space at five, not four, bedrooms.

Off-street Parking Survey. Since there are similar cities to Monterey Park, staff conducted a survey of cities to identify their off-street parking requirement for residential uses so that a comparison can be made. Six cities were surveyed: Alhambra, Arcadia, Cerritos, Diamond Bar, Rosemead, and Temple City. The City of San Gabriel was contacted, but did not respond. The following identifies each surveyed city's off-street parking requirements.

Number of required parking spaces

According to the survey, the cities of Arcadia, Cerritos, Diamond Bar, and Temple City have similar parking requirements to the City of Monterey Park. The cities of Alhambra and Rosemead have thresholds based on square footages, as shown below. Additionally, the cities of Alhambra, Arcadia, and Temple City require a parking permit for overnight on-street parking and homeowners must register the permit to their home address. A renter must provide the leasing agreement to the City in order to obtain an on-street parking permit.

Alhambra (Chapter 23.52.040: Off-Street Parking and Loading Standards)

- *R-1:* Minimum 2 enclosed garage spaces, additional parking space (covered or uncovered) per 750 sq. ft. of gross living area in excess of 2,000 sq. ft.
- *R-2:* Minimum 2 parking spaces, additional parking space (covered or uncovered) per 750 sq. ft. of gross living area in excess of 2,000 sq. ft. A two-car garage shall be required for front units and at least one garage space shall be required for rear units.
- *R-3:* Minimum 2 enclosed garage spaces, additional parking space per 500 sq. ft. of gross living area in excess of 1,000 sq. ft.
- *Guest Parking:* 1 space (covered or uncovered) for each 5 units on local residential streets; 1 space for each 4 units on collector streets; 1 space for each 3 units on arterial streets.

Arcadia (9252.2.6; 9253.2.9; 9255.2.9 – Parking)

- *R-1:* Minimum 2 on-site garage parking; 5 or more bedrooms will require 3 on-site garage parking.
 - *R-2 & R-3:* Minimum 2 on-site covered parking spaces shall assign to each dwelling unit; Multi-family requires 1 guest parking per 2 dwelling units.
-

Cerritos (Chapter 22.74.300 Residential Requirements)

- *Single-Family Dwelling:* Each unit is required to have a minimum of two automobile parking spaces in an enclosed garage.
- *Multi-Family Dwelling:* Each building containing two or more dwelling units is required to have at least two parking spaces. (No tandem parking)

Diamond Bar (Section 22.30.040)

- *Single-Family:* 2 car garage; Additional parking might be required for hillside development by the director.
- *Multi-Family and Condominiums:* 1 bedroom or more, 2 car garage per unit, plus 0.5 additional spaces for each bedroom over 2, plus guest parking.
- *Studio Unit:* 1 parking space per unit

Rosemead (Table 17.112.040.1)

- *Single-Family and Two-Family Dwellings:* 4 bedrooms and less than 2,000 sq. ft. required 2 enclosed parking spaces per unit; 5 bedrooms and over 2,000 sq. ft. required 3 enclosed parking spaces per unit.
- *Multi-Family & Condominiums:* 2 spaces per dwelling unit; 1 guest parking per 2 dwelling unit

Temple City (Chapter 9-1J-2: Parking Spaces Required)

- *Single-Family:* 2 car garage; 4 bedrooms or more required 3 car garages.
- *Multi-Family:* 2 car garage per unit, additional 1 parking space per 2 units.
- *Condominium:* 2 car garage per unit, additional 1 parking space per 2 units; Units with 3 or more bedrooms shall require an additional 1/2 parking space
- *Single-room occupancy:* 1 space per 4 SRO units plus an additional 1 space if an on-site manager is provided.
- *Rooming houses:* 1 parking space per sleeping room

Out of the six cities that responded to the survey, the City of Temple is the only city that has a slightly more restrictive threshold for requiring a third enclosed off-street parking space. Specifically, Temple City's threshold is set at four or more bedrooms.

Threshold for requiring off-street parking

Since there are a number of new Planning Commissioners, staff felt that it was important to share the threshold or triggers that are typically used by the planning and traffic engineering industry to determine off-street parking for residential uses. The

threshold or triggers are fairly standard but vary from city to city. The three triggers that are typically used include:

1. The "Use" – The industry may identify the parking requirement strictly on the use which in this case would be a single-family dwelling;
2. The "Square Footage" – The industry may use the square footage of the dwelling to determine the off-street parking requirement; or
3. The "Bedroom" – The industry may use the number of bedroom to determine the off-street parking requirement.

Note: Although it has been suggested to consider using the number of bathrooms also in determining the number of off-street spaces, the industry has not considered such a trigger since bathrooms do not create the demand for parking.

Options for Consideration. It appears that the 2013 code amendment may not have completely established adequate standards for off-street parking. The following options are up for consideration by the Planning Commission.

1. Consider a code amendment changing the threshold for the third enclosed off-street parking space from 5 bedrooms to 4 bedrooms;
2. Consider an even more restrictive standard;
3. Take no action;
4. Taking such additional, related, action that may be desirable.

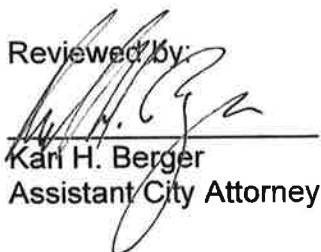
Note: If the Planning Commission considers option two, direct staff to prepare the pros and cons on such action so that the Planning Commission can make an informed decision.

Respectfully submitted,



Michael A. Huntley
Director of Community and Economic Development

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT 1
City Council Minutes – April 2, 2008

MINUTES
MONTEREY PARK CITY COUNCIL
REGULAR MEETING
APRIL 2, 2008

The City Council of the City of Monterey Park held a regular meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, April 2, 2008 at 7:00 p.m.

- | | |
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| CALL TO ORDER: | Mayor Martinez called the meeting to order at 7:10 p.m. |
| FLAG SALUTE: | The Monterey Park Fire Explorers led the flag salute. |
| ROLL CALL: | City Clerk Barron called the roll:
Present – Council Members: Lau, Wong, Ing, Venti, Martinez
Absent - Council Members: None
Also Present –Interim City Manager Reta, Assistant City Attorney Guerra |
| <u>ITEM NO. 1</u>
AGENDA ADDITIONS,
DELETIONS, CHANGES | AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Interim City Manager Reta requested that Item No. 12 be continued to a future meeting date. He said the public hearing would be opened and closed for this item. |
| <u>ITEM NO. 2</u>
GUESTS/
PRESENTATIONS | INTRODUCTION OF GUEST PRESENTATIONS

Guests/Presentations were held at 6:00 p.m. in the City Council Chambers per resolution No. 10897; City Council Policies and Procedures. |
| MAYOR MARTINEZ | Mayor Martinez introduced the new City Manager, Ms. June Yotsuya. She read her biography and described her previous government experience of over twenty-eight years. |
| JUNE YOTSUYA | Ms. Yotsuya thanked the council for her appointment and introduced Seal Beach's City Manager Dave Carmany, Personnel Manager Andy C. Tse, Director of Cable Foundation Robin Fortlinke and her friend, Gilbert Estrada. |
| COUNCIL MEMBERS | The council members congratulated and welcomed the newly appointed city manager and look forward to working with her. |
| CITY CLERK BARRON | City Clerk Barron administered the oath of office to the newly appointed city manager. |
| <u>PUBLIC SPEAKERS</u> | |
| RUTH WILLNER | Ms. Willner also welcomed the new city manager with questions and comments. She mentioned that she was very impressed with the new city manager, when touring the library with her and the city librarian. |

ITEM NO. 2
(CONTINUED)

RITA MILLER	Mrs. Miller said that she is still in support of Interim City Manager Reta for city manager.
MAYOR MARTINEZ	Mayor Martinez presented Mr. Song Park a Certificate of Recognition from the State of California Senate for his outstanding dedication and recognition for building bridges of culture exchange and understanding for Monterey Park and its Sister Cities. Additionally, she also presented a beautiful recognition from the County of Los Angeles for dedicated services of the community and civic pride demonstrated by the numerous contributions for the benefit of all the citizens of Los Angeles County.
DAVID CARMANY	Mr. Carmany, Seal Beach's City Manager, spoke in praise of the newly appointed city manager. He mentioned that it is the City of Monterey Park's gain and Seal Beach's loss.
GIL ESTRADA	Mr. Estrada said he has been a friend of Ms. Yotsuya for about eleven years and said she will give the city a hundred ten percent with her work.
<u>CONSENT CALENDAR</u>	CONSENT CALENDAR CONSISTS OF ITEMS 3 TO 10
MAYOR PRO TEM VENTI	Mayor Pro Tem Venti announced that he will be voting no on Item No. 3, Warrant Nos. 246115 & 246116 payable to Brownfield, Winfield and Canzoneri. He also requested that Item No. 9 be pulled for discussion.
COUNCIL MEMBER WONG	Council Member Wong stated there was a correction to be made on Item No. 4 on the minutes on page 13 on the third last paragraph. He said it should be corrected to read, "Council Member Wong stated that there will be a fund raiser on March 14, 2008 for the Sister Cities Commission at Luminarias Restaurant." He said that the ticket price is \$500 per table and \$1,000 proceeds help send two student ambassadors to Korea.
MOTION	Mayor Pro Tem Venti made a motion to approve Item Nos. 3, 4, 5, 6, 7, 8, and 10 under the Consent Calendar, reading resolutions and ordinances by title only and waiving further reading thereof. Second by Council Member Ing. The motion was approved by the following vote: Ayes: Council Members: Lau, Wong, Ing, Venti, Martinez Noes: Council Members: Venti (Warrant #246115 & #246116) Absent: Council Members: None Abstain: Council Members: None

ITEM NO. 3

RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND
INTERFUND TRANSFERS

It is required that the City Council formally approves all disbursements.

The City Council approved payments of warrants and adopted Resolution No. 11178, entitled:

RESOLUTION NO. 11178
ADOPTED

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 2nd DAY OF APRIL 2008 TOTALING \$766,259.15 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID”

ITEM NO. 4

APPROVAL OF MINUTES

City Council Meeting: Regular Meetings of February 20, 2008 and
March 5, 2008

The City Council approved the minutes as amended on the Consent Calendar.

ITEM NO. 5

CLAIM-PETER FONG/IRINA BARNES VS CITY OF MONTEREY
PARK 1649-CL

The City Council denied this claim and referred it to the City's liability claims administrator for processing pursuant to Administrative Policy 40-07, Litigation/Claims Management Guidelines, including assignment of legal counsel as appropriate.

ITEM NO. 6

PARCEL MAP NO. 61802 (225 N. SIERRA VISTA STREET-FINAL
MAP APPROVAL

The final map for Parcel No. 61802 has been prepared and reviewed for conformance with all pertinent requirements. Staff is recommending approval of the final map.

The City Council found, determined and declared that the final map is in substantial compliance with the previously approved tentative map, and approved the final map and authorized the necessary signatures on the Consent Calendar.

ITEM NO. 7

REQUEST TO AUTHORIZED THE CITY MANAGER TO EXECUTE SIDE LETTER AGREEMENT NO. 2. MODIFYING THE 2006/09 MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY AND THE FIREFIGHTERS' ASSOCIATION, I.A.F.F. LOCAL 1014 TO ADD EMERGENCY MEDICAL TECHNICIAN, DEFIBRILLATOR (EMT-D) PREMIUM PAY

Contained in the 2006/09 MOU between the City and the Firefighters' Association, IAFF Local 1014 is a re-opener provision for the parties to negotiate regarding establishing an EMT-D premium pay. City and Association representative have concluded, meet and confer negotiations regarding this issue and have reached agreement on an EMT-D premium pay recommendation.

The City Council authorized the City Manager to execute Side Letter Agreement No. 2 modifying the 2006/09 MOU between the City and Firefighters' Association, IAFF, Local 1014, establishing an EMT-D premium on the Consent Calendar.

ITEM NO. 8

REQUEST TO AUTHORIZE THE CITY MANAGER TO EXECUTE SIDE LETTER AGREEMENTS MODIFYING THE 2007/11 MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF MONTEREY PARK AND THE MID MANAGEMENT ASSOCIATIONS (MP/MMA) AND THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 721 TO ADD CERTIFICATION PAY FOR POSSESSION OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH (CDPH) WATER CERTIFICATION PREMIUM PAY AND FOR SEIU, A PREMIUM PAY FOR ASSIGNMENT IN THE MANAGEMENT SERVICES DEPARTMENT OF PAYROLL BACK-UP DUTIES

Contained in the 2007/11 MOU between the City and the Service Employees International Union, Local 721 (SEIU) and the Monterey Park Mid-Management Association MOU is a re-opener provision for the parties to negotiate regarding certification premium pay for classifications that are required to have required or desired certification. City representatives have met with Union and Association representatives regarding certifications required by the State of California Department of Public Health for Water Division personnel and are recommending certification pay. Additionally, the Management Services Department has identified a need to an individual to be trained as a back up to the Payroll Technician. A premium pay is recommended for this assignment.

The City Council authorized the City Manager to execute Side Letter Agreements modifying the 2007/11 MOU between the City and SEIU Local 721 and the Monterey Park Mid-Management Association establishing a CDPH Water Certification Premium in those units and a Payroll Back Up premium in the SEIU unit on the Consent Calendar.

ITEM NO. 9

RECOMMENDATION FOR TREE MEMORIAL

In an effort to provide an equal and fair process honoring individuals for their service and contributions to the community, the City Council unanimously passed guidelines to conduct a Tree Memorial Award. In Accordance with Resolution 10485, the Monterey Park Tree Memorial Selection Committee has completed the review of submitted nominations and has rendered their recommendations for the 2008 honoree. The Monterey Park Tree Memorial Review Committee is forwarding a recommendation that the late David Tallichet, Song Park and the late Joseph Graves for the 2008 Tree Memorial.

MAYOR PRO TEM
VENTI

Mayor Pro Tem Venti requested for a tree plaque be dedicated in memory of Mr. David Tallichet, Luminarias Restaurant owner, and asked the staff to make provisions for the people who would like to go to Luminarias for the tree dedication. Additionally, he also asked that the television staff crew film the tree dedication ceremony.

DIRECTOR OF
RECREATION & PARKS
PANAGIOTES

Director of Recreation and Parks Panagiotes said that if this item is approved tonight, the city could contact Luminarias about dedicating the tree memorial there for Mr. David Tallichet. He mentioned that the tree memorial for the other two individuals could be performed at City Hall.

COUNCIL MEMBER
WONG

Council Member Wong is in support of the Tree Memorial for Mr. Tallichet and asked that the city obtain Mr. Tallichet's family approval for the Tree Memorial at Luminarias.

COUNCIL MEMBER
LAU

Council Member Lau is in support of the Tree Memorial at Luminarias Restaurant in memory of Mr. Tallichet.

COUNCIL MEMBER ING

Council Member Ing also is in support of the Tree Memorial at Luminarias Restaurant in memory of Mr. Tallichet.

MAYOR MARTINEZ

Mayor Martinez believes it is a great idea and she definitely supports the idea of the Tree Memorial for Mr. Tallichet.

DIRECTOR OF
RECREATION & PARKS
PANAGIOTES

Director of Recreation and Parks Panagiotes said that for the record Mr. Song Park and Mr. Joseph Graves Tree Memorials were approved tonight.

MOTION

Mayor Pro Tem Venti made a motion to approve the Tree Memorial for Song Park, Joseph Graves and to direct staff to arrange for the Tree Memorial for David Tallichet at Luminarias Restaurant. Seconded by Council Member Ing. The motion was approved by the following vote:

Ayes: Council Members: Lau, Wong, Ing, Venti, Martinez
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

ITEM NO. 10

EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 65658-608 SEFTON AVENUE (EX-08-07/PM-06-02)

EGL Associates has filed a request for an extension of time to April 11, 2009, for the subject Tentative Parcel Map No. 65658 in order to receive sufficient time for final map approval and recordation. The Planning Commission originally approved the subject project on April 11, 2006. This request would be the first extension.

The City Council adopted Resolution No. 11179 approving an extension of time for Tentative Parcel Map No. 65658 on the Consent Calendar.

Resolution No. 11179, entitled:

RESOLUTION NO. 11179
ADOPTED

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPROVING AN EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 65658 KNOWN AS 608 SEFTON AVENUE”

END OF CONSENT
CALENDAR

ORAL AND WRITTEN
COMMUNICATIONS

ORAL AND WRITTEN COMMUNICATIONS

SARKIS ANTONIAN

Mr. Antonian commented on the new city manager that in his opinion she should start working now. He also made general comments on the City of Rosemead.

RITA MILLER

Ms. Miller discussed the Fire Department in reference to locating the new fire station at the dairy site. She urged the city council to place the new fire station at the dairy site. Additionally, she gave an example of the assistance she received by the paramedics.

SONG PARK

Mr. Park made general comments with recommendations for the new city manager. He asked that the new city manager consider the views of all council members. He also commented on the passing of Mrs. Nancy Lau and Mr. Verne Heitman.

NANCY ARCURI

Ms. Arcuri, Citizen's Voice Editor, addressed the location and lease of the dairy. She said that she wants a copy of lease with all the addendums, and copy of the tenant's request to have the lease extended one year. Finally; she would like the council to publicly review the lease again in the presence of Assistant City Attorney Land. She said the people who signed the petition to save the dairy were not informed that the city already owns the dairy property; therefore, she believes the vote should be overturned based on misinformation given to the council.

ORAL AND WRITTEN
COMMUNICATIONS
(CONTINUED)

ORAL AND WRITTEN COMMUNICATIONS

JORGE MORALES

Mr. Morales, Supervisor Gloria Molina's Office representative, introduced himself saying he works out of El Monte and will provide service to Monterey Park.

RUTH WILLNER

Ms. Willner responded to comments and asked about the motion to be reconsidered. She reviewed Robert's Rules of Parliament Procedure and believes Mayor Martinez should have been able to vote on a previous meeting and she believes the ruling was improper.

COUNCIL MEMBER
LAU

He concurred with Ms. Miller's concern regarding Fire Station 2 and asked the staff to conduct a study to determine what is the best option for Fire Station 2's location. He requested the Assistant City Attorney to look into the legality of the lease.

COUNCIL MEMBER
WONG

Council Member Wong said it was always his intention to include the 2200 South Garfield site in the study, because according to the report and survey the site is the most suitable for the fire station. He also mentioned he was not informed of Measure E in regards to Elder Park as potential site. He said now is not the time to negotiate the lease, because it is unknown what will happen in 2009. Additionally, he requested legal counsel to verify why Mayor Martinez was not allowed to vote on the item at the last council meeting.

COUNCIL MEMBER ING

Council Member Ing addressed comments made by Ms. Arcuri and Ms. Willner regarding the fire station. He alleged that when the city council purchased the dairy property, it was misrepresented to the council that the operator was going out of business and was not interested in purchasing the property. He said he believes that her offer was higher than what the city paid for the dairy property. He also clarified the misinformation directed to him and Mayor Pro Tem Venti that it was given to them, but he said the draft was given to all the council members. Finally, he asked if the current location is still viable.

MAYOR PRO TEM
VENTI

Mayor Pro Venti said that he and Council Member Ing did not choose to overlook Measure E. After talking to an architect, he was told the new fire station could be built on the same location, since it is a sub station and not the main fire department.

RITA MILLER

Ms. Miller spoke in favor of building a fire station that will last for fifty years and not twenty years.

COUNCIL MEMBER
LAU

Council Member Lau expressed concern on the legality of the lease and whether it is feasible to build on the existing site. He wants staff to conduct a study of the location of the new fire station.

ORAL AND WRITTEN
COMMUNICATIONS
(CONTINUED)

ORAL AND WRITTEN COMMUNICATIONS

COUNCIL MEMBER
WONG

Council Member Wong mentioned that in real estate transactions, when the deal is over on a sale, it is over and everything else is not important.

COUNCIL MEMBER ING

Council Member Ing commented on the issue of fire trucks backing into the fire station and believes it is incorrect that it takes a year and a half to build a new fire station.

MAYOR PRO TEM
VENTI

Mayor Pro Tem Venti said it is absurd that someone mentioned it takes two and a half years to build a fire station. He also stated that the lot at 2200 South Garfield is narrower than the Elmgate Fire Station. He mentioned the problem with the width is 4000 square feet belongs on a conditional use permit for motel parking. Finally, he asked that council wait for the fire station study results.

MAYOR MARTINEZ

Mayor Martinez welcomed Mr. Morales from Supervisor Molina's Office. She asked Assistant City Attorney Guerra to answer some of the many questions asked, as well as call Ms. Willner with an explanation for previous actions.

MAYOR PRO TEM
VENTI

Mayor Pro Tem Venti suggested the answers to Ms. Willner should be given in public, because otherwise the public will not be aware of what has taken place.

COUNCIL MEMBER
WONG

Council Member Wong asked for clarification on what Mayor Pro Tem Venti said regarding width of 2200 South Garfield.

ASSISTANT CITY
ATTORNEY GUERRA

Assistant City Attorney Guerra said that this is not an itemized item so he had to stop it. In regards to Ms. Willner's comments, he appreciates her comments and said Parliamentary Procedures are not always black and white, so he will listen to the tape and find out if the wording was a little different.

PUBLIC HEARING

ITEM NO. 11

CODE AMENDMENT TO TITLE 21 RELATIVE TO MINIMUM
PARKING SPACES REQUIRED FOR SINGLE FAMILY DWELLINGS
(CA-07-04)

City initiated Code Amendment to amend Title 21 of the Monterey Park Municipal Code relative to minimum parking spaces required for single-family residences. The amendment will further refine the parking requirements for nonconforming residential uses, existing dwellings with additions and new single-family construction. This item was continued at the March 19, 2008 Council Meeting.

ITEM NO. 11
(CONTINUED)

Planning and Code Enforcement Manager Basham presented the staff report. He explained the problem concerning issues with parking congestion and deficiency within the residential areas. He also explained the licensing of code regarding single-family homes and the loophole that permits expansion of homes without additional covered parking.

Recommendation: Introduce and place Ordinance for the Code Amendment on first reading by title only.

Ordinance Entitled:

“ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE RELATIVE TO MINIMUM PARKING SPACES REQUIRED FOR SINGLE FAMILY DWELLINGS WITHIN THE CITY OF MONTEREY PARK (CA-07-04)”

This item was continued to a future meeting.

OPEN PUBLIC HEARING	Mayor Martinez opened the public hearing at 8:35 p.m.
SARKIS ANTONIAN	Mr. Antonian said it is too late for this code amendment and gave examples.
MANUEL DURAN	Mr. Duran said he bought a house three years ago and wants to expand it. He argued against the need to build a three-car garage.
CHIP BERRY	Mr. Berry is opposed to requiring adding an additional garage for his home. He said he has a one bedroom, one bathroom house and wants to add two more bedrooms; therefore, he is not building a mansion.
ALLISON FONG	Mr. Fong has been a resident for over twenty-years and asked that the city reconsiders the code amendment. He said a three-car garage will not look good and the landscape will be gone.
PETER WONG	Mr. Wong from South Lincoln requested council deny this proposal. He reviewed the history of zoning and referred to moratoriums on multi-family development. He said that the whole city is being punished and yet staff is approving six to eight bedroom homes. He stated the proposal would greatly impact the residents.
JOY TSUI	Ms. Tsui, a twenty-year Monterey Park resident, recognized there is a parking problem in the residential areas. She talked about typography and how a third car garage cannot be accommodated in many homes.

ITEM NO. 11
(CONTINUED)

SAVIO CHAN	Mr. Chan moved to Monterey Park in 1989 and moved out and then returned. However, he is opposed to the code amendment, he said it will not solve parking problem, because the residents use their garage for living space or storage. He suggested issuing parking permits. He said the law will discourage people from maintaining their houses.
KEVIN LAM	Mr. Lam, a developer and real estate agent, said there are a lot of “bad apples” in Monterey Park. He asked council to reconsider the third garage requirement.
COUNCIL MEMBER LAU	Council Member Lau thanked the residents for their input on this code amendment. He asked how many residential-motel cases there were in the past year or this year. Based on this code amendment, he believes it will discourage residents from remodeling their homes.
PLANNING/CODE ENFORCEMENT MANAGER BASHAM	Responding to Council Member Lau’s question, Planning/Code Enforcement Manager Basham replied with the case of residential motels it is very hard to regulate the number of people living in the house. He said the city is focusing whether there are other issues associated with the property and an illegal residential motel.
INTERIM CITY MANAGER RETA	Interim City Manager Reta agreed this community is very hilly making some development difficult. He said this code amendment responds to the concerns that were raised by the council at least three years ago.
COUNCIL MEMBER WONG	Council Member Wong said it is almost impossible to build a three-car garage. He suggested encouraging the residents to use their garage for cars, since most of them do not. He also recommended finding alternatives on how to prevent residential motels. Additionally, he believes there should be a way to have a law to prevent property owners from abusing the ordinance.
COUNCIL MEMBER ING	Council Member Ing asked how the city defines a bedroom. He believes the code amendment regarding building a three-car garage is too restrictive. In conclusion, he said that he does not believe this code is the best solution to the parking problem and proposed the ordinance be brought back after discussing it with committee of architects and designers. He said that he will be voting no on this item.
MAYOR PRO TEM VENTI	Mayor Pro Tem Venti confirmed the Planning Commission unanimously voted for it. He said maybe the city council should put this off and get some input from staff and the Planning Commission. He asked why it cannot be done geographically. He recommended delaying the vote on this item until there is more input and studies from the Planning Commission.

ITEM NO. 11
(CONTINUED)

INTERIM CITY MANAGER RETA	Interim City Manager Reta responded that it could be done geographically. He said the code amendment can be forwarded to the Planning Commission and direct staff to reevaluate the proposal, because it would have to go back to the Planning Commission. They would then need to take a new approach, which would take into account the issues that were raised by speakers.
MAYOR MARTINEZ	Mayor Martinez said she understands the parking issue. She gave an example of her parents' home, where there is no way there would be enough room to add a three-car garage. She suggested doing an official parking study and to study the issue with more research before voting for it.
MAYOR PRO TEM VENTI	Mayor Pro Tem Venti asked if they had to vote on this tonight and if it could be amended and tabled.
PLANNING/CODE ENFORCEMENT MANAGER BASHAM	Planning/Code Enforcement Manager Basham said it could be tabled and that the Assistant City Attorney could shed some light on it. He stated the council had various options and they did not have to vote on it.
CLOSE PUBLIC HEARING	Mayor Martinez closed the public hearing at 10:10 p.m., being there were no speakers wishing to speak.
MAYOR PRO TEM VENTI	Mayor Pro Tem Venti said he is reading the minutes of the Planning Commission and they have some very good points. He believes it is important that the council does not vote on this tonight so the Planning Commission can review it and suggested the item be tabled. He asked if he could make a motion to table it.
ASSISTANT CITY ATTORNEY GUERRA	Assistant City Attorney responded that Mayor Pro Tem Venti could make a motion to table it.
COUNCIL MEMBER ING	Council Member Ing read the comments made by former Council Member Betty Tom Chu before the Planning Commission. She stated her concerns with mansionization, however, suggested that there might be exceptions regarding the requirements for a three-car garage where the property owner was not interested in having eight bedrooms. She also suggested that in older areas of the city to update their homes. She did express concerns about one home with eight bedrooms, which she said resembled a brothel.

ITEM NO. 11
(CONTINUED)

MOTION

Mayor Pro Tem Venti made a motion to table this item and to direct staff to bring back a study. Seconded by Council Member Ing. The motion was approved by the following vote:

Ayes: Council Members: Lau, Wong, Ing, Venti, Martinez
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

UNFINISHED BUSINESS

ITEM NO. 12

RESOLUTIONS RESCINDING ALL PRIOR OWNER PARTICIPATION AND REENTRY RULES APPLICABLE TO THE ATLANTIC/GARVEY REDEVELOPMENT PROJECT AREA AND THE MERGED REDEVELOPMENT PROJECT AREA, APPROVING AND ADOPTING AMENDED AND RESTATED OWNER PARTICIPATION AND REENTRY RULES FOR THE ATLANTIC/GARVEY REDEVELOPMENT PROJECT AREA AND THE MERGED REDEVELOPMENT PROJECT AREA

One step in the process of adopting a redevelopment plan is the approval of rules pertaining to participation by property owners and businesses. These rules are required so that agencies can ensure that the rights of all property owners and businesses are respected. It means that owners and businesses are offered the chance to participate in a project by submitting a development proposal or expressing a desire to reenter in business in the project area. The existing owner participation and reentry rules were adopted separately for each project area or sub-area. These rules are between 15 and 35 years old and not always uniform among the various sub-areas. These resolutions would supersede the existing sets of owner participation and reentry rules with two sets of rules (one for each project area).

Director of Economic Development

Recommendation: Adopt attached resolutions.

Resolution Title: "A RESOLUTION OF THE MONTEREY PARK REDEVELOPMENT AGENCY (1) RESCINDING ALL PRIOR OWNER PARTICIPATION AND REENTRY RULES AND (2) APPROVING AND ADOPTING AMENDED AND RESTATED OWNER PARTICIPATION AND REENTRY RULES FOR THE ATLANTIC/GARVEY REDEVELOPMENT PROJECT AREA"

ITEM NO. 12
(CONTINUED)

Resolution Title: "A RESOLUTION OF THE MONTEREY PARK REDEVELOPMENT AGENCY (1) RESCINDING ALL PRIOR OWNER PARTICIPATION AND REENTRY RULES APPLICABLE TO THE MERGED REDEVELOPMENT PROJECT AREA AND (2) APPROVING AND ADOPTING AMENDED AND RESTATED OWNER PARTICIPATION AND REENTRY RULES FOR THE MERGED REDEVELOPMENT PROJECT AREA"

This item was continued to the May 7, 2008 meeting.

COUNCIL MEMBER
WONG

Council Member Wong announced he would be abstaining on this item's discussion due to a potential conflict of interest.

OPEN/CLOSE PUBLIC
HEARING

Mayor Martinez opened and closed public hearing at 10:13 p.m., being there were no speakers wishing to speak.

MOTION

Mayor Pro Tem Venti made a motion to continue to this item to the May 7, 2008 Council Meeting. Seconded by Council Member Ing. The motion was approved by the following vote:

Ayes: Council Members: Lau, Ing, Venti, Martinez
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: Wong

NEW BUSINESS

None.

MAYOR/COUNCIL AND
AGENCY MATTERS

ITEM NO. 13

COMMITTEE REPORTS FROM COUNCIL REPRESENTATIVES OF
SPECIFIC ORGANIZATIONS

COUNCIL MEMBER ING

Council Member Ing announced that the Mark Keppel High School Band and Orchestra Jazz Band will be performing at the Barnes Park Amphetheater for their third annual Concert Under the Stars on Saturday, April 26, 2008 starting at 7:00 p.m. They will be playing musical theme songs and Broadway musical hits. He invited the community to come out and support the students to help them raise money for their field trips and musical instruments.

MAYOR PRO TEM
VENTI

Mayor Pro Tem Venti announced he will attend the Independent Cities Association meeting next week to discuss the budget impacts that are pending toward the city.

ITEM NO. 14

REPORT ON THE CASCADES/MARKET SHOPPING CENTER

This item was not heard.

CLOSED SESSION

The City Council adjourned to closed session at 10:16 p.m. with all members present.

ITEM NO. 15

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
PURSUANT TO SUBDIVISION (A) OF SECTION 54956.9 OF THE
CALIFORNIA GOVERNMENT CODE

NAME OF CASE: CITY OF MONTEREY PARK V. AEROJET-
GENERAL CORP., ET. AL

CASE NUMBER: CV-02-5909 ABC (RCX)

ITEM NO. 16

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
PURSUANT TO SUBDIVISION (A) OF SECTION 54956.9 OF THE
CALIFORNIA GOVERNMENT CODE

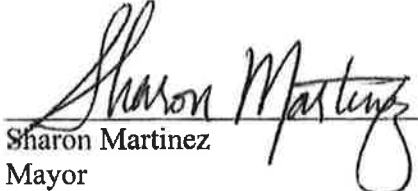
NAME OF CASE: EIGHT CAFÉ V. MONTEREY PARK
REDEVELOPMENT AGENCY

CASE NUMBER: BC386451

There were no reportable actions taken during closed session.

RECONVENED AND
ADJOURNED

The City Council reconvened and adjourned at 10:30 p.m. with all members present, in memory of Mrs. Nancy Lau, mother of Council Member Lau, Ms. Alice Pena and Mr. Vern Heitman, long time residents and dedicated volunteers.


Sharon Martinez
Mayor


David Barron, CMC, City
Clerk of the City of
Monterey Park, California

ATTACHMENT 2
Planning Commission Staff Report
July 26, 2016



Planning Commission Staff Report

DATE: July 26, 2016

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Consider a proposed code amendment to the Monterey Park Municipal Code (MPMC) Chapter 21.22 regulations affecting off-street parking regulations in the residential districts.

RECOMMENDATION:

It is recommended that the Planning Commission:

- (1) Open the public hearing and, after considering the evidence presented during the public hearing, adopt the Resolution recommending that the City Council adopt an ordinance amending the Monterey Park Municipal Code Chapter 21.22 regulations affecting off-street parking regulations in the residential districts; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

There have been concerns raised by members of the City Council and the Planning Commission regarding (1) the potential lack of adequate off-street parking for new single-family dwellings, and (2) the expansion of existing single-family dwellings and multi-family residential development. Comments have been made about the substantial amount of on-street parking in the northern portion of the City in the evenings and on weekends raising the question as to the adequacy of off-street parking. Staff has visited these areas and has confirmed that on-street parking in this area of the City is well utilized with a limited amount of on-street parking during the period of peak parking demand. It appears that the main concerns were related to the size of the dwelling units and/or the excessive number of bedrooms being proposed for new in-fill residential development projects. Such projects would compound the existing on-street parking problems.

On June 28, 2016, the Planning Commission conducted a study session to specifically discuss the adequacy of the City's off-street parking regulations related to residential uses. Based on a lengthy discussion on this matter, the Commission concluded that amendments should be made to the existing off-street parking regulations to address parking concerns in both the single and multi-family residential districts. As such, the Commission directed staff to schedule a public hearing and prepare a resolution and

ordinance incorporating their proposed amendments. The proposed amendments are identified in the analysis below.

ANALYSIS:

On June 28, 2016, the Planning Division conducted a study session with the Planning Commission to discuss the potential inadequacies of the City's residential off-street parking regulations. As part of the study session, staff shared the City Council and Planning Commission concerns related to the City's residential off-street parking regulations from 2008, many of which were the same concerns raised recently. Staff also provided information on the City's existing residential off-street parking regulations and the regulations from surrounding communities to provide a comparison.

Subsequent to a discussion on this matter, the Planning Commission came to a consensus on the amendments that should be made to both the single and multi-family residential off-street parking regulations. The following details the Planning Commission's recommendations:

Single-Family Residential (R-1).

Existing Residential Parking Standards

The table below identifies the existing single-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Single Family Dwelling	
3,000 sq. ft. or greater	3 enclosed garage spaces
Less than 3,000 sq. ft.	2 enclosed garage spaces
Addition which will result in 5 or more bedrooms*	3 enclosed garage spaces

*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

Proposed Residential Parking Standards

The Planning Commission recommended two amendments to the single-family regulations including:

1. That the 3,000 square foot standard be eliminated and that number of bedrooms be the basis for requiring off-street parking. Specifically, four or fewer bedrooms would require two enclosed garage spaces, and five or more bedrooms would require three enclosed garage spaces.
2. That staff recommend a standard for requiring additional off-street parking for six or more bedrooms.

Staff would recommend that one open parking space be required for each additional bedroom at six or more bedrooms.

The table below identifies the proposed single-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Single Family Dwelling	
4 or fewer bedrooms*	2 enclosed garage spaces
5 or more bedrooms*	3 enclosed garage spaces plus one additional open parking space per bedroom above five.

*A den, library, study or similar habitable room which in the opinion of the City Planner could be used as a bedroom shall be considered a bedroom for purposes of determining required parking.

Potential Consequences of the Amendments. Staff has reviewed the recommended amendments to the single-family residential parking requirements and concurs that this would be an appropriate method for determining the off-street parking requirements. However, the only concerns that should be raised is the parking configuration/layout for a three car garage. On wider residential lots, it is possible to design three side by side parking spaces. However, on residential lots of 50 feet or less, such a configuration may not be functional especially in the hillside areas of the City. As such, the Planning Commission may want to consider allowing a tandem parking configuration/layout as an option when the topography or minimal lot width would deprive a resident the fair and reasonable use of their property.

Multi-Family Residential (R-2 and R-3).

Existing Residential Parking Standards

The table below identifies the existing multi-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Multi-Family Dwelling: per unit*	
<i>Multiple Family</i>	
3 or fewer bedrooms	2 enclosed spaces; plus 1 guest space per 2 dwelling units.
4 or more bedrooms	2 enclosed spaces; plus 1 guest space per 1 dwelling unit.

Proposed Residential Parking Standards

The Planning Commission recommended one amendment to the multi-family regulations:

1. That the number of off-street parking spaces should be based on the number of bedrooms. Specifically, one bedroom would require one off-street parking space. The Commission did not designate if the parking space should be enclosed or open, just that it must be provided on-site. As it relates to the guest parking regulation, the Commission recommended that it stay the same.

Staff would recommend that the required spaces be enclosed and not open.

The table below identifies the proposed multi-family residential off-street parking regulations.

Dwelling Uses	Min. Required No. of Spaces
Multi-Family Dwelling: per unit*	
<i>Multiple Family</i>	1 enclosed space per bedroom; plus 1 guest space per 2 dwelling units.

Potential Consequences of the Amendments. Staff has reviewed the recommended amendment to the multi-family residential parking regulations and is concerned as to the consequences of such an amendment. Such an amendment would:

1. Increase the construction cost for multi-family residential development projects. The approximate cost for the development of an off-street parking space ranges from \$10,000 to \$15,000 depending if it is an open or enclosed parking space;
2. Make new residential units less affordable due to the increase in construction cost. Housing Advocates would look at this as creating barriers for the development of affordable housing; and
3. Take away other on-site amenities, such as open and garden space, by requiring additional on-site parking.

Alternatives. The other question that should be posed is will this amendment address the perceived inadequacy of on-site parking and the spill-over parking onto City streets, or are there other underlying issues that should be addressed to resolve the problem.

Currently, the MPMC prohibits the use of required parking areas from being used for the storage of goods, the parking of inoperable vehicles, or "living areas for domestic, social or recreational activities." (MPMC §§ 21.22.020, 21.22.030). Such violations of the MPMC are punishable as a misdemeanor or as a public nuisance (MPMC §§ 4.10.010, 21.02.170). Consistent with the MPMC, when a multi-family project requires CC&Rs, the City reviews the CC&Rs and requires language be included that prohibits the use of enclosed parking areas from being used for non-parking uses.

In addition to what the City is already doing, staff recommend that the Planning Commission consider the following suggestions/solutions:

1. The City could adopt overnight parking restrictions for City streets between 2 a.m. and 6 a.m. encouraging residents to use their on-site parking. In many cases, residents unlawfully utilize their garages for other activities such as storage, recreation, hobbies, etc. Such activities result in residents using City streets for parking.
2. Require that the Covenant, Conditions and Restriction (CC&R's) for new condominium projects clearly identify the responsibility of the Homeowner's Association (HOAs) to manage on-site parking.
3. Require that the HOAs retain the services of a professional management company to manage the property and enforce the CC&R's.

The above suggestions may be a more global way to address both the on- and off-site parking concerns in the residential areas of the community.

Respectfully submitted,



Michael A. Huntley
Director of Community and Economic Development

Reviewed by:

 for

Karl H. Berger
Assistant City Attorney

Attachments:

Draft Planning Commission Resolution
Exhibit A - Draft Code Amendment Language

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE SECTION 21.22.050 RELATING TO OFF-STREET PARKING REGULATIONS IN RESIDENTIAL DISTRICTS

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing off-street parking in the residential zoning districts;
- B. On June 28, 2016, the Community and Economic Development Department conducted a study session with the Planning Commission. The Planning Commission provided direction for improving the regulations. Thereafter, the regulations were reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for July 26, 2016;
- E. On July 26, 2016, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft code amendments attached as Exhibit "A," and incorporated by reference, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its July 26, 2016, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed code amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*,

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"CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the proposed code amendment constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The code amendment, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860 the proposed MPMC amendments are consistent with the Monterey Park General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park's residential neighborhoods. The proposed code amendments are minor changes intended to ensure that the residential character is maintained to the highest standards.

SECTION 4: *Recommendation.* The Planning Commission recommends that the City Council adopt an Ordinance with the proposed amendments to MPMC Section 21.22.050, and specifically Table 21.22(A) of such section, as set forth in attached Exhibit "A," which is incorporated into this resolution by reference.

SECTION 5: *Reliance On Record.* Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

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SECTION 9: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED AND ADOPTED this 26th day of July 2016.

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of July 2016, by the following vote of the Planning Commission:

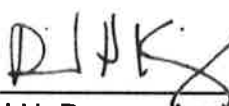
AYES:	Commissioners
NOES:	None
ABSTAIN:	None
ABSENT:	None

Ricky Choi, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:  for
Karl H. Berger, Assistant City Attorney

ATTACHMENT 1
Planning Commission Staff Report
June 28, 2016