

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 12, 2017**

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, September 12, 2017 at 7:00 p.m.

CALL TO ORDER:

Chairperson Larry Sullivan called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Larry Sullivan, Delario Robinson, Members, Theresa Amador, and Eric Brossy De Dios

Board Members Absent: Ricky Choi

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR: None

[3.] PUBLIC HEARING:

3-A TENTATIVE MAP NO. 75007 (TM-17-03) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN A 6-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT IN THE R-3 (HIGH DENSITY RESIDENTIAL) ZONE – 320-322 SOUTH MOORE AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Sullivan opened the public hearing.

Architect Michael Sun of JWDA provided a brief presentation of the project.

Chairperson Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing approved the requested tentative map for 320-322 South Moore Avenue.

MISSION STATEMENT

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

Ayes: Commissioners: Sullivan, Robinson, Amador, and Brossy De Dios
Noes: Commissioners: None
Absent: Commissioners: Choi
Abstain: Commissioners: None

3-B CONSIDER ADOPTING A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AMEND SPECIFIC SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF THE MONTEREY PARK MUNICIPAL CODE GOVERNING SIGNS IN THE RESIDENTIAL ZONES AND FREEWAY ORIENTED SIGNS

Planner Tewasart provided a brief summary of the staff report.

Commissioner Brossy De Dios inquired about freeway frontage on Pomona and Hellman. Director Huntley replied that there is a sound wall on Hellman, but not on Pomona. This was an issue that came up while processing the South Garfield Village Specific Plan. There was some concern raised by some of the businesses there as well as a couple of the Planning Commissioners.

Commissioner Amador inquired if there are any businesses located along Hellman Avenue. It appears to be mostly residential. It is distinctly different from the Pomona side.

Commissioner Brossy De Dios inquired if all the commercial zones are immediately adjacent to a freeway. The way the code reads is that any facade facing the freeway in any of the commercial zones regardless of however faraway they are from the freeway could utilize these provisions of this code, since the code does not specify along Pomona or Hellman.

Commissioner Amador inquired if the code was to address only two specific areas.

Attorney Berger stated that it is difficult to identify specific streets or areas unless those areas are being zoned with a specific zone. This is the reason for the broader regulation as a practical matter but frequently the regulations only apply to one place.

Commissioner Brossy De Dios stated that he is mainly concerned about unintended consequences, he not opposed to the amendment. Director Huntley replied that the intent was to allow for freeway visibility for some commercial buildings. What some cities have done is allow a distance requirement from a freeway right-of-way. Commissioner De Dios inquired if that would include sides of a building.

Commissioner Amador expressed concerns about monument signs in the residential areas. Director Huntley stated that at one time the city may have had provisions in place that did allow for signs on institutional uses, private schools or churches. Most of the churches in the city have some type of sign identification. Somewhere in time those provisions came

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out of the code. The proposed code amendment is to provide some ability for institutional uses to allow for these.

Commissioner Amador expressed concerns about signage in the R-1 zone. Commissioner Amador inquired whether 15 feet was adequate for freeway visibility. Director Huntley stated that the proposed amendment would allow for wall signs to exceed 15 feet in height not to exceed the roofline, which will allow for greater visibility.

Chairperson Sullivan opened the public hearing.

Speaker Camilla Lim on behalf of St Thomas Aquinas Church, stated that the propose sign area for a monument sign is not enough for a public service use that has a need for seasonal messages. Although the church is located in a residential zone many public services are offered by the church and school. She asked that the Commission consider their lot not as residential, but almost commercial with multiple uses.

Chairperson Sullivan closed the public hearing.

Commissioner Brossy De Dios recommended amending the monument sign provisions in the residential zones to more closely resemble that of the City of San Gabriel and limit the size of a monument sign based on the different residential zones and the size of the lot.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing continued the proposed code amendment to the meeting of September 26, 2017.

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None.

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 8:30 p.m.

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Next regular scheduled meeting on September 26, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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