

PLANNING COMMISSION OF MONTEREY PARK AGENDA

**REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue**

**Tuesday
September 26, 2017
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.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chairperson

FLAG SALUTE

Chairperson

ROLL CALL

Larry Sullivan, Delario Robinson, Theresa Amador, Ricky Choi, and Eric Brossy De Dios

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

[1.] PRESENTATIONS - None

[2.] CONSENT CALENDAR - None

[3.] PUBLIC HEARING

3-A TENTATIVE MAP NO. 76041 (TM-17-06) TO SUBDIVIDE ONE LOT INTO TWO LOTS FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONE – 620 CADIZ STREET (623 HERMOSA VISTA STREET)

It is recommended that the Planning Commission:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt the attached Resolution approving Tentative Map 76041 (TM-17-06), subject to conditions contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots for the construction of a single-family dwelling.

[4.] OLD BUSINESS - None

4-A. 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

It is recommended that the Planning Commission:

- (1) Open the public hearing and, after considering the evidence presented during the public hearing, adopt a Resolution recommending that the City Council adopt a draft ordinance amending the Monterey Park Municipal Code regulating signs in the residential zones and freeway oriented signs; and
- (2) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The proposed ordinance is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance does not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

[5.] NEW BUSINESS – None

[6.] COMMISSION COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on October 10, 2017.

APPROVED BY:

MICHAEL A. HUNTLEY	
-----------------------	---



Planning Commission Staff Report

DATE: September 26, 2017

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A Public Hearing to consider Tentative Map No. 76041 (TM-17-06) to subdivide one lot into two lots for the construction of new single-family dwelling – 620 Cadiz Street (623 Hermosa Vista Street).

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 76041 (TM-17-06) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions) in that the project consists of the subdivision of one lot into two lots for the construction of a single-family dwelling.

EXECUTIVE SUMMARY:

The applicant, Oro-Ashi, LLC, seeks a Tentative Map to subdivide one lot into two lots at 620 Cadiz Street ("Project Site").

The proposed project meets the City's zoning regulations and development standards. The Low Density Residential land use allows traditional single-family homes, with one dwelling unit permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. The subject property is a hillside lot currently developed with a single-family dwelling constructed in 1978. The existing developments on Cadiz Street and Hermosa Vista Street include single-family dwellings many of which were constructed in the 1950s, 1960s, and 1970s.

Property Description

The project site is located on the east side of Cadiz Street. The property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General

Plan. The properties to the north, south, east, and west of the project site are R-1 zoned lots. The project site is irregular shaped, has a frontage of 94.92 feet, and an average depth of 162 feet, with a total lot area of 23,758 square feet (0.55 acres) in size.

Project Description

The proposed project is the subdivision of one lot into two lots for the construction of a new single-family dwelling. The project includes dividing the top portion of the hillside from the bottom portion to create a new lot with frontage on Hermosa Vista ("623 Hermosa Vista Street"). Lot A at the top of the hillside will be 8,667 square feet and Lot B at the bottom of the hillside will be 15,091 square feet. Both lots will exceed the minimum lot area of 6,000 square feet.

Lot A is currently developed with an existing 2,401 square feet single-family dwelling and an attached two-car garage. Lot B will be constructed with a 3,535 square feet single-family dwelling with 4 bedrooms and an attached 2-car garage. The proposed floor area will be 23 percent of the lot size. According to Monterey Park Municipal Code (MPMC) § 21.36.030(D), new single-family residential dwellings are subject to the review and approval of the Design Review Board.

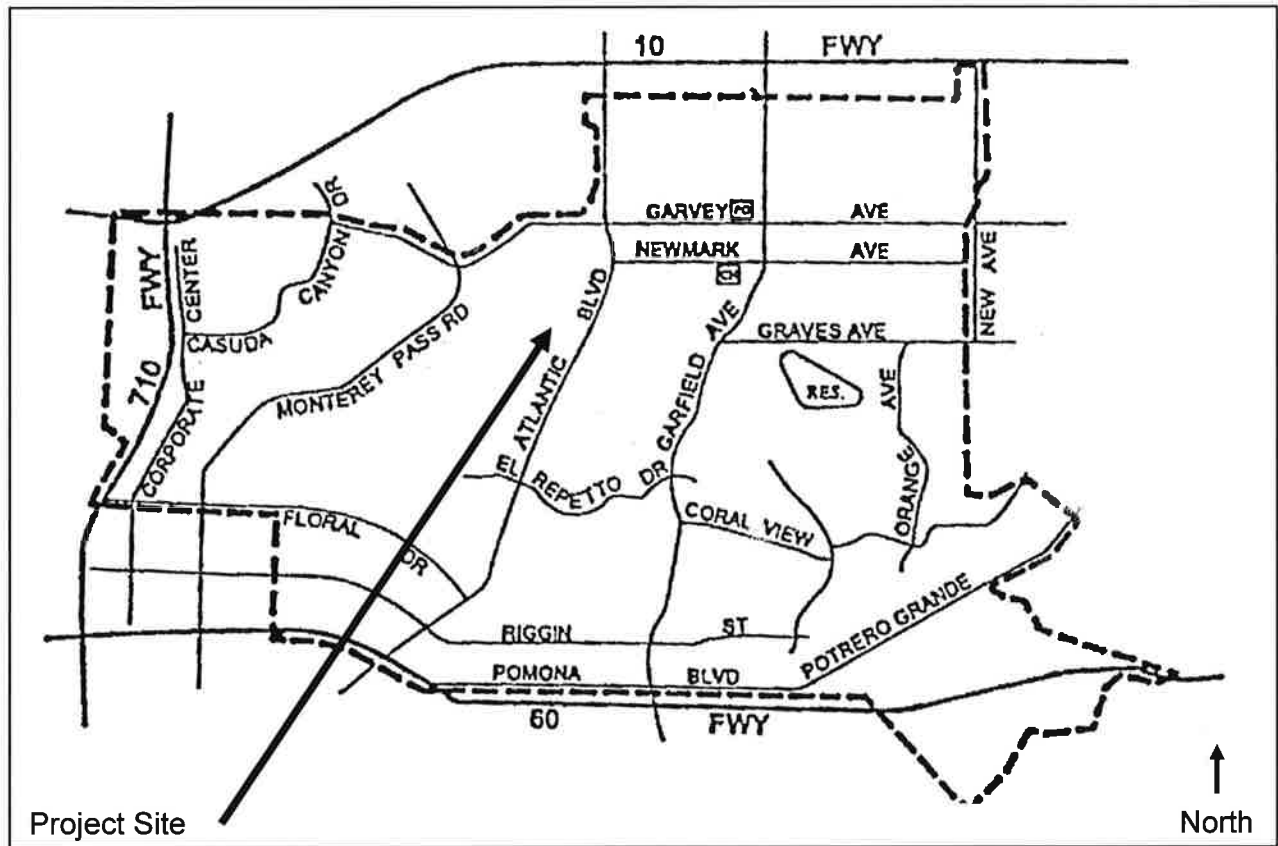
The proposed dwelling unit will have a rear setback that will exceed the minimum 25 feet requirement. The side setback at the southern portion of the lot will be 25 feet and the side setback on the northern portion of the lot will be 13 feet; both will exceed the minimum requirement of 5 feet for the first story and 10 feet for the second story. In 1976, the Planning Commission approved a variance (Resolution No. 37-76) granting reduced front setbacks to approximately 60 lots within Tract 28612 of the Los Angeles County Assessor Map. A 5 feet front setback was granted to the subject property. The dwelling will be two stories, with a maximum height of 26 feet, which will be less than the allowed 30 feet maximum. The project complies with R-1 development standards.

Pursuant to MPMC § 21.22.050, a single-family dwelling with 4 or fewer bedrooms require 2 enclosed garage spaces. Each enclosed parking space will have a minimum width of 9 feet and a minimum depth of 20 feet. The project site will be accessible from Hermosa Vista Street.

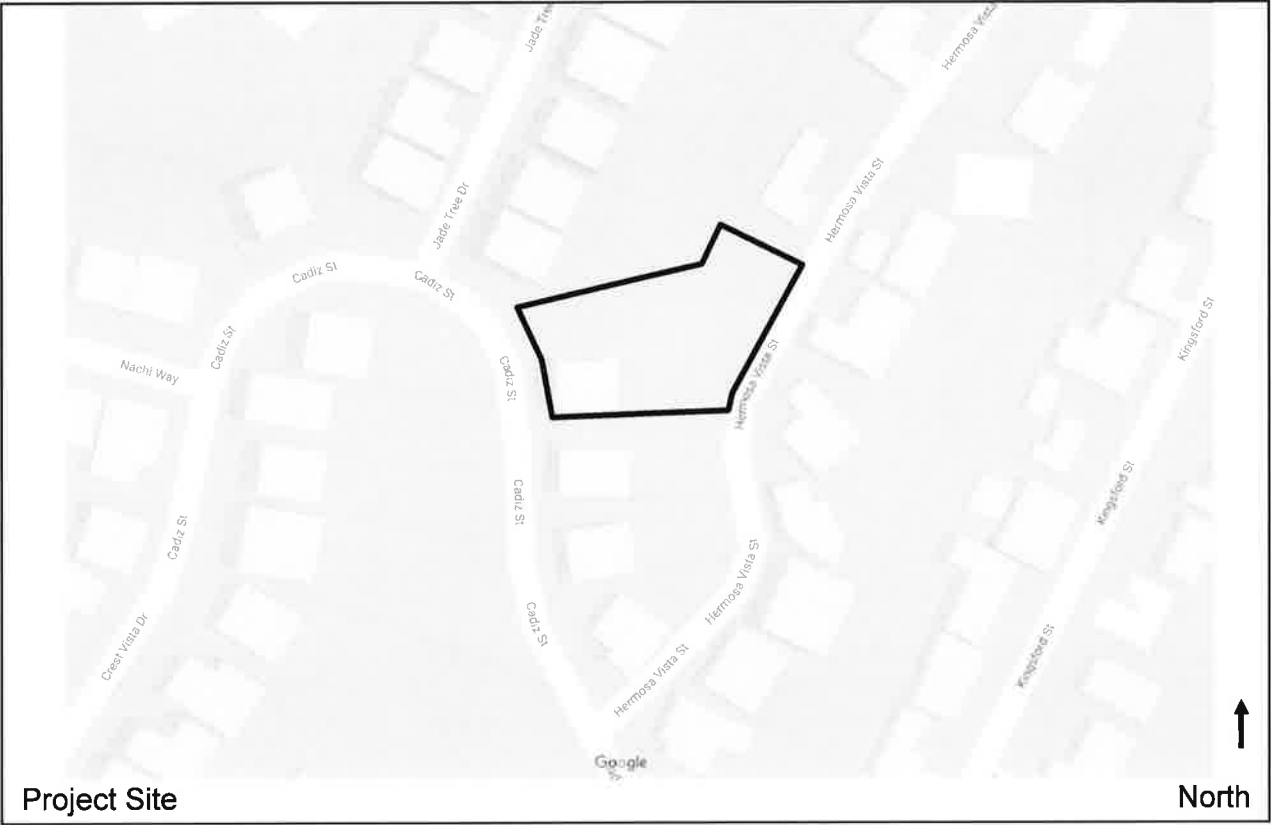
Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **September 5, 2017** and published in the Wave on **September 14, 2017**, with affidavits of posting on file. The legal notice of this hearing was mailed to **59** property owners within a 300 feet radius and current tenants of the property concerned on **September 5, 2017**.

Vicinity Map



Street Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

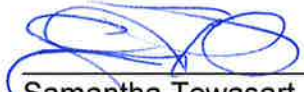
FISCAL IMPACT:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Tentative Map 76041

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 76041 (TM-17-06) TO SUBDIVIDE ONE LOT INTO TWO LOTS AT 620 CADIZ STREET.

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

SECTION 1: The Planning Commission finds and declares that:

- A. On May 9, 2017, Oro-Ashi, LLC, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC") requesting approval of Tentative Map No. 76041 (TM-17-06) to subdivide one lot into two lots at 620 Cadiz Street ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Director for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for September 26, 2017. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On September 26, 2017, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its September 26, 2017 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant seeks to construct a new single-family dwelling and to divide one lot into two lots;
- B. 620 Cadiz Street is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan;
- C. The project site is located on the east side of Cadiz Street. The properties to the north, south, east, and west of the project site are R-1 zoned lots.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 2 OF 4**

- D. The project site is irregular shaped, has a frontage of 94.92 feet, and an average depth of 162 feet, with a total lot area of 23,758 square feet (0.55 acres) in size; and
- E. The project site is a hillside lot currently developed with a single-family dwelling constructed in 1978.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15315 as a Class 15 categorical exemption (Minor Land Divisions).

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map is consistent with applicable general and specific plans as required by Government Code § 66473.5. The tentative map for this project would allow for a single-family dwelling to be constructed on the site. This is less than the maximum density of 0 to 8 dwelling units per acre for this site. Consequently, the project complies with the General Plan. The property is located on Cadiz Street and Hermosa Vista Street, a local street with a 60-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the proposed development. There is no specific plan adopted for this area.
- B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans. The design of the proposed subdivision is consistent with the General Plan in that the project is a lot subdivision for the construction of a new single-family dwelling, which is compatible with the low density housing allowed in the low density residential category. There is no specific plan adopted for this area.
- C. The site is physically suitable for the type of development and the proposed density of the development. The size of the property is 23,758 square feet (0.55 acres) and adequate in size to accommodate a single-family dwelling because in the R-1 Zone, one dwelling unit is allowed for every 6,000 square feet of lot area.
- D. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 3 OF 4**

- E. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all City, State, and Federal regulations and specifications.
- F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are no public easements for access within the proposed development.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 076041 (TM-17-06).

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations 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 7: *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 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the applicant, Oro-Ashi, LLC, and to any other person requesting a copy.

SECTION 11: This Resolution may be appealed within ten (10) 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.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 4 OF 4**

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 26th day of September 2017.

Chairperson Larry Sullivan

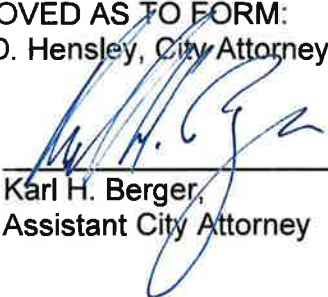
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26th day of September 2017, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Michael A. Huntley, Secretary

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

By:



Karl H. Berger,
Assistant City Attorney

PLANNING COMMISSION RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

620 CADIZ AVENUE (623 HERMOSA VISTA STREET)

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Oro-Ashi, LLC agrees that he will comply with the following conditions for approval of Tentative Map No. 76041 (TM-17-06) ("Project Conditions").

PLANNING:

1. Oro-Ashi, LLC (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-17-06 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-17-06, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Divisions. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The Tentative Map No. 76041 (TM-17-06) expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department before the expiration date.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.

**PLANNING COMMISSION
RESOLUTION NO.**

6. The real property subject to TM-17-06 must remain well-maintained and free of graffiti. Any graffiti must be removed within 24 hours after discovery.
7. Landscaping/irrigation must be maintained in good condition at all times.
8. A final map must be approved and recorded before the City issues a certificate of occupancy.
9. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage.

BUILDING:

10. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
11. A building permit does not permit excavations to encroach into adjacent properties. Requirements for protection of adjacent properties are defined in the Civil Code § 832.
12. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
13. A soils and geology report is required as part of plan check submittal.
14. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.
15. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

ENGINEERING:

16. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. The project will require the preparation of a Low Impact Development (LID) Plan. The LID Plan must be reviewed and approved by the City's storm water consultant prior to issuance of permits. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic

**PLANNING COMMISSION
RESOLUTION NO.**

copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.

17. The applicant must record the final map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable \$187 cash deposit must be submitted to guarantee that developer will provide the City with one transparent 4 mil thick mylar tracing; one electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two copies of the recorded final map which must be filed with the City Engineer within three months of recordation. If a recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$187 cash deposit.
18. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
19. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code § 66020.
20. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
21. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. A water system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main as necessary in the public right-of-way.
22. A domestic water demand must be provided to the city in the form of (Average Hourly Demand) and (Peak Hourly Demand). If it is determined that the surrounding infrastructure is inadequate to meet the additional demand of the project, the developer must provide recommendations to improve the system to a level needed to meet the additional demand. This must include hydraulic modeling and calculations supporting the recommendation. The proposed system improvements will be reviewed and validated by the City's Water Division and the City Engineer.
23. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of

**PLANNING COMMISSION
RESOLUTION NO.**

water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed prior to approval of the grading and drainage plans.

24. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
25. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
26. All storm drainage facilities serving the development must accommodate a 50-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer before approving grading and drainage plans.
27. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
28. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
29. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities prior to approval of the Grading and Drainage Plans. The utilities may be shown on either a separate plan or on the proposed site plan.

**PLANNING COMMISSION
RESOLUTION NO.**

30. A sewer study must be provided to demonstrate that the new development does not negatively impact the existing sewer system. If existing sewer does not have adequate capacity to serve the development, the developer will be responsible for upgrading the sewer main as necessary in the public right-of-way. A sewer connection reconstruction fee will be assessed at the time the building permit is issued, in accordance with Chapter 14.06 of the Monterey Park Municipal Code.
31. Provide Street Improvement Plans in accordance with City standards and to the satisfaction of the City Engineer. The plans must include the removal and reconstruction of sidewalk, driveway approach, and curb and gutter along the entire property frontage on Cadiz Street and Hermosa Vista Street.
32. The property owner must sign and acknowledge an Build-Over Agreement with the City for any new improvements within the 5 feet wide easement for public utility purposes fronting Hermosa Vista Street. The agreement is to be notarized and recorded.
33. All street lighting must be underground fed to new concrete standards with LED fixtures per City standards. Provide separate street lighting and underground conduit plans for approval by City Engineer.
34. The tentative map must be in accordance with the adopted conditions of approval for the tentative map and the specific criteria noted by the City Engineer. Verify and submit the correct drainage pattern of adjacent properties.
35. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer, prior to approval of the Grading and Drainage Plans.
36. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

POLICE:

37. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
38. Provide an access control system such as a keypad, card reader, or electric latch retraction device for ingress and egress gates and doors in order to control and deter unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.
39. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.

**PLANNING COMMISSION
RESOLUTION NO.**

By signing this document, Oro-Ashi, LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Oro-Ashi, LLC, Applicant

ATTACHMENT 2

Tentative Map No. 76041



Planning Commission Staff Report

DATE: September 26, 2017

AGENDA ITEM NO: 4-A

TO: The Planning Commission
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: 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.

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 a Resolution recommending that the City Council adopt a draft ordinance amending the Monterey Park Municipal Code regulating signs in the residential zones and freeway oriented signs; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On September 12, 2017, the Planning Commission reviewed proposed code amendments governing signage in the residential zones. The Planning Commission provided comments and continued the item to allow staff additional time to address the comments. At the meeting, the Planning Commission requested further information and clarifications for the freeway oriented and monument signs. Specifically, the Planning Commission requested that a distance map be provided to determine the appropriate boundary to allow freeway oriented signs. Additionally, the Planning Commission was favorable to allowing monument signs in the residential zones, but requested that the proposed development standards be further broken down to allow monument signs that will be proportional to specific lot frontages in specific residential zones.

Attached to this staff report are three distance boundary maps, which show the distances of buildings in 75 feet, 100 feet, and 150 feet increments from the Caltrans right-of-way. One of the maps shows all the properties that are adjacent to the Pomona 60 Freeway within the City's limits. A second map shows a closer view of the properties at the western portion of the City and a third map shows a closer view of the properties at the eastern portion of the City. Staff believes that the 100 feet distance adequately defines the boundary of where freeway oriented signs will be allowed.

With regards to the monument signs within the residential zones, the proposed regulations have been further defined to clarify the specific size of a monument sign that will be allowed relative to a specific lot frontage and residential zone. Staff believes that

the added information provides further clarity to the proposed code amendments and adequately addresses the comments provided by the Planning Commission.

Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Proposed Zoning Code Amendments
- Attachment 2: Resolution recommending adoption of the ordinance

ATTACHMENT 1

Proposed Zoning Code Amendments

EXHIBIT A

21.24.650 Commercial Signs—R-S, C-S, N-S, S-C, C-P, O-P Zones.

See Chapter 21.10 for a description of the commercial zones. Signage in the commercial zones shall must comply with the standards set forth in Table 21.24(A).

Table 21.24(A) Sign Standards in Commercial Zones

SIGNAGE	ZONE	
	C-B	R-S, C-S, N-S, S-C, C-P, O-P
Primary Wall Sign		
Number	1	
Area	1 sq. ft. per lineal foot of building or business frontage	
Text and logo height	12-18 in.	
Materials	○ Internally illuminated channel letters with opaque metal sides and a matte translucent plexiglass face. See Figure 21.24(C) ○ Three-dimensional, individual internally illuminated and backlit (halo) metal letters, also known as reverse channel letters. See Figure 21.24(D) ○ Open-face channel, also known as exposed neon. See Figure 21.24(E) ○ Sculpted. See Figure 21.24(F) ○ Non-illuminated materials—wood, metal, tile	
	Prohibited	○ Foam
	○ Canister signs prohibited; subject to Section 21.24.730, Nonconforming Signs and Abatement.	○ Canister signs – face changes permitted. No structural alterations allowed.
	○ Electronic message board subject to a conditional use permit	Prohibited
Height		
<30,000 sq. ft.	○ First story signage 15 ft. above sidewalk elevation; <u>freeway oriented signage (within 100 feet of the freeway right-of-way) 2nd story sign allowed, not to exceed roof line or parapet wall to which it is attached.</u> ○ In no event can the height of any wall sign exceed the height of the building roof or building parapet wall to which it is attached. ○ Upper story signage prohibited	
>30,000 sq. ft.	○ First story signage 30 ft. above sidewalk elevation ○ Restaurants >10,000 sq. ft., retail establishments >8,000 sq. ft., and motion picture theaters with 4 or more screens permitted upper story signage. ○ In no event shall <u>can</u> the height of any wall sign exceed the height of the building roof or building parapet wall to which it is attached	

Projection	Max. 12 in. beyond building face	
Secondary Wall Sign		
Number	1	
Area	50% of 1 sq. ft. per lineal foot of building or business frontage	
Text and logo height	12-18 in.	
Materials	- Internally illuminated channels with opaque metal sides and a matte translucent plexiglass face. See Figure 21.24(C) - Three-dimensional, individual internally illuminated and backlit (halo) metal letters, also known as reverse channel letters. See Figure 21.24(D) - Open-face channel, also known as exposed neon. See Figure 21.24(E) - Sculpted. See Figure 21.24(F) - Non-illuminated materials—wood, metal, tile	
	Prohibited	Foam
	Canister signs prohibited, subject to Ch. 21.24	Canister signs – face changes permitted. No structural alterations allowed.
Height	- First story signage 15 ft. above sidewalk elevation - In no event shall <u>can</u> the height of any wall sign exceed the height of the building roof or building parapet wall to which it is attached. - Upper story signage prohibited	
Projection	Max. 12 in. beyond building face	
Projecting Blade Sign (See Figure 21.22(K))		
Number	1 per business	
Area	15 sq. ft.	
Distance between signs	15 ft.	
Projection	Max. 20 in. beyond building face	
Placement	Maintain a minimum clearance of 8 ft. above sidewalk	
Materials	Materials specified in the Building Code	
Freestanding Sign (Pole signs are prohibited)		
Number		
Street frontage <600 ft.	Prohibited	1
Street frontage >600 ft.	Prohibited	2
Height	Prohibited	20 ft.
Area	Prohibited	120 sq. ft. per side

Projection	Prohibited	- o No freestanding sign shall <u>can</u> project beyond the property lines. - o No freestanding sign shall <u>can</u> project over a parking lot or a driveway with less than 14 ft. of ground clearance or into a pedestrian walkway with less than 8 ft. of ground clearance.
Location	Prohibited	o No freestanding sign shall <u>can</u> be placed within 10 ft. of a common lot line.
		o Minimum separation between freestanding signs shall be <u>is</u> 25 ft.
Materials	Prohibited	- o Printed letters and graphics on anodized aluminum background and supports - o Opaque channel letters and graphics on opaque background using plastic, smooth fiberglass, acrylic, prefinished aluminum or color plastic laminates - o Internally illuminated channel letters and graphics on stucco, tile, brick, wood, stone or masonry background - o Cast metal letters and graphics on wood, anodize aluminum, plastic laminate, prefinished metal, stucco, tile, brick, stone or masonry background - o Engraved wood letters and graphics on wood frames and supports - o Carved wood form letters and graphics on stucco, tile stone, masonry or wood background - o Internally illuminated molded fiberglass letters and graphics on aluminum housing - o Etched and painted filled letters and graphics on polished stone - o Any non-internally illuminated sign may be illuminated with a backlit system or a ground flush-mounted spotlight system
Monument Sign (combination of freestanding and monument signs permitted, not to exceed maximums)		
Number		
Street frontage <600 ft.	1	
Street frontage >600 ft.	2	
Height	7 ft.	

Area	56 sq. ft. per side	
Materials	○ Printed letters and graphics on anodized aluminum background and supports ○ Opaque channel letters and graphics on opaque background using plastic, smooth fiberglass, acrylic, prefinished aluminum or color plastic laminates ○ Internally illuminated channel letters and graphics on stucco, tile, brick, wood, stone or masonry background ○ Cast metal letters and graphics on wood, anodize aluminum, plastic laminate, prefinished metal, stucco, tile, brick, stone or masonry background ○ Engraved redwood letters and graphics on redwood frames and supports ○ Carved redwood form letters and graphics on stucco, tile stone, masonry or wood background ○ Internally illuminated molded fiberglass letters and graphics on aluminum housing ○ Etched and painted filled letters and graphics on polished stone ○ Non-blinking neon letters and graphics on redwood, stucco, masonry, polished stone, anodized aluminum plastic laminate, tile, brick ○ Any non-internally illuminated sign may be illuminated with a backlit system or a ground flush-mounted spotlight system	
	○ Neon around windows and buildings shall <u>be are</u> considered architectural changes to the building and shall be subject to the <u>may require</u> review and approval of the Design Review Board	Prohibited

21.24.655 Residential Signs—All Residential Zones.

See Chapter 21.08 for a description of the residential zones. Signage in the residential zones must comply with the standards set forth in Table 21.24(B).

Table 21.24(B) Sign Standards in Residential Zones

<u>SIGNAGE</u>	<u>ZONE</u>	
<u>Multi-Family Development or Assembly Hall</u>		
<u>Wall Sign</u>		
<u>Number</u>	<u>1</u>	
<u>Area</u>	<u>75% per lineal feet of building frontage</u>	
<u>Text and Logo Height</u>	<u>12-18 in.</u>	
<u>Height</u>	○ <u>First story signage cannot exceed 15 feet</u> ○ <u>In no event can the height of any wall sign exceed the building roof or parapet wall to which it is attached.</u>	
<u>Materials</u>	○ <u>Non-illuminated channel letters with opaque metal sides and a matte translucent plexiglass face. See Figure 21.24(C).</u> ○ <u>Internally illuminated channel letters when frontage faces a principal or minor arterial street only.</u> ○ <u>Three-dimensional, individual internally illuminated and backlit (halo) metal letters, also known as reverse channel letters. See Figure 21.24(D). Multi-family residential and assembly hall that face a principal or minor arterial street only.</u> ○ <u>Open-face channel, also known as exposed neon. See Figure 21.24(E).</u> ○ <u>Sculpted. See Figure 21.24(F)</u> ○ <u>Non-illuminated materials – wood, metal, tile</u> ○ <u>Prohibited materials: foam, canister signs, and electronic message boards.</u>	
<u>Monument Sign</u>		
	<u>R-1</u>	<u>R-2, R-3</u>
<u>Number and Area</u>		
<u>Street frontage <75 ft.</u>	<u>Prohibited</u>	<u>Prohibited</u>
<u>Street frontage 75-84 ft.</u>	<u>1</u> <u>25 sq. ft. per side</u>	<u>1</u> <u>30 sq. ft. per side</u>
<u>Street frontage 85-99 ft.</u>	<u>1</u> <u>25 sq. ft. per side</u>	<u>1</u> <u>35 sq. ft. per side</u>
<u>Street frontage >100 ft.</u>	<u>1</u> <u>25 sq. ft. per side</u>	<u>1</u> <u>40 sq. ft. per side</u>
<u>Height</u>	<u>5 ft.</u>	<u>5 ft.</u>

Materials	○ <u>Printed letters and graphics on anodized aluminum background and supports</u> ○ <u>Opaque channel letters and graphics on opaque background using plastic, smooth fiberglass, acrylic, prefinished aluminum or color plastic laminates</u> ○ <u>Internally illuminated channel letters and graphics on stucco, tile, brick, wood, stone or masonry background when frontage faces a principal or minor arterial street only.</u> ○ <u>Cast metal letters and graphics on wood, anodize aluminum, plastic laminate, prefinished metal, stucco, tile, brick, stone or masonry background</u> ○ <u>Engraved redwood letters and graphics on redwood frames and supports</u> ○ <u>Carved redwood form letters and graphics on stucco, tile stone, masonry or wood background</u> ○ <u>Internally illuminated molded fiberglass letters and graphics on aluminum housing when frontage faces a principal or minor arterial street only.</u> ○ <u>Etched and painted filled letters and graphics on polished stone</u> ○ <u>Non-blinking neon letters and graphics on redwood, stucco, masonry, polished stone, anodized aluminum plastic laminate, tile, brick</u> ○ <u>Any non-internally illuminated sign may be illuminated with a backlit system or a ground flush-mounted spotlight system</u>
Landscape and Irrigation must be provided around the base of the monument sign	

21.04.797 (HH) Canister Sign. A sign with advertising copy within a rigid frame, whether illuminated or not.

ATTACHMENT 2

Resolution recommending adoption of the ordinance

RESOLUTION NO.

A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING SIGNAGE IN THE RESIDENTIAL ZONES.

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, among other things, the residential and commercial zoning districts;
- B. On September 12, 2017, the Community and Economic Development Department presented draft regulations to the Planning Commission for consideration. The Planning Commission provided direction for improving the regulations and continued the application to the meeting of September 26, 2017. 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 September 12, 2017 and September 26, 2017;
- E. On September 12, 2017 and September 26, 2017, the Planning Commission held a public hearings to receive public testimony and other evidence regarding the draft Ordinance 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 September 12, 2017 and September 26, 2017, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 2 OF 3**

SECTION 2: *Environmental Review.* The Planning Commission finds and determines that the proposed ordinance is not subject to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3); and (3) the ordinance does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

SECTION 3: *General Plan Findings.* As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance 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 and commercial districts. The proposed residential code amendments are minor changes intended to ensure that the residential character is maintained to the highest standards. The proposed commercial code amendment is intended to clarify an existing code provision ensuring development compatibility.

SECTION 4: *Recommendations.* The Planning Commission recommends that the City Council adopt the draft ordinance 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.

**PLANNING COMMISSION
RESOLUTION NO.
PAGE 3 OF 3**

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 26th day of September 2017.

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 September 2017, by the following vote of the Planning Commission:

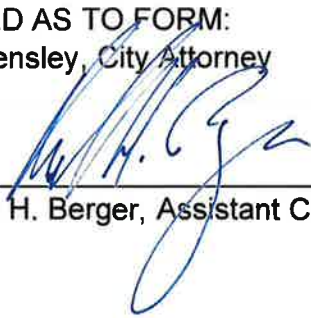
AYES:
NOES:
ABSTAIN:
ABSENT:

Larry Sullivan, 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