

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
OCTOBER 10, 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, October 10, 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, Ricky Choi, and Eric Brossy De Dios

Board Members Absent: None

ALSO PRESENT: David H. King, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, Harald Luna, Assistant 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 CONDITIONAL USE PERMIT (CUP-17-06) TO PERMIT ON-SALE (TYPE 41 BEER AND WINE) LICENSE FOR A BONA FIDE PUBLIC EATING PLACE – 306 NORTH GARFIELD AVENUE UNIT #A-12

Planner Luna provided a brief summary of the staff report.

Chairperson Sullivan opened the public hearing.

Representative Michelle Zhang was present on behalf of Xin Zhen Zhang of Wang De Fu Inc. Db: Xin Jiang BBQ.

Chairperson Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested conditional use permit for 306 North Garfield Avenue.

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

Motion: Moved, by Commissioner Choi 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: None
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

Director Huntley provided a brief summary of the staff report.

Chairperson Sullivan opened the public hearing.

Chairperson Sullivan closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **recommended** that the City Council adopt an ordinance amending Monterey Park Municipal Code (MPMC) Chapters 21.04 and 21.24

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

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

[4.] OLD BUSINESS: None.

[5.] NEW BUSINESS: None.

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Robinson inquired affordable housing and inclusionary housing requirements. Director Huntley replied that the State of California through the Southern California Association of Governments provides a mandate called the Regional Housing Needs Assessment numbers. Based on their methodology they indicate, but no require, that cities provide a certain number of affordable units based on income levels. Cities are encouraged to provide affordable housing. Generally speaking, cities would have the ability, unfortunately, the State eliminated redevelopment, which eliminated 20 percent of the housing set aside funds and in addition the federal home funds continue to be lowered on an annual basis. There is not adequate funding currently coming to local government to produce affordable housing. The City has produced a number of affordable housing

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projects over the years including LINC housing and the Telcu housing project across the street and a number of other ones too. Cities do provide and subsidize for affordable housing.

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:30 p.m.

Next regular scheduled meeting on October 24, 2017 at 7:00 p.m. in the Council Chambers.

Michael A. Huntley
Director of Community and Economic Development

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