

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2019**

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, February 26, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, and Ricky Choi

Board Members Absent: Theresa Amador and Margaret Leung

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael A. Huntley, Director of Community and Economic Development, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A CONSIDERATION AND POSSIBLE ACTION TO ADOPT RESOLUTION NO. APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82008 (TM-17-09) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, on behalf of the property owner The Commons of MPK LLC, was present.

Chairperson Robinson closed the public hearing.

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

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 02-19** approving a mitigated negative declaration and denying the applicant's requests for approval of a Zone Change (ZC-17-01), Conditional Use Permit (CU-17-08), and Tentative Map (No. 82008 (TM-17-09)) for the subdivision of air rights to construction an 87-unit mixed-affordable senior citizens housing development in the R-3 (High Density Residential) Zone at 338-400 South Alhambra Avenue.

Resolution No. 02-19

A RESOLUTION APPROVING A MITIGATED NEGATIVE DECLARATION AND DENYING APPLICANT'S REQUESTS FOR APPROVAL OF A ZONE CHANGE (ZC-17-01), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP (NO. 82008 (TM-17-09)) FOR THE SUBDIVISION OF AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Brossy de Dios, motion carried by the following vote:

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Leung

3-B CONDITIONAL USE PERMIT (CUP-16-06) AMENDMENT TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATIONS FACILITY (SPRINT) AT 1920 SATURN STREET (5256-001-810)

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Colleen Khouri of Eukon Group, on behalf of Sprint, provided a brief presentation of the proposed project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 03-19** approving Conditional Use Permit (CU-16-06) to allow the continued operation of a temporary wireless telecommunication facility in the O-P (Office Professional) Zone at 1920 Saturn Street (APN: 5256-001-810).

Resolution No. 03-19

A RESOLUTION APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP-16-06) TO ALLOW THE CONTINUED OPERATION OF A TEMPORARY WIRELESS TELECOMMUNICATION FACILITY AT 1920 SATURN STREET (APN: 5256-001-810).

MISSION STATEMENT

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

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, Choi, and Leung
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

3-C ZONE CHANGE (ZC-18-01); CONDITIONAL USE PERMIT (CU-18-01); AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AND CERTIFY A MITIGATED NEGATIVE DECLARATION AT 130-206 SOUTH CHANDLER AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Yung Kao, 235 East Main Street, Alhambra, CA 91801, provided a presentation of the proposed project.

Speaker Hilda Tsang, 213 South Chandler Avenue, spoke in opposition of the project. She expressed concerns that the proposed building will be incompatible with the surrounding residential buildings, the project's lack of sufficient parking capacity would add traffic that would be not be supported by Chandler Avenue.

Speaker Tiffany San Juan, 126 South Chandler Avenue, spoke in opposition of the project.

Speaker Justin Tse, 505 Hermosa Vista Street, spoke in opposition of the project.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 04-19** recommending that the City Council adopt a mitigated negative declaration; and approve a Zone Change (ZC-18-01), Conditional Use Permit (CU-18-01) and Tentative Map No. 73741 (TM-18-01) to subdivide air-rights to construct a 54-unit mixed-affordable senior citizen housing development in the R-3 (High Density Residential) Zone at 130-206 South Chandler Avenue.

Resolution No. 04-19

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; AND APPROVE A ZONE CHANGE (ZC-18-01), CONDITIONAL USE PERMIT (CU-18-01) AND TENTATIVE MAP NO. 73741 (TM-18-01) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE

MISSION STATEMENT

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

Ayes: Commissioners: Robinson, Brossy de Dios, and Choi
Noes: Commissioners: Amador and Leung
Absent: Commissioners: None
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 7:38 p.m.

Next regular scheduled meeting on March 12, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

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