

PLANNING COMMISSION OF MONTEREY PARK AGENDA

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

Tuesday
July 23, 2019
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

SWEAR-IN

City Clerk

ROLL CALL

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

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

2-A. REORGANIZATION OF THE MONTEREY PARK PLANNING COMMISSION

It is recommended that the Planning Commission:

- (1) Nominate and vote to select a Chair and Vice-Chair pursuant to Monterey Park Municipal Code (MPMC) § 2.78.030; and
- (2) Take such additional, related, action that may be desirable.

2-B. APPROVAL OF MINUTES

It is recommended that the Planning Commission:

- (1) Approve the minutes from the regular meeting of May 28, 2019; and
- (2) Take such additional, related, action that may be desirable.

[3.] PUBLIC HEARING

3-A. TENTATIVE MAP NO. 73665 (TM-19-01) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN A 12-UNIT MEDICAL OFFICE DEVELOPMENT IN THE C-P (COMMERCIAL PROFESSIONAL) ZONE – 120 WEST HELLMAN AVENUE

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 Resolution approving Tentative Map No. 73665 (TM-19-01) subject to conditions of approval; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The proposed project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) per CEQA Guidelines § 15332 (Class 32 – In-Fill Development Projects) in that the project consists of the subdivision of air-rights to establish and maintain a 12-unit medical office condominium development.

3-B. DETERMINATION OF CONSISTENCY OF THE FISCAL YEAR 2019-2020 CAPITAL IMPROVEMENT PROGRAM WITH THE CITY OF MONTEREY PARK GENERAL PLAN

It is recommended that the Planning Commission:

- (1) Adopt Resolution No. _____ determining that the Capital Improvement Program is consistent with the City of Monterey Park General Plan;
- (2) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The proposed Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because it establishes

rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, the proposed action is not a “project” that requires environmental review (see specifically 14 CCR § 15378(b) (4-5)). Individual projects that are listed on the Capital Improvement Program (“CIP”) will each require a separate CEQA analysis before they can be constructed.

3-C. CONDITIONAL USE PERMIT (CU-17-13) TO ALLOW FOR VEHICLE STORAGE AT SHERIFF ROAD AND MCBRIDE AVENUE (ASSESSOR’S PARCEL NUMBER: 5225-031-016)

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 Resolution approving Conditional Use Permit (CU-17-13) subject to conditions of approval; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The proposed project is categorically exempt from the provision of the California Environmental Quality Act (“CEQA”) per CEQA Guidelines § 15301 (Class 1 – Existing Facilities), because the project consists of the operation, maintenance, permitting, licensing of an existing private facility involving negligible or no expansion of an existing use. The proposed project is vehicle storage on a vacant lot.

[4.] OLD BUSINESS - None

[5.] NEW BUSINESS - None

[6.] COMMISSION COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on August 13, 2019.

APPROVED BY:

MARK A. MCAVOY	
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**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
MAY 28, 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, May 28, 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, Theresa Amador, and Ricky Choi

Board Members Absent: None

ALSO PRESENT: David King, Deputy City Attorney 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. CONDITIONAL USE PERMIT (CUP-19-01) TO ALLOW THE ALTERATION OF A NONCONFORMING USE FROM A LAUNDROMAT TO A COMPUTER REPAIR SERVICE BUSINESS – 441 WEST POMONA BOULEVARD

Planner Tewasart provided a brief summary of the staff report.

Attorney King stated that the representative for the property owner submitted letters. In essence there may be factual issues about how long the property may or may not have been abandoned. The property owner's representative brings up certain facts that may not be available to the City. What is in front of the Planning Commission is an application for a conditional use permit. From the last meeting an issue came up as to how long the property may or may not have been abandon which is a factual issue. The way the code is structured is that if the Planning Division had a concern about abandoned uses, they would normally contact the property owner and raise that issue and if the property owner disputed Planning staff's assertions that the use had been abandoned, then the property owner can

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appeal that action to the Planning Commission. It is a little of a different procedure. Abandoned uses versus an application for a conditional use permit. Staff's recommendation is to consider the conditional use permit application.

Commissioner Brossy de Dios inquired if it is the City Attorney's position that the actions constitute continuous occupancy. Attorney King replied that staff is unclear about the May date because there are facts available to the property owner that is not available to the City. So the staff report lists the facts that staff is aware of and has access to records to verify the facts. This is true to all properties in the City staff would initiate action if there was concern about an abandoned use. Thus far staff has not done that.

Commissioner Brossy de Dios inquired if an abandoned use requires a notice from the City. Attorney King replied that there may be properties in the City that are abandoned right now that the City is unaware of and they will remain abandoned until they become an issue. Basically it is not an issue until it is an issue or the City becomes aware of it. Staff would have to notify the property owner and let the property owner know about the discontinued use and staff's concerns about that in order to implicate this provision of the code. In this case, that has not happened for this particular property. So the option available to the Planning Commission would be to consider the conditional use permit application presented either approve or deny it based on the findings. Or if the Planning Commission has a concern about this particular use and whether or not it is an abandoned use, the Planning Commission can direct staff to look into the matter more and consult the property owner to verify the facts to bring something back to the Planning Commission. Normally that process would not come before the Planning Commission. It would be handled at an administrative level. Unless the Planning Commission is concerned about the abandoned use or the discontinued use in the municipal code, what is in front of the Planning Commission is a conditional use permit. The approval or disapproval should only be made based on the findings for a conditional use permit. The abandoned, discontinued use, ceasing operations is a separate issue. If the Planning Commission is concerned about that it would be handled administratively with staff. That would not be a part of the conditional use permit application.

Commissioner Choi inquired if the staff's acceptance of the conditional use permit application is considered an action that allows for the continuation of the use. Attorney King replied that under the code staff would have to initiate any concerns about the discontinued use. The chronology shows that along the way applications were accepted, a conditional use permit was granted and at no time was the abandoned use a concern brought up by staff. The code states that staff would have to initiate a letter to the property owner that staff is of the opinion that this was a discontinued use and that the property would have to comply with the zoning code.

Commissioner Choi stated that businesses in the City are required to renew their business license and inquired if there are records that reflect whether or not a business license was renewed, when that occurred and when that lapsed. Planner Tewasart replied that the business license for the Laundromat was paid up to December 2016. Then in November 2016 a conditional use permit was filed for a dance studio and approved in January 2018.

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The business did not move forward with the application. An occupancy permit is required when a business first takes occupancy of a space. Annual renewals are not required.

Commissioner Choi inquired how the City knows that businesses are paying their fair share of taxes if there is no record. Attorney King replied that there are enforcement mechanisms. Also, payment of a business license does not necessarily equate to activity on a property. You can have an abandoned building and still pay for a business license.

Commissioner Choi inquired if there are any state statutes that speak to legal nonconforming issues. Attorney King replied that the City has a clear procedure on the steps to take in order to identify seemingly discontinued uses. This would probably come more often in code enforcement when there are abandoned buildings that people are complaining about. It is a little unusual for this to come up during a conditional use permit approval but it is within the purview of the City.

Commissioner Choi inquired about land use consistency. Attorney King replied that legal nonconforming is a permitted use assuming that it has not been intentionally abandoned or discontinued. In speaking with staff the process was never initiated to determine that it was a discontinued use. This came up as part of the discussion at the last meeting. Again, the option before the Commission is approving or denying the conditional use permit based on the findings. As always, if the Planning Commission needs more information in order to make a determination staff will do as much research as we can to give you the facts that you need to make the findings. It is acceptable for the Planning Commission to consider it a legal nonconforming use in the absence of that process.

Commissioner Choi inquired if the zoning and land use can be addressed for the long-term in the General Plan Amendment. Planner Tewasart replied that staff can look into that.

Chairperson Robinson opened the public hearing.

Applicant, Brian Yung, 5945 Temple City Boulevard, Temple City 91780, stated that his business is IT service such as computer repair and web design. His current business is in Temple City, but the building will be demolished for a new building.

Commissioner Amador inquired about the classrooms shown on the floor plan. Applicant Yung replied that it will sometimes be used for IT training.

Commissioner Choi inquired about the number of years the applicant has been in business. Applicant Yung replied 19 years.

Gail Price, Esq., on behalf of the property owner, stated that this is a unique property in that they have an ordinance no. 574 for, which was submitted in her May 27 letter to the Planning Commission deems the property to be commercially zoned and there hasn't been any subsequent ordinance evidencing a zoning change. This property is across the street from a freeway on-ramp, next to high power lines and the closest single-family residence does not front Pomona, it is on a side street and next to that is an R-3 apartment complex. The other way is a school, park, and more commercial. It is entirely unsuitable for R-1 and

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would decimate the property value. They also take issue with the characterization of abandonment because the property owner never took any steps to intentionally abandon the property and quite the opposite. The property may not have been opened to the public while the conditional use permit application was pending, but that would be the normal course of a business under construction.

Gary Laugendoen, 3452 East Foothill Boulevard, Pasadena CA 91107, stated that he is present to support the application. The dance studio did take possession of the property before deciding not to move forward, but there was a use in place.

Commissioner Brossy de Dios recommended adding a condition of approval landscaping improvements must be made in accordance with Monterey Park Municipal Code §§ 21.22.270 and 21.22.280 Off-Street regulations.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 09-19** approving Conditional Use Permit (CU-19-01) to allow the alteration of a nonconforming use from a Laundromat to a service office (computer repairs) in the R-1 (Single-Family Residential) Zone at 441 West Pomona Boulevard.

Resolution No. 09-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-01) TO ALLOW FOR THE ALTERATION OF NONCONFORMING USE AT 441 WEST POMONA BOULEVARD.

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

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

3-B CONDITIONAL USE PERMIT (CU-19-05) TO ALLOW OPERATION OF AN ESCAPE GAME ROOMS BUSINESS (INDOOR COMMERCIAL RECREATION) AT 500 NORTH ATLANTIC BOULEVARD #111

Planner Tewart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Jack Chen, 388 East Valley Boulevard, Alhambra, CA 91801, stated that the business is new type of entertainment business. A lot of young adults and young professionals like to get together to play board games. This business will be a role play murder mystery. People

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can dress up play with friends or strangers and play together in a safe and controlled environment. Scripts will be provided for the role play and there will be a narrator to make sure the script progresses within a certain time limit. Finding the clue will be through conversation to find out who is who, who has motive and who is innocent. The intent of the game is to solve the script. There will be the mystery person and the rest of the group. The rest of the group needs to find the mystery person. The mystery person will try to trick the rest of the group, so they will not be able to figure out who the mystery person is. There will be no food or alcohol service, so their business will work great with the other surrounding restaurants at the location. This will be their second location. They have another business in Rowland Heights. There will be a fee and a reservation will be required.

Commissioner Brossy de Dios inquired why the business is described as an escape room. Applicant Chen replied that a group of people have to work together to solve a mystery. It is not physically escaping a room, but solving a puzzle together.

Commissioner Amador inquired about the target age group. Applicant Chen replied younger working professionals.

Patsy Ma of PB International Inc. 650 West Duarte Road #1088, Arcadia, CA 91007, representative for the property owner Atlantic Times Square, stated that they are excited to have this tenant. Atlantic Times Square is anchored by AMC a movie theater and a dozen restaurants. The business will create a synergy where they can draw from each other. The property owner visited their existing business in Rowland Heights to see their existing operations and what caught their eyes is that their scripts are all exclusive. The location is right for this business. Atlantic Times Square has 24-hour security service and with all the restaurants they can work together. This is a great space next to the escalators coming up, but there is an LCD screen that blocks the fascia so it has to be a destination tenant in order to draw people to be able in.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 10-19** approving Conditional Use Permit (CU-19-05) to allow operation of an escape game rooms business (indoor commercial recreation) in the R-S, P-D (Regional Specialty, Planned Development) Zone at 500 North Atlantic Boulevard #111.

Resolution No. 10-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-19-05) TO ALLOW AN ESCAPE GAME ROOMS BUSINESS (INDOOR COMMERCIAL RECREATION) AT 500 NORTH ATLANTIC BOULEVARD #111.

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

Ayes: Commissioners: Robinson, Brossy de Dios, Amador, and Choi

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Noes: Commissioners: None
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 7:45 p.m.

Next regular scheduled meeting on June 11, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer

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Planning Commission Staff Report

DATE: July 23, 2019

AGENDA ITEM NO: 3-A

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider Tentative Map No. 73665 (TM-19-01) to allow the subdivision of air-rights to establish and maintain a 12-unit medical office condominium development – 120 West Hellman Avenue.

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. 73665 (TM-19-01) 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 § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The project consists of the subdivision of air-rights to establish and maintain a 12-unit medical office condominium development. This division complies with the General Plan and zoning regulations: the subject property is zoned C-P (Commercial Professional) and designated Commercial in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses. The project site does not have value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project site can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

The applicant, Citizens Group LLC, seeks a tentative map to subdivide air rights to develop a 12-unit medical office condominium development (Citizen's Medical Plaza) at 120 West Hellman Avenue ("Project Site"). A previously approved tentative map (approved in 2016) for the Project Site expired in December 2018 (after a City Council approved extension).

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial: The recommended action is to adopt a Resolution approving a tentative map. In considering such actions, the Planning Commission acts in a quasi-judicial role. When doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

The Planning Commission must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve the tentative map, the Planning Commission must find that the map is:

- Consistent with the General Plan;
- Consistent with any applicable Specific Plan or Planned Development;
- Consistent with the provisions of the MPMC;
- In the interest of public health and safety; and
- Is a necessary prerequisite to the orderly development of the surrounding area.

The Planning Commission must deny the tentative map if it finds any of the following (Government Code § 66474):

- That the proposed map is inconsistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the type of development.
- That the site is not physically suitable for the proposed density of development.
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

BACKGROUND

Property Description

The property is located at the southeast corner of the West Hellman Avenue and Baltimore Avenue. The property is zoned C-P (Commercial Professional) Zone and is designated Commercial in the General Plan. To the north of the property are Hellman Avenue and one-story single-family dwelling units in the City of Alhambra, to the east and south is a 3-story hospital (Garfield Medical Center) and west are R-3, P-D (High Density Residential, Planned Development) zoned lots. The property is regular-shaped, relatively flat, 18,527 square feet (0.43 acres) in size, and currently under construction.

The proposed medical office building will be 3-stories with a gross floor area of 27,583 square feet. There will be 11 medical office suites and 1 retail suite with 83 on-site parking spaces located at-grade and in a two-level subterranean parking garage. The gross floor area for the ground floor will be 6,114 square feet, the second 10,680 square feet, and the third floor will be 10,789 square feet.

The building will be situated towards Hellman Avenue with parking south of the building. According to the floor plan, the ground floor will have a general lobby area and four units that range in size from 1,044 square feet to 1,218 square feet. The proposed uses include a pharmacy and three medical offices. The second and third floors will have identical layouts with unit sizes ranging from 1,585 square feet to 1,910 square feet.

The intended use will be medical offices.

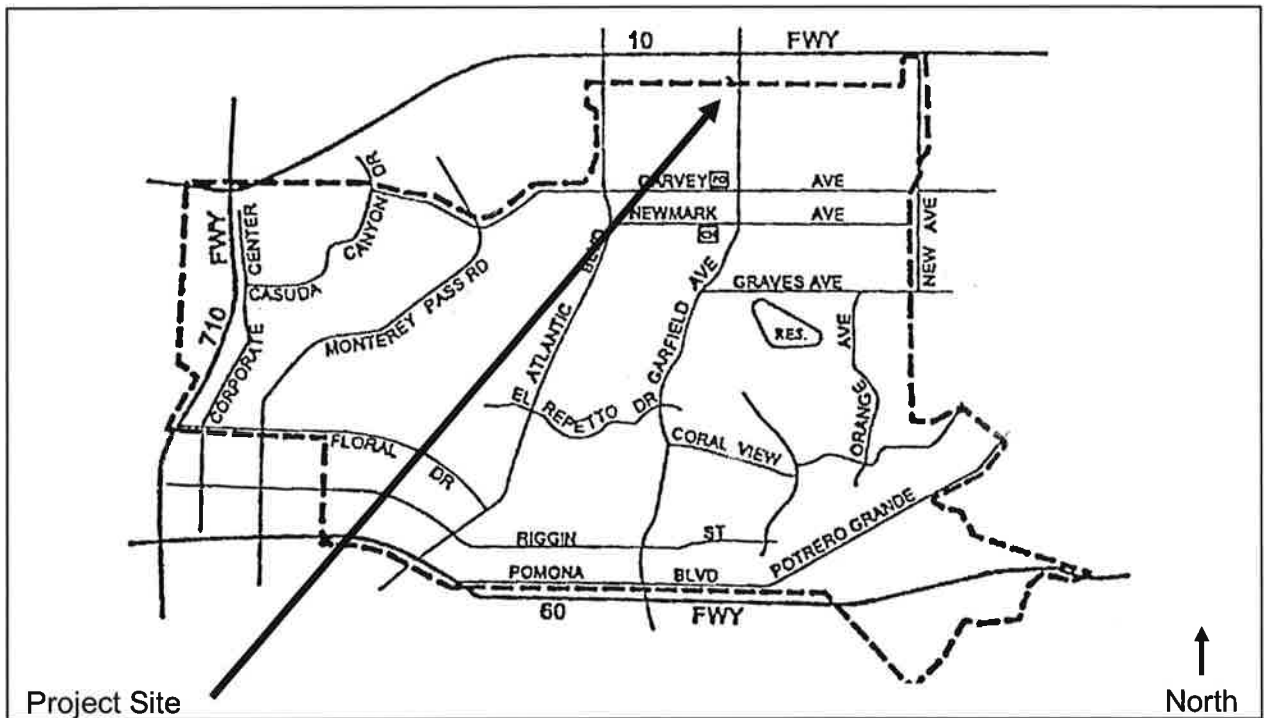
The applicant is requesting to subdivide the units for condominium purposes. Staff discussed the concerns that the City generally has with office condominium projects, including (1) the use and control of the units; (2) whether the business association will have a Board of Directors to enforce CC&Rs; and (3) whether the units will be owner-occupied to avoid absentee ownership. In response, the Covenants, Conditions, and Restrictions (CC&Rs) were drafted to address the City's concerns. The CC&Rs set limitations on the size and number of units and will deal with ownership and maintenance matters. Staff added a condition of approval that the ownership is required to hire a professional management company to oversee the long-term maintenance and operation of the property. The City Attorney's office will review the CC&Rs before they are recorded to ensure that the City's interests are protected.

OTHER ITEMS:

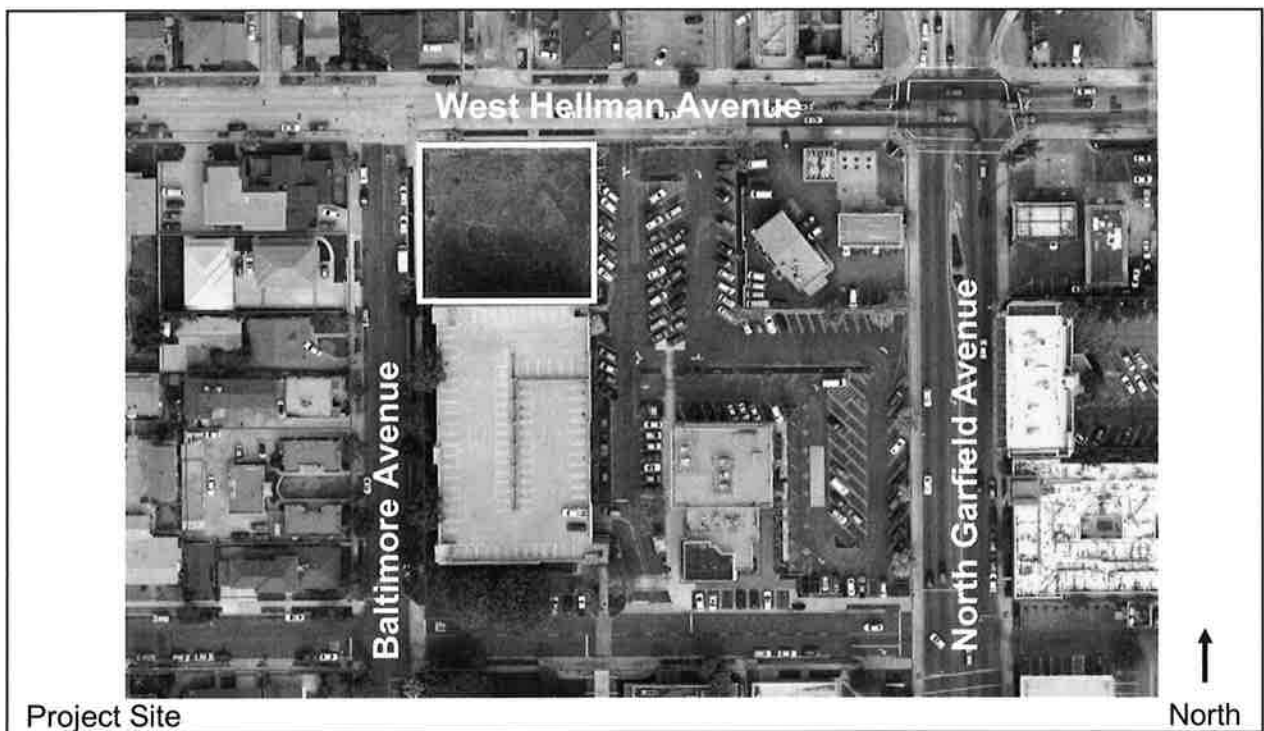
Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **June 20, 2019** and published in the Wave on **June 27, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **35** property owners within a 300 foot radius and current tenants of the property concerned on **June 20, 2019**.

Vicinity Map



Aerial Map



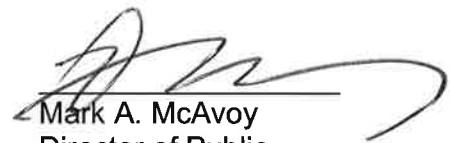
ALTERNATIVE COMMISSION CONSIDERATIONS:

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,



Mark A. McAvoy
Director of Public
Works/City Engineer

Prepared by:



Samantha Tewasart
Senior Planner

Reviewed by



Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Tentative Map No. 73665

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 73665 (TM-19-01) FOR THE SUBDIVISION OF AIR RIGHTS FOR A 12-UNIT MEDICAL OFFICE CONDOMINIUM DEVELOPMENT AT 120 WEST HELLMAN AVENUE

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

SECTION 1: The Planning Commission finds and declares that:

- A. On June 6, 2019, Tony Zeng on behalf of Citizen Group LLC, submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") § 21.32.020 requesting approval of Tentative Map No. 73665 (TM-19-01) to subdivide air rights for a 12-unit medical office condominium project at 120 West Hellman Avenue ("Project");
- B. The proposed Project was reviewed by the City Planner 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 City Planner completed review and scheduled a public hearing regarding the Project before the Planning Commission for July 23, 2019. Notice of the public hearing was posted and mailed as required by the MPMC;
- E. On July 23, 2019, 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 July 23, 2019 hearing including, without limitation, the staff report submitted by the City Planner.

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

- A. The Applicant seeks a tentative map that would allow development of commercial condominiums in a new 3-story medical office condominium project located at 120 West Hellman Avenue (the "Property");
- B. The Property is zoned C-P (Commercial Professional) and designated Commercial in the General Plan;
- C. The Property is located at southeast corner of the West Hellman Avenue and Baltimore Avenue. To the north of the property are Hellman Avenue and one-story single-family dwelling units in the City of Alhambra, to the east and south is a 3-story hospital

**PLANNING COMMISSION
RESOLUTION NO.
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(Garfield Medical Center) and west are R-3, P-D (High Density Residential, Planned Development) zoned lots; and

- D. The Property is regular-shaped, relatively flat, 18,527 square feet (0.43 acres) in size. The Property will be accessible from Baltimore Avenue.

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 § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

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. The tentative map for this project will allow for the subdivision of air rights for a 3-story medical office condominium project to be constructed on site. Goal 6.0 in the General Plan is to create a diverse medical district within the North Garfield Avenue corridor. Policy 6.1 encourages expanding opportunities for the development of new medical offices and facilities surrounding the Garfield Medical Center. The Property is located at the southeast corner of West Hellman Avenue, a minor arterial street with an 80-foot right-of-way, and North Baltimore Avenue, a local street with a 50-foot right-of-way. Both streets are 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 project design is consistent with the General Plan. According to the General Plan North Garfield Focus Area, the Garfield Medical Center on North Garfield Avenue represents the focal point of a successful medical district extending south toward Downtown. Despite the many medical facilities surrounding the hospital, demand continues to exist for additional medical offices, diagnostic centers, laboratories, and related uses. To accommodate demand, the Land Use Element provides for an extended professional office/medical district from Hellman Avenue south of Garcelon Avenue, and for entire blocks between Atlantic Boulevard and Baltimore Avenue north of Hilliard Avenue. There is no specific plan adopted for this area.
- C. The Property is physically suitable for the type of development and the proposed density of the development. The size of the property is adequate in size to accommodate the property project. The medical office building complies with the development standards as allowed in the C-P Zone.
- D. The project design will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Property is bordered by

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PAGE 3 OF 4**

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.

- E. The project design will not likely cause serious public health problems. There is no evidence that the project will cause any public health problems.
- F. The project design will not conflict with easements, acquired by the public at large, for access through or use of, property within 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. 73665 (TM-19-01).

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 Tony Zeng of Citizens Group LLC and to any other person requesting a copy.

**PLANNING COMMISSION
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PAGE 4 OF 4**

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.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective on the tenth day after its adoption.

ADOPTED AND APPROVED this 23rd day of July 2019.

Chairperson Delario Robinson

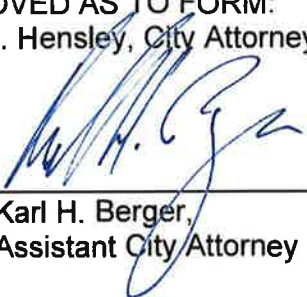
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of July 2019, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mark A. McAvoy, 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

120 WEST HELLMAN AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Citizen Group LLC will comply with the following conditions of approval for Tentative Map No. 73665 (TM-19-01) ("Project Conditions").

PLANNING:

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the tentative map date-stamped June 6, 2019, unless revisions and/or additional conditions are specifically required herein.
2. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Project Conditions, are binding upon Applicant's successors in interest. These Project Conditions may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Monterey Park Municipal Code ("MPMC").
3. Any proposed deviations from the exhibits, Project Description or Project Conditions must be submitted to the City Planner for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
4. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
5. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
6. Citizen Group 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-19-01 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-19-01, 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.

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7. 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 City Planner for a determination regarding the need for Planning Commission review and approval of the proposed modification.
8. Tentative Map No. 73665 (TM-19-01) 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 City Council upon finding of good cause. An application requesting an extension must be filed with the City Planner at least 30 days before the expiration date.
9. The business owners association, as required by the CC&Rs, must retain the services of a professional property management company to oversee the maintenance and operation of the property.
10. Modifications to the proposed uses, number of off-street parking spaces and loading space will require Planning Commission review and approval.
11. A Joint Use Parking Agreement must be recorded against the property and all air parcels identified on the tentative map, subject to the review and approval of the City Attorney.
12. No on-site parking can be leased to any adjacent properties.
13. All on-site parking must be used strictly for vehicle parking and not storage.
14. Restrooms are to be provided in the common areas, subject to building permit plan check review and approval.
15. The Covenant, Conditions, and Restrictions must include language to require all staff personnel to park on-site, subject to the review and approval of the City Attorney.
16. The developer's traffic engineer must work with the City's Engineering Division to evaluate if the warrants exist for 3-way stop signs at the intersection of Baltimore Avenue and Hellman Avenue.

ENGINEERING:

11. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee, this project involves the disturbance of soils by grading, clearing and/or excavation. Developer/owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park must condition grading permits on evidence of

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compliance with that permit and its requirements. Compliance information is available in the Office of the City Engineer. Upon approval of the NPDES document by the City, Developer/owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues either a building or grading permit (the electronic copy requirement pertains to projects greater than an acre).

12. 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 \$94 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$94 cash deposit.
13. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the property for unpaid taxes or special assessments; submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check.
14. The developer/owner is responsible for ascertaining and paying all City development related fees including, without limitation, connection fees and impact fees required by Monterey Park Municipal Code ("MPMC") Chapter 3.110. Developer takes notice pursuant to Government Code § 66020(d) that City is imposing exactions upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, et seq.). Developer is informed that it may protest exactions in accordance with Government Code § 66020.
15. The applicant must record covenants, conditions, and restrictions ("C.C. & R.") upon the property that, among other things, establish a business owners association to address common maintenance and utilities. Such CC&Rs must be submitted to the City Planner for review and approval as to form by the City Attorney. Developer/owner is responsible for securing the C.C. & R. guidelines from the City Engineer. The applicant must reimburse the City for all costs associated with such review including, without limitation, those of the City Attorney. The developer must provide the City Planner with a copy of the recorded CC&Rs before the City issues a final inspection or certificate of occupancy.
16. All improvement plans, including grading and public improvement plans must be based upon City approved data. Benchmark references to be obtained from the City's Engineering Division.
17. Prior to any Certificate of Occupancy (C of O), the developer must install one new commercial Jones 6-inch fire hydrant assembly and valve on the southeast corner of the intersection of Hellman Avenue and Baltimore Avenue; the existing (obsolete)

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fire hydrant must be capped and abandoned. These improvements must be detailed in the public improvement plans.

18. 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 will not be permitted unless prior approval is granted by the City Engineer.
19. A site drainage plan must be prepared 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 cannot 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.
20. 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 in accordance with Los Angeles County Department of Public Works standards and specifications to the satisfaction of the City Engineer before the City issues grading and drainage plans.
21. 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 before a final map is considered by the City Council.
22. 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 before the City issues grading or building permits; drainage plans must show all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
23. Remove existing 18-inch diameter Palm Tree in parkway adjacent to proposed North Baltimore Avenue driveway exit. Remove existing 30-inch diameter Palm Tree in parkway east of Baltimore/Hellman intersection.
24. The developer must dedicate street right-of-way to provided a 15-feet corner property line radius at the northwest corner of the property.
25. A sewer connection reconstruction fee will be assessed at the time of the City considers issuing a building permit in accordance with MPMC Chapter 14.06 .

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26. The grading and drainage plan must be submitted and substantially complete by the first plan check of the tentative map and a separate street improvement plan must be submitted substantially complete by the first plan check of the tentative map.
27. Street improvement plans must include the removal and reconstruction of sidewalk, driveway approaches, and curb and gutter along entire property frontage on Hellman Avenue and Baltimore Avenue. In addition, it must consist of pavement grinding and rubberized asphalt overlay of minimum 2-inch depth, along the half-width of Hellman Avenue and Baltimore Avenue from edge of gutter to centerline and may required localized pavement repairs depending on the conditions of the streets. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Street improvement plan must be reviewed and completed before the City Council considers the final map.
28. Parkways must be irrigated and landscaped per plans submitted for review and approval by the City Engineer before the City issues building permits. The need for providing additional street trees must be reviewed and approved by the Public Works Director.

POLICE:

29. Adequate exterior lighting must be provided so that all outside perimeter area are visible during the hours of darkness. All lighting locations and intensity must comply with applicable law and must be approved by the Police Chief, or designee.
30. All major common areas throughout the property, including all parking areas, must be observable by functioning security video cameras that record at least for at least 12 hour increments. All security cameras must operate 24-hours a day seven days a week.
31. Security video cameras must be installed at all the entrance/exits of the parking lot(s) and all entrance/exit doors and must be positioned to capture the faces of people entering and exiting. All cameras must record onto a media device, such as a videotape, digital storage CPU, DVR or similar recording device. The recordings of the security video cameras must be maintained for a minimum period of 30 days, and the recordings must be made immediately available for any law enforcement officer who is making the request as a result of official law enforcement business. The video cameras must be located to cover the main areas that are accessible to the public, including the entrance/exits and all interiors of each room. If the Chief of Police determines that there is a necessity to have additional security cameras installed, the manager/owner of the business must comply with the request within 7 days. The Chief of Police can also require the position of the video cameras to be changed if it is determined that the position of the camera does not meet security needs. The manager/owner of the business must comply with the request within 7 days. The picture quality of the video cameras and recording devices installed on the complex must meet the approval of the Chief of Police.

**PLANNING COMMISSION
RESOLUTION NO.**

32. A comprehensive Security Plan must be submitted to the Police Chief, or designee, for final review and approval before the project opening.
33. Access to the roof of the building must be locked and secured and restricted to maintenance personnel, building management, or other authorized personnel.
34. The business should participate in the Monterey Park Police Department's Business Watch Program, a free service designed to educate business about minimizing criminal activity.
35. The shrubbery on the property must be installed and maintained in such a condition as to not restrict visibility from the street or easily conceal persons.
36. All business locations must comply with federal, state, and local laws governing business licensing, noise levels, alcohol sales and consumption. All business locations must obtain the appropriate license(s) from the regulating agency in order to conduct business in the City of Monterey Park.
37. The City may revoke any or all permits issued to an establishment for violations of federal, state, or local law, deemed to be nuisance to the community due to continued negative contact with law enforcement or failure to comply with these and/or subsequent provisions.

By signing this document, Tony Zeng, on behalf of Citizen Group LLC, certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

Tony Zeng, Applicant

ATTACHMENT 2

Tentative Map No. 73665



Planning Commission Staff Report

DATE: July 23, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Public Works Director / City Engineer/City Planner
SUBJECT: Determination of Consistency of The Fiscal Year 2012-13 Capital Improvement Program with the City of Monterey Park General Plan

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Adopt Resolution No. _____ determining that the Capital Improvement Program is consistent with the City of Monterey Park General Plan;
2. Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act) If Applicable

The proposed Resolution is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to implement government funding mechanisms; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Resolution does not constitute a "project" that requires environmental review (see specifically 14 CCR § 15378(b) (4-5)). Individual projects that are listed on the Capital Improvement Program ("CIP") will each require a separate CEQA analysis before they can be constructed.

EXECUTIVE SUMMARY:

The City of Monterey Park annually reviews its Capital Improvement Program ("CIP") for the purpose of identifying and prioritizing capital projects to be completed within the upcoming fiscal year. These projects are needed to adequately maintain current facilities, maintain existing infrastructure and provide new infrastructure where needed for the health and welfare of our citizens.

This annual review of the CIP is required by Government Code § 65103(c). That Section states that each planning agency must:

"Annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their

consistency with the general plan, pursuant to Article 7 (commencing with Section 65400).”

Additionally, Government Code § 65401 requires that cities prepare a coordinated program of proposed public works projects and that they be reviewed by the city planning agency for conformity with the City’s General Plan. The planning agency in the City of Monterey Park is the Planning Commission.

BACKGROUND:

City staff annually reviews the City’s capital improvement needs; sets goals for addressing those needs; and identifies projects necessary to achieve those goals. The Public Works Department, with input from the City Manager and other City departments, prepares a draft CIP that typically includes improvements to the City’s streets, parks, water system and public buildings. The draft CIP is then presented to the City Manager and Management Services Director for review. The City Manager and Management Services Director evaluate all the capital and community projects proposed for funding and make a recommendation to the City Council.

The proposed 2019-20 CIP is more fully described in the table below. In summary, the Public Works Department will administer 11 projects at an estimated cost of \$12,106,318. The CIP includes projects anticipated to be started or completed during the 2019-20 fiscal year. Each project will require the preparation of design plans and/or bid specifications by the City’s Engineering staff or a paid consultant. As design plans for each project are completed, staff will request the City Council’s approval of the plans for construction and authorization to advertise the project for bids.

The CIP is consistent with the General Plan’s commitment to “implementing a long-range plan that enhances the physical, economic and human resources of the community.” Each project is necessary to improve and maintain the City’s infrastructure, thereby allowing the City to continue providing high-level services to the community and improve the quality of life for residents. The below projects are consistent with the goals and objectives of the Monterey Park General Plan based on the sections cited.

	Project Name & Description	Funding	General Plan Consistency
1	2019-20 Various Street Resurfacing – Pavement rehabilitation includes surface patching and repairs, and asphalt concrete and asphalt rubber overlays, and minor other work as necessary to rehabilitate various City	\$3,500,000	Consistent with Circulation Element Policy 2.5, to implement intelligent transportation system technologies to improve traffic flow.

	streets identified in the City's Pavement Management Study.		
2*	2018-19 Various Street Resurfacing – Pavement rehabilitation includes surface patching and repairs, and asphalt concrete and asphalt rubber overlays, and minor other work as necessary to rehabilitate various City streets identified in the City's Pavement Management Study.	\$1,710,890	Consistent with Circulation Element Policy 2.5, to implement intelligent transportation system technologies to improve traffic flow.
3*	Potrero Grande Improvements – New landscaped median islands; pavement rehabilitation; in-fill tree planting in parkways; irrigation system; ADA sidewalk & curb ramp improvements; Class II bike lane; and conduit/pull boxes for future decorative lighting	\$3,600,000	Consistent with Circulation Element Policy 2.5, to implement intelligent transportation system technologies to improve traffic flow, Policy 5.1 to provide for a citywide Class II and Class III bicycle path system, 5.5 to Continue implementation of the Sidewalk Deficiency Master Plan to provide for sidewalk improvements and enhancements, particularly in areas where sidewalks link residential neighborhoods to activity centers
4*	Traffic Signal Upgrades at Garfield Avenue and Graves Avenue – Replace old traffic signal poles, conduit and cable; Provide left-turn phasing for the northbound and southbound directions; Update pavement markings, signage and striping at the intersection.	\$100,000	Consistent with Circulation Element Policy 2.5, to implement intelligent transportation system technologies to improve traffic flow.

5*	Garvey Reservoir Drainage Improvements – Construct drainage improvements for drainage areas 2, 3, and 4 that capture storm water runoff from the hillside surrounding Metropolitan Water District's (MWD) Garvey Reservoir. The improvements will mitigate slope erosion that has impacted several properties adjacent to the reservoir.	\$280,000	Consistent with Safety and Community Services Element Goal 13.3 to continue to survey and upgrade the City's storm drain system
6*	North Atlantic Water & Sewer Improvements - Design and construct water and sewer system improvements in North Atlantic Blvd. to provide additional capacity as necessary to upgrade existing conditions, and to serve fixture development, in accordance with the Sewer and Water Master Plan documents	\$2,100,000	Consistent with Safety and Community Services Element Policies 13.1 & 13.2 to implement recommended sewer system improvements in the Sewer Master Plan and water system improvements in the Water Master Plan, respectively.
7	Barnes Fitness Court Install - Purchase and installation of National Fitness Campaign Fitness Court	\$100,000	Consistent with Resources Element Policy 1.1, to assess usage of park facilities, and identify physical changes needed to accommodate anticipated use patterns, and Resources Element Goal 1.0, to optimize use of established public parks, and provide park facilities that meet the needs of the City's population.
8	Langley Restroom ADA Door - Purchase and install automatic door opener for east restrooms for ADA compliance at Langley Center	\$10,000	Consistent with Resources Element Policy 1.1, to assess usage of park facilities, and identify physical changes needed to accommodate anticipated use patterns, and Resources Element Goal 1.0, to optimize use of established public parks, and provide park facilities that meet the needs of

			the City's population.
9	CNG Fueling Compressor System - install an Upgraded CNG Fueling Compressor System at City Yard which includes the construction costs for the dispenser and electrical upgrade equipment payment to SoCalGas	\$175,428	Consistent with the General Plan goal of implementing a long-range plan that enhances the physical, economic and human resources of the community.
10	Police In-Car Camera System - The In-Car Camera System has come to the end of its life cycle and is in need of replacement and including the purchase a new Body Cameras.	\$250,000	Consistent with Resources Element Policy 12.1, to ensure that appropriate levels of police protection are provided citywide.
11	Barnes Playground Equipment and Surface Replacement - Replace playground equipment and install new surface due to the age. Barnes playground is over 15 years old and requires numerous repairs.	\$280,000	Consistent with Resources Element Policy 1.1, to assess usage of park facilities, and identify physical changes needed to accommodate anticipated use patterns, and Resources Element Goal 1.0, to optimize use of established public parks, and provide park facilities that meet the needs of the City's population.
	Total:	\$12,106,318.00	
*	Note - These projects were carried over from previous fiscal years as not yet completed but currently in progress.		

FISCAL IMPACT:

The FY2019-20 and FY2018-19 budgets included funding for these projects.

Respectfully submitted by:



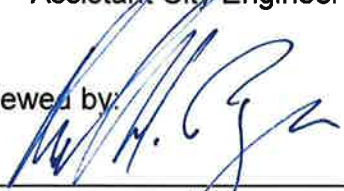
Mark A. McAvoy
Director of Public Works/
City Engineer

Prepared by:



FOR Frank A. Lopez
Assistant City Engineer

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT(S):

1. Draft Resolution

ATTACHMENT 1
Resolution No. _____

RESOLUTION NO. 19-

A RESOLUTION FINDING THAT THE FISCAL YEAR 2019-20 CAPITAL IMPROVEMENT PROGRAM ("CIP") CONFORMS WITH THE MONTEREY PARK GENERAL PLAN PURSUANT TO GOVERNMENT CODE § 65401.

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

SECTION 1: The Planning Commission finds and declares that:

- A. The Public Works Department prepared a Capital Improvement Program ("CIP") for Fiscal Year 2019-20 and submitted the CIP to the City Manager and Management Services Director for review;
- B. The City Manager and Management Services Director reviewed the proposed Capital Improvement Projects for the City of Monterey Park and made recommendations;
- C. In accordance with Government Code § 65401 and upon conclusion of review by the City Manager and Management Services Director, the Public Works Director submitted the CIP to the Planning Commission;
- D. Government Code § 65103(c) requires the Planning Commission to review the City's CIP to determine whether the CIP is consistent with the Monterey Park General Plan;
- E. On July 23, 2019, the Planning Commission considered the proposed CIP in light of the Monterey Park General Plan; and
- F. This Resolution and its findings are based upon the entire record including information available at the July 23, 2019 Planning Commission meeting.

SECTION 2: *Approval.* The Planning Commission finds that the Fiscal Year 2019-20 CIP, as set forth in the administrative record including the Staff Report dated July 23, 2019, is consistent with the Monterey Park General Plan.

SECTION 3: The Commission Secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 4: 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.

SECTION 5: Except as provided in Section 4, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

**PLANNING COMMISSION
RESOLUTION NO. 19-
PAGE 2 OF 2**

ADOPTED AND APPROVED this 23rd day of July 2019.

Chairperson Delario Robinson

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 March, 2013, by the following vote of the Planning Commission:

AYES: Chairperson Hamner, Vice-Chair Sullivan, Commissioner Ruiz
NOES:
ABSTAIN:
ABSENT:

Mark A. McAvoy, Secretary

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

By:



Karl H. Berger
Assistant City Attorney



Planning Commission Staff Report

DATE: July 23, 2019

AGENDA ITEM NO: 3-C

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer
SUBJECT: A Public Hearing to consider Conditional Use Permit (CU-17-13) to allow vehicle storage – Sheriff Road and McBride Avenue (Assessor's Parcel Number: 5225-031-016).

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 Conditional Use Permit (CU-17-13) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the provision of the California Environmental Quality Act ("CEQA") per CEQA Guidelines § 15301 (Class 1 – Existing Facilities) because the project consists of the operation, maintenance, permitting, licensing of an existing private facility involving negligible or no expansion of an existing use. The proposed use is vehicle storage on a vacant lot.

EXECUTIVE SUMMARY:

The applicants are requesting Conditional Use Permit (CU-17-13) to allow vehicle storage at the T-intersection of Sheriff Road and McBride Avenue (Assessor's Parcel Number: 5225-031-016) ("Project Site"). The City Planner found that the proposed use permit for vehicle storage is consistent with the Monterey Park Municipal Code ("MPMC") and the General Plan (see Memorandum dated July 17, 2019) and recommends approval of Conditional Use Permit (CU-17-13) subject to the conditions contained in the Resolution. The property is privately owned; the land use designation is Public Facility which provides for public institutional uses. The property was formerly a construction landfill site. Vehicle storage will be the least intensive use of the property until a public institutional use is proposed on the property.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial: The recommended action includes consideration of whether to issue a conditional use permit ("CUP"). In considering such actions, the Planning Commission

acts in a quasi-judicial role. In doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission decision and hold the City potentially liable for violating the applicant's constitutionally protected due process rights.

In this matter, the Planning Commission must make these findings:

- That the project property is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the Monterey Park Municipal Code ("MPMC");
- That the project property has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed project is consistent with the General Plan and any applicable specific plan;
- That the proposed project will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City;
- That the proposed project will not have an adverse effect on the public health, safety and general welfare; and

That the project is properly one authorized by conditional use permit pursuant to the MPMC.

BACKGROUND AND DISCUSSION:

Clark Cooper and Tammy Fang ("Applicants") are requesting approval of a Conditional Use Permit to allow vehicle storage located at Sheriff Road and McBride Avenue (Assessor's Parcel Number: 5225-031-016). The property is zoned O-P (Office Professional) and is designated Public Facilities (PF) in the General Plan.

Property Description

The property is located west of the Interstate 710 Long Beach Freeway. Properties located to the north, south, and west of the property are zoned PF. The subject property is 7.15 acres in size and is currently a vacant dirt lot.

Project Description

The proposed project is to utilize the vacant lot for vehicle storage purposes by an auto dealership. According to MPMC § 21.12.020, vehicle storage is an allowed use subject to a conditional use permit. According to the Applicants, the property will be accessed two to three times daily, Monday through Friday from 8:00 a.m. to 5:00 p.m. by the property owners and authorized personnel through a secured gate. The property will be secured by a 10 foot tall chainlink fence. Freestanding light posts will be installed for security purposes as well.

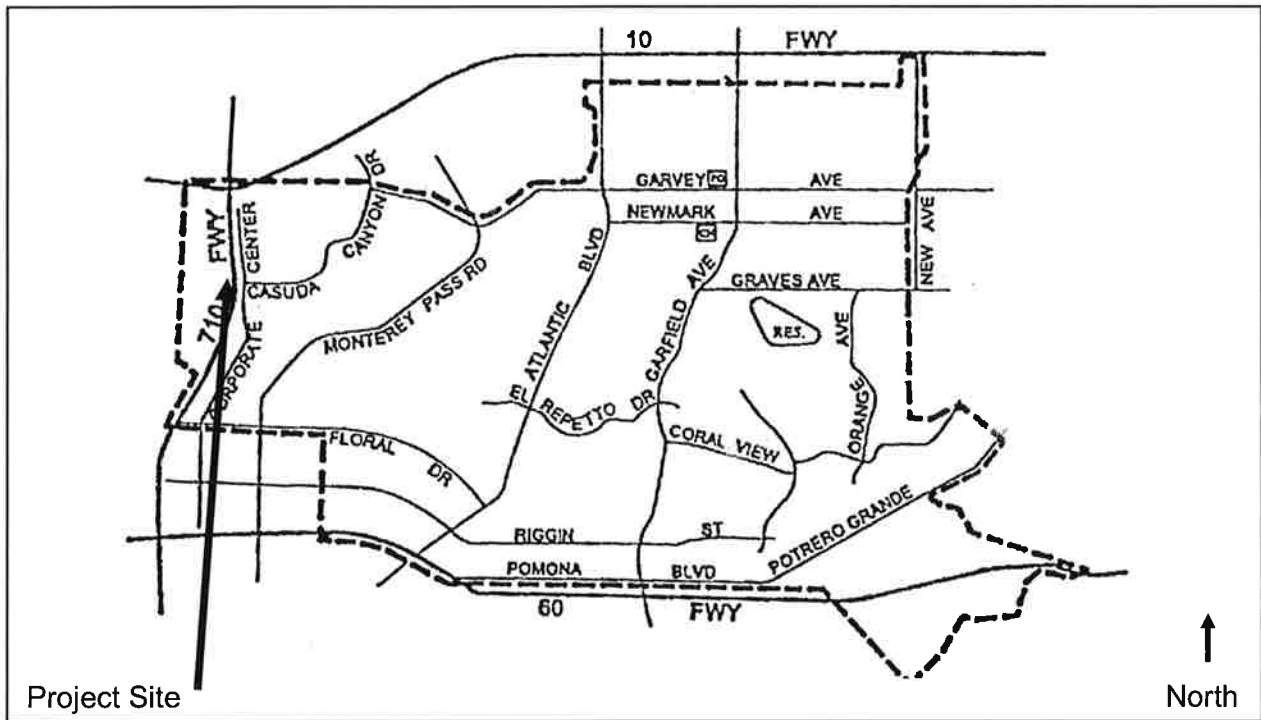
According to the Site Plan, the lot can accommodate up to a maximum capacity of 631 vehicles. The property will be accessible from McBride Avenue. According to MPMC § 21.22.190, all off-street parking areas, including driveways and aisles, must be paved with concrete or asphaltic pavement. Such surfacing must be designed, constructed and maintained as to dispose of all surface water. Subject to the approval of the City Engineer, pervious concrete, permeable concrete pavers, and permeable asphalt may be accepted for off-street parking areas and automobile sales areas, including driveways and aisles, sidewalks, and patios. In no case is open drainage be allowed across public sidewalks. To address security and alarm requirements, the Police Department has included condition numbers 11 through 14 in the Resolution.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **June 20, 2019**, with affidavit of posting on file. The legal notice of this hearing was mailed to **27** property owners within a 300 feet radius and current tenants of the property concerned on **June 20, 2019**.

Vicinity 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.

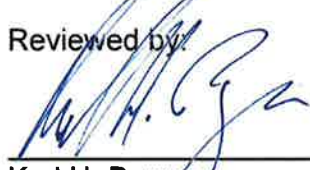
Respectfully submitted,

Prepared by:


Samantha Tewasart
Senior Planner


Mark A. McAvoy
Director of Public
Works/City Engineer

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site Plan
- Attachment 3: Memorandum dated July 17, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CU-17-13) TO ALLOW VEHICLE STORAGE AT SHERIFF ROAD AND MCBRIDE AVENUE (ASSESSOR'S PARCEL NUMBER: 5225-031-016)

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

SECTION 1: The Planning Commission finds and declares that:

- A. On November 27, 2017, Clark Cooper/Tammy Fang ("Applicants"), submitted an application pursuant to Monterey Park Municipal Code ("MPMC") §§ 21.12.020 and 21.32.020 requesting approval of Conditional Use Permit (CU-17-13) to allow vehicle storage at Sheriff Road and McBride Avenue (Assessor's Parcel Number: 5225-013-016) ("Project");
- B. The Project was reviewed by the City Planner for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code;
- 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 City Planner concluded its review and scheduled a public hearing regarding the Project before the Planning Commission for July 23, 2019; notice of public hearing was posted and mailed as required by the MPMC;
- E. On July 23, 2019, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the 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 July 23, 2019 hearing including, without limitation, the staff report submitted by the City Planner.

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 store vehicles on a vacant lot. The lot will be improved with a concrete or asphalt surface, new freestanding light posts will be installed to provide adequate lighting, and a chainlink fence and gate will be installed for security;
- B. The lot is 7.15 acres in size. The property is currently vacant. The project site is located west of Interstate 710 Freeway, in the most western region of the City. Currently, properties located to the north, south, and west of the property are zoned O-P and

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designated PF and Employment Technology (ET) in the General Plan. LA County Fire Department Station, LA County Sheriff Fleet Management, LA Sheriff's Training Facility, LA County Fire Department Headquarter, and Edmund D. Edelman Children's Courthouse are located within the vicinity of the subject property. Abutting the subject property immediately to the west is another privately owned vacant lot that is 28.25 acre in size and was formerly a landfill site.;

- C. The Project is zoned Office Professional (O-P) and designated Public Facilities in the General Plan. According to Table LU-3 in the General Plan Land Use Element, which identifies the relationships between land use categories and zone districts, the Public Facilities designation is consistent with the O-P Zone. The General Plan itself establishes the consistency between the General Plan and zoning regulations. As a result, the General Plan land use designation and zoning for the project are consistent;
- D. The properties to north, south, and west are zoned O-P and east is the Interstate 710 Long Beach Freeway;
- E. The Project will store up to 631 vehicles on the property that will be accessible from a driveway off of McBride Avenue, a local street. In Monterey Park, local streets are two-lane undivided roadways designed to serve local circulation, with traffic characterized by low volumes of vehicles travelling at slower speeds. Local streets provide a 36-foot curb-to-curb width within a 50-foot right-of-way, although the geometrics may vary for local streets in hillside neighborhoods or neighborhoods established before the 1940s; and
- F. The property will be accessed two to three times daily, Monday through Friday from 8:00 a.m. to 5:00 p.m. by the property owners and authorized personnel through a secured gate.

SECTION 3: Environmental Assessment. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §§ 15301 (Class 1 – Existing Facilities), because the project entails the operation, maintenance, permitting, and licensing of the existing facility involving no expansion of existing or former use.

SECTION 4: Conditional Use Permit Findings. Based upon the facts identified in Section 2 of this Resolution, the Planning Commission finds as follows pursuant to MPMC §§ 21.12.020 and 21.32.020:

- 1. The site size is adequate in size, shape and topography for the proposed vehicle storage. The lot is 311,454 square feet (7.15 acres) in size. The property is currently vacant. The proposed use will occupy the entire vacant property for the storage of vehicles by an auto dealership. No construction of a building or structure is proposed as part of the project.

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2. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. The subject property is currently vacant. The proposed use is not expected to significantly increase traffic. Adequate parking is provided on the property. The lot will be improved with a concrete or asphalt surface, new freestanding light posts will be installed to provide adequate lighting, and a chainlink fence and gate will be installed for security. The lot is accessible from McBride Avenue and will only be accessed by the property owner and authorized personnel up to three times a day.
3. The proposed use is consistent with the General Plan and conforms to all the requirements of the General Plan and zoning regulations. According the General Plan Land Use Table LU-3, the Public Facilities designation in the General Plan is consistent with the O-P zone. Also, the proposed use is compatible with the uses of the surrounding area. MPMC § 21.12.020 allows for vehicle storage subject to a conditional use permit in the O-P (Office Professional) zone.
4. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City. The proposed vehicle storage use will not have adverse effects on the enjoyment or valuation of neighboring properties. The proposed use will be vehicle storage for an auto dealership company and will not be opened to public.
5. The proposed use will not have an adverse effect on the public health, safety and general welfare. The proposed use will not have an adverse effect on the public health, safety and general welfare because the Project does not include the construction of any new buildings and structures and will only be used for the storage of vehicles. Furthermore, security measures and the limited size of the use will limit any potential adverse effects to neighboring properties.
6. The use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the Zoning Code. MPMC § 21.12.020 allows vehicle storage subject to a conditional use permit in the O-P zone.

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 Conditional Use Permit (CU-17-13).

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.

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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 Clark Cooper and Tammy Fang 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.

SECTION 12: Except as provided in Section 9 and 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 23rd day of July 2019.

Delario Robinson, Chairperson

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 23rd day of July 2019, by the following vote of the Planning Commission:

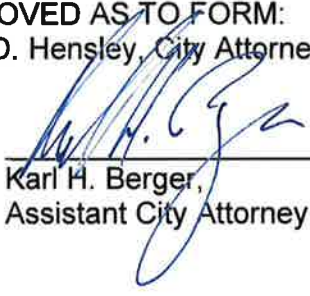
AYES:
NOES:
ABSTAIN:
ABSENT:

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Mark A. McAvoy, 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

5225-031-016 (SHERIFF ROAD/MCBRIDE AVENUE)

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Clarke Copper and Tammy Fang, agree to comply with the following conditions of approval for Conditional Use Permit (CUP-17-13) ("Project Conditions").

PLANNING:

1. Clark Cooper and Tammy Fang (the "Applicants") agree 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 CUP-17-13 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 CUP-17-13, 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 conditional use permit expires twelve 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 a one-year extension may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the City Manager, or designee.
3. The property owner is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.
4. The property must remain well maintained and free of graffiti. Failure of the applicant/property owner to remove graffiti within 24 hours written notice by the City will cause the City to abate the graffiti at the cost of the applicant/property owner.
5. A copy of the Conditions of Approval for Conditional Use Permit (CUP-17-13) must be kept on the premises of the establishment and presented to any authorized City official upon request.
6. The exterior lighting of the parking area must be kept at an intensity of between one and two foot-candles so as to provide adequate lighting for patrons while not disturbing surrounding residential or commercial areas.

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ENGINEERING:

7. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee, and MS4 permit. This project involves the disturbance of soils by grading, clearing and/or excavation. Developer/owner is required to obtain a "General Construction Activity Storm Water" Permit before the City issues a grading permit. This Project will require the preparation of a Low Impact Development (LID) and a Storm Water Pollution Prevention Plan (SWPPP). Upon approval of the NPDES document by the City, Developer/Owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
8. All improvement plans, including grading and public improvement plans must be based upon City approved data. Benchmark references to be obtained from the Engineering Division.
9. A site drainage plan must be prepared 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. A hydrology and hydraulic study of the site is required for submittal to the City Engineer for review and approval.

FIRE:

10. A Knox box or switch must be provided for the entrance gate at an approved location, per California Fire Code (CFC) § 506.1, as adopted by the MPMC.

POLICE:

11. Exterior lighting must be in full operation at all times.
12. It is recommended that an alarm system be voluntarily installed at the main entrances and exits to the facility. The alarm system will be deterrent to criminal activity, and allow notification of the police and security. Contact the Monterey Park Police Department Community Relations Bureau at (626) 307-1215 for additional information and alarm permit application.
13. It is recommended that a camera surveillance/security system be installed in the common areas of the property/parking area. If a camera security system is installed the cameras should operate 24-hours a day, seven days a week. All cameras should record onto a recording medium and all recordings must be maintained in a secure and locked enclosure. It is recommended that recordings must be maintained a minimum of 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.

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14. The shrubbery on the property must be installed and maintained in such a condition as to not restrict visibility from the street or easily conceal persons.

By signing this document, Clark Cooper and Tammy Fang, that he/she read, understood, and agrees to the Project Conditions listed in this document.

Clark Cooper and Tammy Fang, Applicant

ATTACHMENT 2

Site Plan

ATTACHMENT 3

Memorandum dated July 17, 2019



Public Works Department

Memorandum

DATE: July 17, 2019

TO: Honorable Chair and Members of the Planning Commission
Karl H. Berger, Assistant City Attorney

FROM: Mark A. McAvoy, Director of Public Works/City Engineer/Acting City Planner *MM*

RE: Sherriff Road and McBride Avenue (Assessor's Parcel Number: 5225-013-016) – General Plan Consistency

A review of the General Plan land use designation for the project site suggests that there is an inconsistency between the General Plan and the zoning regulations governing the site in the Monterey Park Municipal Code ("MPMC"). Specifically, the Land Use Element of the General Plan designates the project site as "Public Facilities" while the Zoning Map shows the site is zoned "O-P" or Office Professional.

MPMC § 21.04.685 defines the City Planner as "the Community Development Director of the City or designee acting on behalf thereof." The functions of the Community Development Department were separated earlier this year. As a result, the planning functions were transferred to the Public Works Department; the Public Works Director is designated as the City Planner. MPMC § 21.02.090 authorizes the City Planner "to interpret the use provisions applicable to each zone district." This memorandum constitutes the City Planner's interpretation of zoning in accordance with the MPMC.

The project site is located west of Interstate 710 Freeway, in the most western region of the City. Currently, properties located to the north, south, and west of the property are zoned O-P and designated PF and Employment Technology (ET) in the General Plan. LA County Fire Department Station, LA County Sheriff Fleet Management, LA Sheriff's Training Facility, LA County Fire Department Headquarter, and Edmund D. Edelman Children's Courthouse are located within the vicinity of the subject property; however, abutting the subject property immediately to the west is another privately owned vacant lot that is 28.25 acre in size and was formerly a landfill site.

A review of historical documents affecting the project site – including the 1985 General Plan – does not assist in resolving the apparent inconsistency between the Land Use designation and the zoning. A pixilated land use map (which does not contain a legend) is the only graphical source of information and does not clarify whether the project property was classified as an Industrial or Public and Semi-Public use in the General Plan Land Use Element, and as a Manufacturing or Office Professional Zone on the Zoning Map. According to the text of the 1985 General Plan, however, specific uses of

Public and Semi-Public land includes institutional buildings, golf courses, parks, and other open spaces such a reservoir and closed landfill area.

The current 2001 General Plan, however, contains Table LU-3 in the Land Use Element ("Table LU-3"). That Table LU-3 identifies the relationships between land use categories and zone districts. Table LU-3 states that a "Public Facilities" designation in the General Plan is consistent with the O-P zone. Accordingly, the General Plan itself establishes the consistency between the General Plan and zoning regulations. As a result, the General Plan land use designation and zoning for the project site are consistent.