

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
JULY 23, 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, July 23, 2019 at 7:00 p.m.

CALL TO ORDER:

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

SWEAR-IN: Commissioner Antonio Salazar

ROLL CALL:

Planner Tawasart called the roll:

Board Members Present: Delario Robinson, Eric Brossy De Dios, Ricky Choi, Theresa Amador, and Antonio Salazar

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Samantha Tawasart, Senior Planner, and Frank Lopez, Assistant City Engineer

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] PRESENTATIONS: None

[2.] CONSENT CALENDAR:

2-A. REORGANIZATION OF THE MONTEREY PARK PLANNING COMMISSION

Motion: Moved by Commissioner Amador and seconded by Commissioner Robinson to nominate Commissioner Brossy de Dios as Chairperson and Commissioner Choi as Vice-Chairperson, motion carried by the following vote:

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

2-B. APPROVAL OF MINUTES

May 28, 2019 –

Action Taken: The Planning Commission approved the minutes of May 28, 2019.

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

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

[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

Planner Tewasart provided a brief summary of the staff report.

Commissioner Choi inquired about the conditional use permit that was also granted for the project. Planner Tewasart replied that the application before the Planning Commission is a tentative map. The original approval on June 2016 granted two years for final map recordation with three subsequent one-year extensions. The applicant requested a one-year time extension from the City Council on June 2018, which was granted with the condition that the final map be recorded within one-year. The time extension lapsed, so the applicant is required to make an application for a new map. Building permits have been obtained and the project is under construction. The approved conditional use permit runs with the land.

Commissioner Amador inquired about a professional management company. Planner Tewasart replied it is a condition of approval. Commissioner Amador inquired about what is considered a common area. Planner Tewasart replied that the restrooms are indicated with the hash lines on the plans.

Commissioner Amador inquired if a business association is the same as a management company. Attorney Berger replied that similar to a homers association, a commercial development will have a business association, which will be required to hire a management company to maintain the common areas on the property.

Chairperson Brossy de Dios opened the public hearing.

Project Engineer Charlie Liu, 25 Mauchly #317 Irvine, CA 92618, on behalf of the Applicant, stated that once they receive approval they will submit the final map for approval.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 11-19** approving Conditional Use Permit (TM-

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19-01) for the subdivision of air rights for a 12-unit medical office condominium development in the C-P (Commercial Professional) Zone at 120 West Hellman Avenue.

Resolution No. 11-19

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

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

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

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

Assistant City Engineer Lopez provided a brief summary of the staff report.

Chairperson Brossy de Dios inquired why Police equipment is on the CIP list. Engineer Lopez replied that whenever certain projects exceed a certain dollar amount, they have to be bid out and cannot be purchased like other materials. In the budget book some purchase items are listed.

Commissioner Choi inquired about bike lane improvements. Engineer Lopez replied the last bike lane improvement project was on the prior improvement list on Riggins Avenue, which has been completed. There isn't a projected budgeted, but there is something that they are working on. Commissioner Choi inquired about Monterey Pass. Engineer Lopez replied that they are still working out funding for that and looking for grants.

Commissioner Amador inquired about the improvements for Barnes Park and which of the parks were considered for repairs and whether all 13 parks were considered on a yearly cycle. Engineer Lopez replied that this Capital Improvement Project as planned by the Recreation Department and was on the schedule last year. Commissioner Amador inquired if there are any plans for a walking path in Barnes Park. Engineer Lopez replied that he can check with the Recreation Department.

Commissioner Amador inquired about the Garvey Reservoir Drainage Improvements for areas 2, 3, and 4. Engineer Lopez replied that MWD has designated certain areas around the Garvey Reservoir and numbered them. Areas 2 and 3 are around the Kempton area behind the homes and up the hills. Commissioner Amador inquired if there is anything around Van Buren. Engineer Lopez replied now. Commissioner Amador stated that there is fencing that is deteriorated. Engineer Lopez replied that that is Area 7, which will be one or two years out depending on the City's budget to fund our portion of those projects. Attorney

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Berger stated that this a joint project between the City and MDW and there are MOUs in place which states which agency is responsible for which part of the project. MOUs were approved by the City Council. They are still being implemented and are in design phase. These are portions that the City is responsible for or has agreed to. This was originated after the last El Nino storms. There was an emergency declared in order to clean up a lot of the runoff that was anticipated to occur after El Nino storms. These are the follow-up projects in order to prevent further drainage problems in the future.

Commissioner Amador inquired if the only designated areas are 2, 3, and 4 or is the City responsible for other drainage areas. Attorney Berger replied that there may be a total of seven areas. The City's project responsibilities do not extend to all of those areas. The City and MWD split up the responsibilities mainly dependent upon where the City's boundaries were versus the MWD's jurisdiction in order to mitigate those problems. What are on the list are exclusively the City's responsibilities. Other areas will be fixed by MWD using its own funds, which will not come before the Planning Commission since it has its own approval process.

Commissioner Robinson inquired about the Potrero Grande improvements and the pavement rehabilitation. Engineer Lopez replied that they are waiting to get direction from the City Council to complete the design, which will include medians, bike lanes along Potrero Grande, resurfacing of the pavement, traffic signal improvements at Market Place and Potrero Grande. Commissioner Robinson stated that Potrero Grande shows off that portion of the City and a lot of people go to shop there. Engineer Lopez stated that there may be some timing issues due to the Mesa Substation project, which has to be considered.

Chairperson Brossy de Dios stated the hopefully Potrero Grande improvements are considering storm water issues and integrating that into the streetscape and bus stops and other assorted transits. Engineer Lopez stated that they will be looking at all the improvements form right-of-way to right-of-way.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 16-19** finding that the Fiscal Year 2019-2020 Capital Improvement Program ("CIP") conforms with the Monterey Park General Plan pursuant to Government Code § 65401.

Resolution No. 16-19

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.

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

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

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Absent: Commissioners: None
Abstain: Commissioners: None

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)

Planner Tewasart provided a brief summary of the staff report.

Commissioner Choi inquired about the land use and zoning. Attorney Berger replied that this was flagged by their office. Staff went back to the general plan and found the table identified from the City Planner with regard to the consistency finding. The general plan itself creates the consistency, which allows the City Planner to do.

Commissioner Salazar inquired if the sheriffs will be storing their new unmarked vehicles at the facility or retired and inoperable vehicles.

Commissioner Brossy de Dios inquired about the landscaping requirements. Planner Tewasart replied that the percentage will be calculated when plans are submitted for plan check.

Chairperson Brossy de Dios opened the public hearing.

Applicant Clarke Cooper, P.O. Box 6099, Alhambra, CA 91802, stated that the lot will be used for new vehicles from Bob Wondries Ford in Alhambra to support LA County Sherriff's operations. There will be no inoperable or used vehicles.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 12-19** approving Conditional Use Permit (CU-17-13) to allow for vehicle storage in the O-P (Office Professional) Zone at Sheriff Road and McBride Avenue.

Resolution No. 12-19

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)

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

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

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[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 7:50 p.m.

Next regular scheduled meeting on August 13, 2019 at 7:00 p.m. in the Council Chambers.

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

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