

PLANNING COMMISSION OF MONTEREY PARK AGENDA

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

**Tuesday
September 10, 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

ROLL CALL

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

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

[1.] PRESENTATIONS – None

[2.] CONSENT CALENDAR – None

[3.] PUBLIC HEARING

3-A. MODIFICATION OF CONDITIONAL USE PERMIT (CU-19-09) TO ALLOW FOR A MIXED-USE DEVELOPMENT IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE – 420 NORTH ATLANTIC BOULEVARD

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 the Modification of Conditional Use Permit (CU-19-09) subject to conditions of approval; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The proposed Project does not require the preparation of an additional environmental document and is exempt from further review under the California Environmental Quality Act Guidelines § 15162 (Subsequent EIRs and Negative Declarations). The Project was analyzed for a mixed-use development under the 420 North Atlantic Boulevard Mixed-Use Initial Study/Supplemental Mitigated Negative Declaration (IS/SMND) in 2017. Neither the Project, nor the circumstances under which it will be undertaken, involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; therefore, no new mitigation measures are required. Additionally, no new information of substantial importance to the Project has become available. The proposed modifications are minor and include the reduction of the square footage of restaurant space and number of surplus parking spaces, and increasing the square footage of the hotel lobby area within the building. The proposed changes will not result in any new or increased environmental effects.

3-B. CONDITIONAL USE PERMIT (CU-19-06) TO ALLOW FOR A BUSINESS COLLEGE (COMPUTER TRAINING) IN THE O-P (OFFICE PROFESSIONAL) ZONE – 1455 MONTEREY PASS ROAD #206

It is recommended that the Planning Commission:

- (1) Continue Conditional Use Permit (CU-19-06) to September 24, 2019; and
- (2) 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 and licensing of an existing private facility involving negligible or no expansion of an existing use. The proposed use is a business college in an existing facility.

[4.] OLD BUSINESS - None

[5.] NEW BUSINESS - None

[6.] COMMISSION COMMUNICATIONS AND MATTERS

[7.] STAFF COMMUNICATIONS AND MATTERS

ADJOURN

Next regular scheduled meeting on September 24, 2019.

APPROVED BY:

MARK A. MCAVOY	
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Planning Commission Staff Report

DATE: September 10, 2019

AGENDA ITEM NO: 3-A

TO: The Planning Commission

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

SUBJECT: Public Hearing: Minor modification of an existing Conditional Use Permit (CU-17-02) to decrease the size of the originally proposed restaurant space, increase the square footage of the hotel lobby area within the building, and reduce the number of surplus parking spaces at an approved mixed-use development in the R-S, P-D (Regional Specialty, Planned Development) Zone – 420 North Atlantic Boulevard (Holiday Inn Suites).

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 a resolution modifying Conditional Use Permit (CU-17-02), subject to conditions contained therein; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Applicant, Pacific Plaza Monterey Park, LLC, is requesting modification of an existing Conditional Use Permit (CU-17-02) for the construction of a mixed-use hotel/condominium project at 420 North Atlantic Boulevard ("Project Site").

Due to the rising costs of construction, the Applicant proposes to decrease the size of one of the two restaurants and number of surplus parking spaces, and increase the size of the hotel-lobby area, in order to continue construction at the Project Site. An application to modify the CUP was filed on August 1, 2019.

The Project Site is located at the southern portion of a block with street frontages on North Atlantic Boulevard, West Emerson Avenue and North Chandler Avenue. The property is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I.

Staff believes the proposed modifications are reasonable since the building envelope and footprint will remain the same. From an exterior perspective, the proposed modifications will not be visible: the modifications will occur in the interior layout and use

of the building and the parking will be below grade. Aside from the modified items, no other changes are proposed to the Project.

CEQA (California Environmental Quality Act):

On December 13, 2016, the Planning Commission approved a Conditional Use Permit (CUP) and Tentative Map, and certified the Mitigated Negative Declaration (MND), for a proposed mixed-use development. Thereafter, the applicant acquired additional property adjacent to the Project site and requested a modification to increase the Project area, the number of hotel rooms and parking spaces, and add a second restaurant use. Accordingly, following June 13, 2017, the Project entailed a 136-room hotel, 7,125 square foot restaurant, and 84 residential condominium units with 430 parking spaces provided in two subterranean parking levels. Due to the rising costs of construction, the Applicant is now proposing to decrease the size of the restaurant and number of *surplus* parking spaces, and to increase the size of the hotel-lobby area within the building. An application to modify the Project was filed on August 1, 2019.

As required by the California Environmental Quality Act (CEQA), modifications to the Project must be examined considering the adopted 2016 MND. CEQA exempts a lead agency from the preparation of an additional environmental document unless one or more of the criteria described in CEQA Guidelines § 15162 apply to the proposed modifications.

Neither the Project, nor the circumstances under which it will be undertaken, involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects (see CEQA Guidelines § 15162(a)(1)-(2)). Additionally, no new information of substantial importance to the Project has become available (see CEQA Guidelines § 15162(a)(3)). The proposed modifications are minor and include the reduction of the square footage of restaurant space and number of surplus parking spaces, and increasing the square footage of the hotel lobby area within the building.

The proposed changes will not result in any new or increased environmental effects, and Staff has determined, per CEQA Guidelines §15162, that no further environmental documentation is required for the approval of the proposed modifications.

BACKGROUND:

On December 13, 2016, the Planning Commission approved Conditional Use Permit (CUP) No. CU-16-18 and Tentative Map (TM-16-04), and certified the Mitigated Negative Declaration, for a 154,048 square foot proposed mixed-use development. Thereafter, the Applicant acquired additional property adjacent to the Project site and requested a modification of CU-16-18 and TM-16-04 to incorporate this additional land into the Project.

On June 13, 2017, the Planning Commission approved a CUP (CU-17-02) and Tentative Map (TM-17-02) to increase the Project area (to 176,349 square feet); increase the number of hotel rooms and add a second restaurant use; and increase the

number of parking spaces (relative to the increased square footage). Accordingly, following June 13, 2017, the Project entailed a 136-room hotel, 7,125 square foot restaurant, and 84 residential condominium units with 430 parking spaces provided in two subterranean parking levels. On March 26, 2019, TM-17-02 was finalized and recorded with the Los Angeles County Recorder's Office. On April 15, 2019, permits were issued for the demolition of all existing buildings and structures on the Project site. Grading and shoring work commenced, and construction permits for the Project were issued on June 6, 2019.

On June 6, 2019, the developer submitted a letter to the City (attached) stating that the rising costs of construction resulted in the reevaluation of the overall costs of the Project and that – in order to continue moving forward with the construction work – minor modifications to the Project are required. Specifically, the Applicant is now requesting that CU-17-02 be modified to increase the size of the hotel-lobby area, decrease the square footage of one of the two restaurant spaces (from 7,125 square feet to 5,381 square feet) and reduce the number of surplus parking spaces (from 33 to 13). The approved Project in 2017 had the main hotel entrance facing the driveway on the south building elevation. The entire west building elevation facing North Atlantic Boulevard was restaurant space. Increasing the hotel-lobby area and decreasing the restaurant area will allow the hotel to have an entrance on the west building elevation facing North Atlantic Boulevard. The exterior storefront design will not change.

If the proposed modifications are approved, revised grading, shoring, architectural, structural, mechanical, electrical, and plumbing plans will be resubmitted for plan review.

MINOR MODIFICATION OF EXISTING CUP:

The recommended action includes consideration of whether to modify an existing conditional use permit (CU-17-02). Such consideration requires the Planning Commission to act in a quasi-judicial role by applying facts gathered during a public hearing to existing law – like a court. Similarly, the Planning Commission can only consider facts that are *relevant* to the case. Consideration and reliance on irrelevant facts during the Planning Commission's decision-making could not only result in the decision being overturned, but also in potential liability on the part of the Planning Commission for violating the applicant's constitutionally protected due process rights. In this matter, the following findings will be relevant and informative to the Planning Commission's ultimate determination.

Conditional Use Permit

According to MPMC § 21.14.150, a CUP requires a public hearing before the Planning Commission can consider making the findings to approve it. CU-17-02 was approved by the Planning Commission on June 13, 2017.

Per CU-17-02, modifications pertaining to the Project may be granted by the Planning Commission for special circumstances and/or architectural features. Requests for the CUP modification of conditions on the Project approval may include, without limitation: building height, setbacks, parking, landscapes, signs, lighting, and/or any other design

standards that apply to the Project. Such requests may be considered administratively by the Director of Public Works/City Engineer/City Planner– however, considering the history of modifications to this Project, the Planning Commission should review the changes.

The Planning Commission may approve the request for CUP modification, in whole or in part, upon making the following findings:

1. 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”);
2. 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;
3. That the proposed project, as modified, is consistent with the General Plan and any applicable specific plan;
4. That the proposed project, as modified, 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;
5. That the proposed project, as modified, will not have an adverse effect on the public health, safety and general welfare;
6. And that the project is properly one authorized by conditional use permit pursuant to the Monterey Park Municipal Code (MPMC).

Parking Requirements

As approved in 2017, the Project had a surplus of 33 parking spaces above the City's parking requirements for the use proposed. Presently, the Applicant is proposing to reduce the number of surplus parking spaces, from 33 to 13. Additionally, the Applicant's request to decrease the square footage of the restaurant space will also allow for a reduction in the number of parking spaces related to that use. Following the proposed amendments, the total number of required spaces for the Project is **379**¹; the actual number of spaces provided by the Applicant will be **392** (379 + 13 *surplus spaces*). (Note that increasing the size of the hotel-lobby area will *not* impact the

¹ **Hotel spaces** are regulated per MPMC § 21.22.120 – Table 21.22(C); 1 parking space per hotel room
Restaurant spaces are regulated per MPMC § 21.22.120 – Table 21.22(C); 10 parking spaces per 1,000 sq. ft. of gross building area

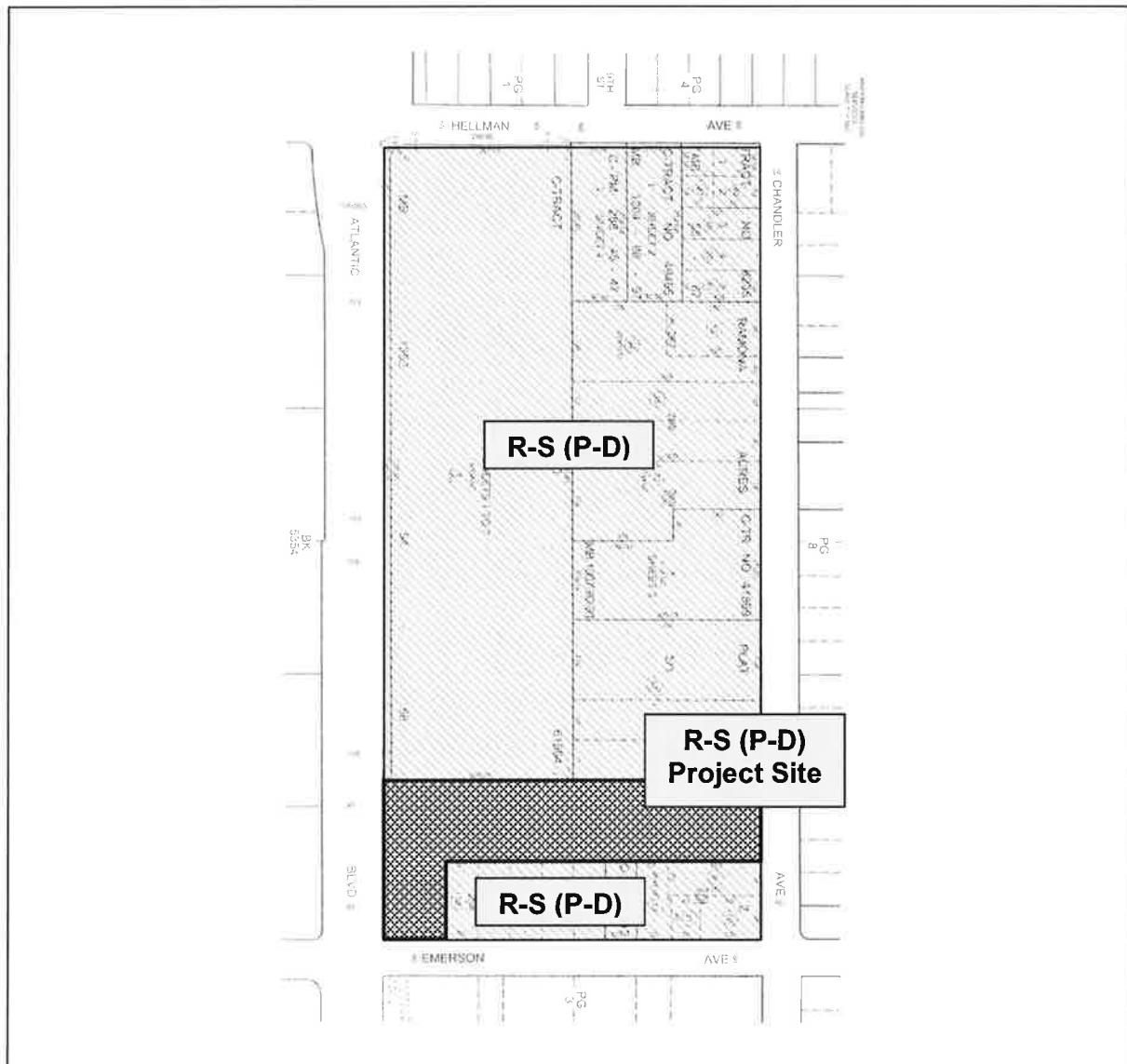
Condominium spaces (when part of a mixed-use development) are regulated per MPMC § 21.14.090(E)(1) & (4); minimum of 2 off-street parking spaces per unit, plus additional 0.25 spaces per unit for guest parking

parking requirement for the hotel; the hotel-parking requirement is based on the number of hotel rooms and the hotel lobby is considered common space for hotel guests.)

Although the number of parking spaces will be reduced from what was proposed by the Applicant in 2017, the Project continues to provide additional pedestrian amenities including: 13 surplus parking spaces for public use, locating a major portion of the required parking underground, inclusion of a community facility that may be used by residents and others from the community through a reservation system, and the fact that the Project includes a key national tenants (Holliday Inn Suites). (See MPMC § 21.14.110.)

OTHER ITEMS:

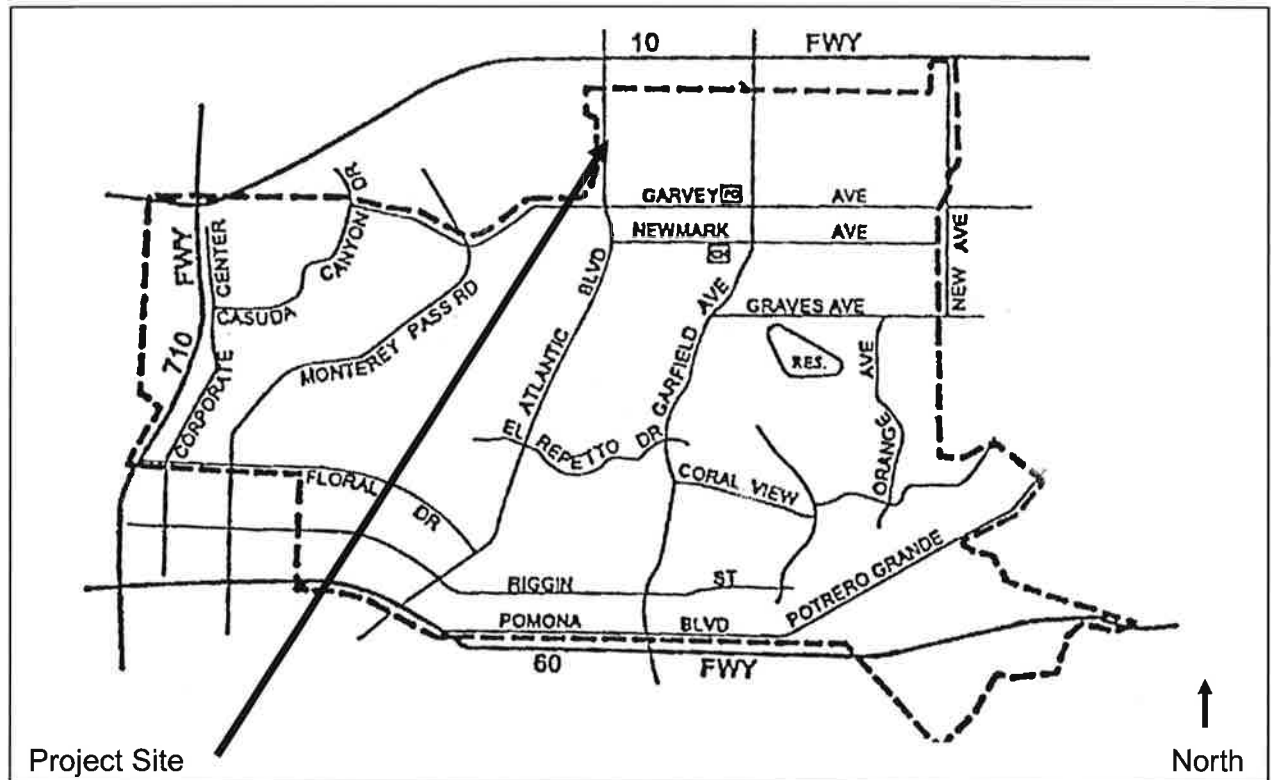
Surrounding Properties



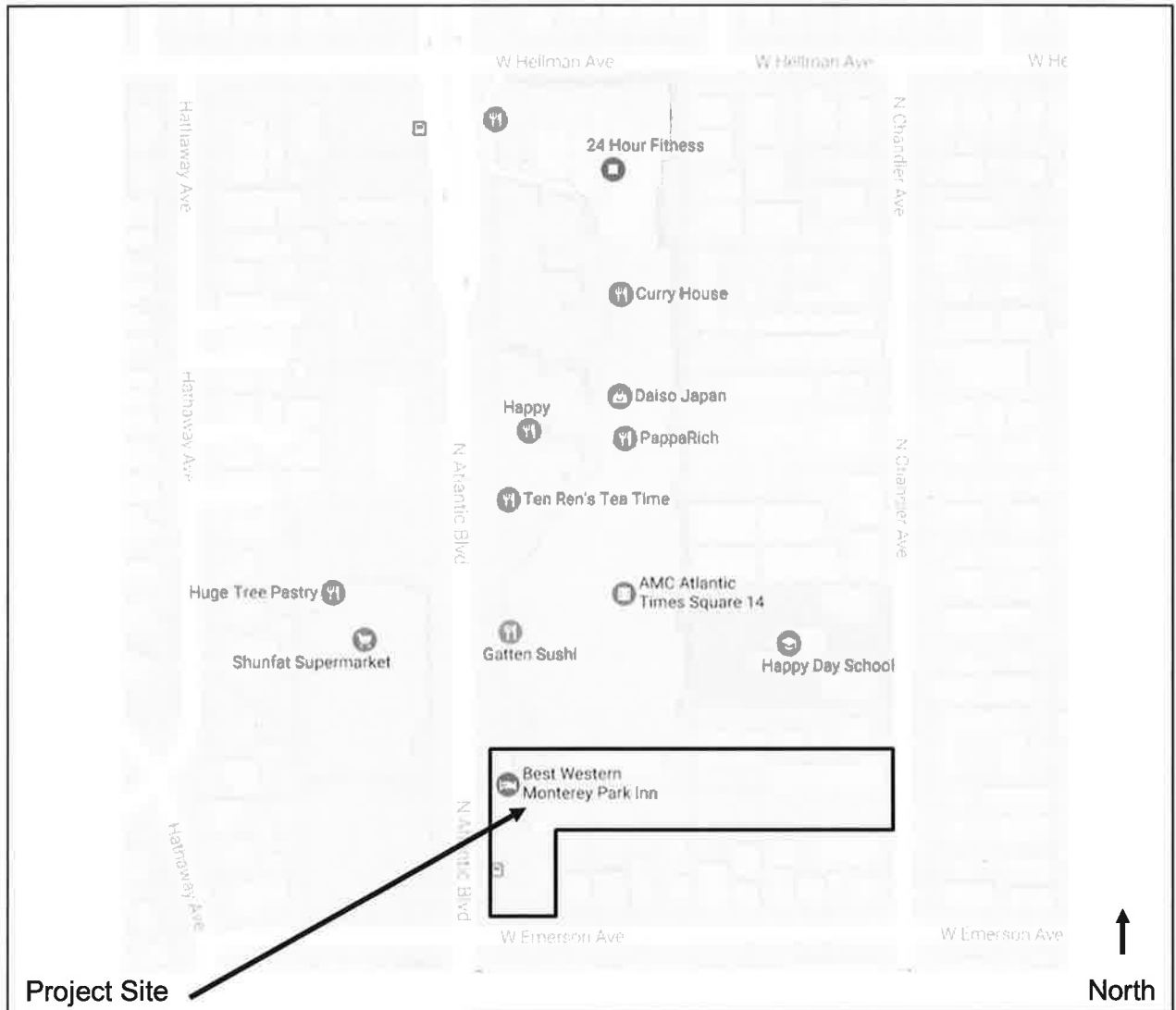
Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **August 16, 2019**, with affidavits of posting on file. The legal notice of this hearing was mailed to **182** property owners within a 300 foot radius and current tenants of the property concerned on **August 16, 2019**.

Vicinity Map



Street Map



Aerial Map



ALTERNATIVE COMMISSION CONSIDERATIONS:

None.

FISCAL IMPACT:

The transit occupancy tax that will be generated by the hotel is 12 percent of the taxable rent. The business licensing fees that will be generated from the restaurant are based on the number of seats and whether on-sale alcoholic beverages will be provided. The business licensing fee for a restaurant that has over 20 seats is \$5 per seat, plus a \$75 base fee and a \$1 state fee. The business licensing fee for a restaurant that has over 20 seats and provides on-sale alcoholic beverages is \$7 per seat, plus a \$75 base fee and a \$1 state fee. Sales tax will also be assessed for sales originating at the Project Site. The number of seats within the two restaurant spaces will be determined by the California Building Code occupancy calculations as well as the businesses' operations.

Respectfully submitted,


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

Prepared by:


Samantha Tewasart
Senior Planner

Reviewed by:


Natalie C. Karpeles
Deputy City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, and elevation plans
- Attachment 3: Revised 420 North Atlantic Boulevard Conditional Use Permit
- Attachment 4: Developer's Letter, dated June 6, 2019

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION APPROVING MINOR MODIFICATIONS TO A PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT (CU-17-02) PERTAINING TO THE CONSTRUCTION OF A NEW MIXED-USE DEVELOPMENT AT 420 NORTH ATLANTIC BOULEVARD.

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

SECTION 1: The Planning Commission finds and declares that:

- A. On August 1, 2019, Pacific Plaza LLC, submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC") for approval of a modification to a previously-approved Conditional Use Permit (CU-17-02) to construct a new mixed-use development at 420 North Atlantic Boulevard. This Project was originally approved by the Planning Commission on June 13, 2017;
- B. The 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 its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for September 10, 2019. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On September 10, 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 the applicant's representatives; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its September 10, 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. CU-17-02 (as adopted by Resolution No. 03-17) was approved by the Planning Commission on June 13, 2017 and allowed the construction of a 5-story, 60-foot-tall and 176,349 square foot mixed-use hospitality development, including 136 hotel rooms, a 7,125 square foot restaurant, 84 residential units and 440 parking spaces. The Applicant now seeks to modify CU-17-02 by amending its conditions of approval to decrease the square footage of the proposed restaurant (from 7,125 square feet to

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5,381 square feet) and to reduce the number of parking spaces (from 440 to 392). Project continues to be designed according to the development standards allowed in the P-D Overlay District;

- B. The proposed modifications will not alter the use of the Project (mixed-use hotel/condominium) and will occur solely within the existing building footprint in such a way that it will not create unusual noise, traffic or other conditions;
- C. 420 North Atlantic Boulevard is zoned R-S, P-D (Regional Specialty, Planned Development) and the General Plan designation is Mixed-Use I. The Project is consistent with Goal 3.0 of the General Plan: to establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development;
- D. The Project property is located on the east side of North Atlantic Boulevard, between West Hellman and West Emerson Avenue. Properties located to the north of the subject property include Atlantic Times Square, south is a one-story auto sale building, west is Atlantic Boulevard and Shun Fat Supermarket, and east is Chandler Avenue and R-3 zoned lots. The parking for the hotel and restaurant use will be accessible from North Atlantic Boulevard and West Emerson Avenue and the parking for the residential units will be accessible from North Chandler Avenue. North Atlantic Boulevard is a principal arterial street that serves as a regional travel route, accommodating through trips and linking the local street system to through routes. Emerson Avenue is a minor arterial route that allows for either a four-lane undivided or divided street. Chandler Avenue is a two-lane undivided local street to designed to serve the local circulation; and
- E. The Project site is comprised of four parcels totaling 88,070 square feet (2 acres) in size, regularly shaped and relatively flat. The Project site and is currently under construction.

SECTION 3: Environmental Assessment.

- A. The Project was previously analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines § 15063. The Initial Study demonstrated that the Project would not have a significant effect on the environment with the implementation of mitigation measures and a Mitigated Negative Declaration (MND) was prepared and certified by the City on December 13, 2016.
- B. Subsequent modifications to the Project in June of 2017 were re-analyzed in light of the adopted 2016 MND. A supplemental MND was prepared for this Project pursuant to CEQA Guidelines § 15162.
- C. Additional minor modifications to the Project proposed in August of 2019 were re-analyzed considering the adopted 2016 MND and Supplemental MND to determine

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whether an additional environmental document needed to be prepared pursuant to CEQA Guidelines § 15162.

- D. Neither the Project, nor the circumstances under which it will be undertaken, involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, no new information of substantial importance to the Project has become available. The proposed modifications are minor and include the reduction of the square footage of restaurant space and number of surplus parking spaces, and to increase the size of the hotel-lobby area within the building. The proposed changes will not result in any new or increased environmental effects, and no further environmental documentation is required for the approval of the proposed modifications.

SECTION 4: Conditional Use Permit for P-D Overlay Zone. Pursuant to MPMC § 21.32.020, the Planning Commission finds that the proposed minor modifications:

- A. Will not affect the adequacy of the Project property regarding size, shape, and topography. The site 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 this code. The Project is 88,070 square feet (2 acres) in size, regular shape, and relatively flat. The Project is designed according to the development standards allowed in MPMC § 21.14.090. The proposed modifications seek to reduce the size of the restaurant and, relatedly, the number of required parking spaces; and to increase the size of the hotel-lobby area. Additionally, the proposed modifications will occur solely within the existing building footprint.
- B. Will not affect the Project Site's accessibility to streets and highways. The parking for the hotel and restaurant use will be accessible from North Atlantic Boulevard and West Emerson Avenue and the parking for the residential units will be accessible from North Chandler Avenue. North Atlantic Boulevard is a principal arterial street that serves as a regional travel route, accommodating through trips and linking the local street system to through routes. Emerson Avenue is a minor arterial route that allows for either a four-lane undivided or divided street. Chandler Avenue is a two-lane undivided local street to designed to serve the local circulation.
- C. Will not change the use of the Project Site; the Project will continue to be a mixed-use hospitality development including a restaurant, 136 rooms and 84 residential units. Such use is consistent with Goal 3.0 of the General Plan: to establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development.
- D. Will not change the use of the Project Site; the Project will continue to be a mixed-use hotel/condominium development. The proposed modifications will occur solely within the existing building footprint; furthermore, the modifications proposed to reduce the

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size of the restaurant. The Project continues to be designed according to the development standards allowed in the P-D Overlay Zone District and in such a way that it will not create unusual noise, traffic, or other conditions.

- E. Will not change the use of the Project Site; the Project will continue to be a mixed-use hotel/condominium development. The Project continues to be designed according to the standards allowed by MPMC Chapter 21.14.
- F. Will not change the use of the Project site; CU-17-02 was approved by the Planning Commission on June 13, 2017 for the development of a mixed-use hospitality development including a restaurant, 136 rooms and 84 residential units. The Project applied for at the subject property is properly one authorized by a conditional use permit pursuant to the MPMC. According to MPMC § 21.14.010, a conditional use permit must be prepared for a project proposed in the P-D Overlay Zone District.

SECTION 5: Actions. The Planning Commission approves the modifications to amend Condition Nos. 2 and 3 of Planning Commission Resolution No. 03-17 to read as follows:

- 2. This approval is for the project shown on the plans reviewed by the Planning Commission and on file as of August 1, 2019. 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 Department. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
- 3. All conditions of approval must be listed on the plans submitted for plan check as of August 1, 2019 and on the plans for which a building permit is issued.

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

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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 become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the applicant 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.

ADOPTED AND APPROVED this 10th day of September 2019.

Chairperson Eric Brossy de Dios

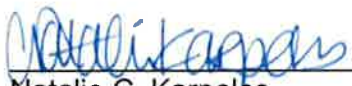
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 10th day of September 2019, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mark A. McAvoy, Secretary

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

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By: 
Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 2

Site, floor, and elevation plans

ATTACHMENT 3
Revised 420 North Atlantic Boulevard
Conditional Use Permit

ATTACHMENT 4
Developer's Letter, dated June 6, 2019



PACIFIC PLAZA PREMIER

DEVELOPMENT GROUP

Via E-mail

June 6, 2019

Samantha Tewasart, Senior Planner
CITY OF MONTEREY PARK
320 W. Newmark Avenue
Monterey Park, CA 91754

SUBJECT: Proposed Modification to Pacific Plaza Monterey Park Mixed-Use Development Project

Dear Ms. Tewasart:

As you know, construction of the first phase of the Pacific Plaza Monterey Park Mixed-Use Development Project ("Project") located at 400/420 N. Atlantic Boulevard and 415/419 N. Chandler Avenue is currently under way. We recently re-evaluated the economics of our Project given the sharp increase in construction costs during the last two years in Los Angeles County and the economic jeopardy it poses to the Project and our company. (A recent February 2019 article on bisnow.com describes the impact of rising land and construction costs on real estate development in Southern California: <https://www.bisnow.com/los-angeles/news/commercial-real-estate/orange-county-and-los-angeles-rising-project-costs-continues-to-be-developers-biggest-issue-coming-into-2019-and-beyond-97486>) Based on our evaluation, we have explored different options to reduce construction costs in the Project without altering the scope of the buildings and uses. The option described below minimizes impacts to the Project.

We are proposing to eliminate a portion of the subterranean basement parking (two underground levels) planned to be located on the southwest portion of the Project site with the pre-existing address of 400 N. Atlantic Boulevard (the former car sales lot). This alteration will not impact the commercial uses along Atlantic Boulevard. It will also not impact our ability to meet the City's parking requirements per Monterey Park Municipal Code Section 21.14.090. As you are aware, during the plan check process, we previously expanded the hotel lobby to give the hotel greater visibility and presence on Atlantic Boulevard. This required the reduction of proposed restaurant space from 7,125 square-feet to 5,381 square-feet, thereby also reducing the Project's parking requirements.

As approved by the Planning Commission in 2017, the Project had a surplus of 33 parking spaces above the City's parking requirements for the proposed uses in the Project. While the proposed plan modification will reduce the overall surplus parking count, a total of 13 surplus parking spaces will continue to be provided. Please refer to the tables on Page 3 of this letter summarizing the proposed parking distribution in the Project, including a comparative analysis of the 2017 approved project and the 2019 proposed modification.

The elimination of this portion of subterranean parking will ensure our financial ability to successfully complete construction and opening of the Project. The proposed modification to the Project will require us to submit revised grading, shoring, architectural, structural, and MEP plans to the City for review. On May 2, 2019, we met with Building and Public Works staff (Tim Tran, Frank Lopez, Vivian Chen) to discuss the modification and agree on the process and timing for submittal of revised plans. Agreement was reached on process and timing, including the transmittal of this letter to Planning for review. Based on the May 2, 2019 meeting, revised grading and shoring plans have already been submitted to the Public Works Department for plan review. We are preparing revised architectural, structural, and MEP plans for submittal to Building next week.

If you have any questions or concerns about the proposed Project modification, please contact me at 562.972.4033 or ken@pacificplazapremier.com as soon as possible so that we can address your questions or concerns prior to finalization of the revised architectural, structural, and MEP plans next week. As always, thank you for your responsiveness, professionalism, and willingness to collaboratively work with us on this Project. We are excited to complete this Project and help propel the City toward its long-term vision for the Atlantic Boulevard corridor.

Sincerely,



Ken Lee
Vice President of Development
PACIFIC PLAZA PREMIER DEVELOPMENT GROUP



PARKING PROVIDED:

(REVISION PROJECT)

TOTAL: 392	HOTEL / RETAIL PARKING (TOTAL: 195)	RESIDENTIAL PARKING (TOTAL: 197)
2ND BASEMENT	BASEMENT LEVEL HOTEL PARKING (S=54, C=22, H=3 TOTAL:84)	
1ST BASEMENT	BASEMENT LEVEL HOTEL PARKING (S=37, T=22, C=15, H=2 TOTAL:76)	BASEMENT LEVEL RESIDENTIAL PARKING (S=34, C=3 TOTAL:70)
1ST FLOOR	GROUND LEVEL HOTEL PARKING (BUS=1, S=20, C=14 TOTAL:35)	GROUND LEVEL RESIDENTIAL PARKING (S=31, C=10, H=4 TOTAL:45)
2ND FLOOR LEVEL		2ND FLR. LEVEL RESIDENTIAL PARKING (S=60, T=22 TOTAL:82)

ACCESSIBLE PARKING ANALYSIS:

BASEMENT LEVEL 2: 84 SPACES
 BASEMENT LEVEL 1: 146 SPACES
 1ST FLOOR LEVEL: 80 SPACES
 2ND FLOOR LEVEL: 82 SPACES

TOTAL:

392 8 ACCESSIBLE SPACES REQ'D - 10 PROVIDED

Comparative Analysis

MPMC §21.14.090		2017 Approved Project				2019 Proposed Modification			
Use	Standards	Project Uses	Parking Spaces Required	Parking Spaces Provided	Surplus (Shortage)	Project Uses	Parking Spaces Required	Parking Spaces Provided	Surplus (Shortage)
Hotel	1 space per room	136 rooms	136 spaces	136 spaces	-	136 rooms	136 spaces	136 spaces	-
Restaurant	10 spaces per 1,000 SF	7,125 SF	72 spaces	95 spaces	23 spaces	5,381 SF	54 spaces	59 spaces	5 spaces
Residential	2.25 spaces per unit	84 units	189 spaces	199 spaces	10 spaces	84 units	189 spaces	197 spaces	8 spaces
All Uses			397 spaces	430 spaces	33 spaces		379 spaces	392 spaces	13 spaces



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Planning Commission Staff Report

DATE: September 10, 2019

AGENDA ITEM NO: 3-B

TO: The Planning Commission
FROM: Mark A. McAvoy, Director of Public Works/City Engineer/City Planner
SUBJECT: A Public Hearing to Consider Conditional Use Permit (CU-19-06) to allow a business college in the O-P (Office Professional) Zone – 1455 Monterey Pass Road #206.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Continuing the public hearing for the requested Conditional Use Permit (CU-19-06) to September 24, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Applicant is requesting a continuation of the application due to scheduling conflicts.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. McAvoy", is positioned above the printed name.

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

Prepared by:

A handwritten signature in blue ink, appearing to read "Samantha Tewart", is positioned above the printed name.

Samantha Tewart
Senior Planner

Reviewed by:

A handwritten signature in blue ink, appearing to read "Natalie C. Karpeles", is positioned above the printed name.

Natalie C. Karpeles
Deputy City Attorney