

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 10, 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, September 10, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy de Dios called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

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

Board Members Absent: None

ALSO PRESENT: Natalie Karpeles, 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. 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

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Representative Ken Lee of Pacific Plaza Premier Development Group, 9661 Las Tunas Drive #A, Temple City, CA 91780, provided a brief presentation and update of the proposed project.

Commission Salazar expressed concerns about traffic on North Atlantic Boulevard and the types of restaurant uses.

Commissioner Amador inquired if there will be extended stay at the hotel. Representative Lee replied yes. Commissioner Amador inquired if breakfast will be provided or sold.

MISSION STATEMENT

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Representative Lee replied sold. Commissioner Amador inquired if there will be three eating areas. Representative Lee replied yes. Commissioner Amador replied if it will be opened to the public. Representative Lee replied yes. Commissioner Amador inquired if there will be alcohol service in both restaurant spaces. Representative Lee replied yes; it was a part of their prior approval to serve alcohol with the restaurant uses. Commissioner Amador inquired if residents can walk from the condominium. Architect Michael Sun replied that there will be an exit gate that will allow access to the front, but vehicle access will be restricted. Commissioner Amador inquired if the project includes a swimming pool. Representative Lee replied yes; a 700 square foot pool on the second floor at northwestern portion of the project. There are brand standards to have a swimming pool.

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. 13-19** approving Minor Modifications to a Previously-Approved Conditional Use Permit (CU-17-02) pertaining to the construction of a new mixed-use development in the R-S, P-D (Regional Specialty, Planned Development) Zone at 420 North Atlantic Boulevard.

Resolution No. 13-19

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.

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

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

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

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

Action Taken: The Planning Commission **Continued** Conditional Use Permit (CU-19-06) to September 24, 2019.

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

[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 7:52 p.m.

Next regular scheduled meeting on September 24, 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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