

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 12, 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, November 12, 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, Theresa Amador, Antonio Salazar, and Delario Robinson

Board Members Absent: Ricky Choi

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. TENTATIVE MAP NO. 82850 (TM-19-05) TO ALLOW THE SUBDIVISION OF AIR-RIGHTS TO ESTABLISH AND MAINTAIN A TWO-UNIT CONDOMINIUM PROJECT IN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE – 520 FLORENCE AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Donivin Foltz, 520 Florence Avenue, Monterey Park, CA 91754, was present to speak on the project.

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. 21-19** approving Tentative Map No. 82850 (TM-19-05) to subdivide air-rights for a two-unit residential condominium development in the R-2 (Medium Density Residential) Zone at 520 Florence Avenue.

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

Resolution No. 21-19

A RESOLUTION APPROVING TENTATIVE MAP NO. 82850 (TM-19-05) TO SUBDIVIDE AIR RIGHTS FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 520 FLORENCE AVENUE.

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

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

3-B. CONDITIONAL USE PERMIT (CU-19-07) ALLOWING OPERATION OF A CHILD DAYCARE CENTER WITHIN AN EXISTING ASSEMBLY-USE BUILDING – 2303 FINDLAY AVENUE

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Laura Zuckerman, 11060 White Rock Road, Suite 150, Rancho Cordova, CA 95670, was present to speak on the project.

Commissioner Salazar inquired about the number of children at the existing Alhambra facility, if there any pre-enrollment, and the age is pre-school age. Commissioner Salazar inquired if there will be access issues to the second floor.

Chairperson Brossy de Dios inquired if the playground is existing and the size of the play area and if Southern California Edison has any concerns about the play area being under power lines. Applicant Zuckerman replied that there is an agreement in place with Southern California Edison. Chairperson Brossy de Dios expressed concerns about the building occupancy and certain requirements for a daycare and accessibility requirements.

Commission Salazar inquired about the fencing around the play area. Applicant Zuckerman replied that it will be wood.

Proponent Cynthia Torres-Prado, 432 West Hammel Street, Monterey Park, CA 91754, spoke in support of the application.

Proponent Carol Tran, 1909 South Isabella Avenue, Monterey Park, CA 91754, spoke in support of the application.

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. 22-19** approving Conditional Use Permit (CU-

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19-07) allow operation of a child daycare center within an existing assembly-use building in the R-2 (Medium Density Residential) Zone at 2303 Findlay Avenue.

Resolution No. 22-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-07) ALLOWING OPERATION OF A CHILD DAYCARE CENTER WITHIN AN EXISTING ASSEMBLY-USE BUILDING AT 2303 FINDLAY AVENUE.

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

Ayes: Commissioners: Brossy de Dios, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: Choi
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 7:42 p.m.

Next regular scheduled meeting on December 10, 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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