

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
July 26, 2022**

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 26, 2022 at 6:30 p.m.

CALL TO ORDER:

Chairperson Sam called the Planning Commission meeting to order at 6:30pm.

FLAG SALUTE:

Chairperson Sam called for the Flag Salute.

ROLL CALL:

Planning Manager Jessica Serrano called the roll:

Board Members Present: Tammy Sam, Jack Chiang, Jasmine Pesantes

Board Members Absent: Ricky Choi, Peter Fung

ALSO PRESENT: Jessica Serrano, Planning Manager, Beth Chow, Senior Planner and Karl H. Berger, City Attorney.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS:

1-A SWEARING IN OF NEW PLANNING COMMISSOINER – JASMINE PESANTES

- Jasmine Pesantes was already sworn in earlier in the day

[2.] CITY OF MONTEREY PARK - CONSENT CALENDAR: None

[3.] PUBLIC HEARING: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS:

5-A DISCUSSION OF OUTDOOR BUSINESS OPERATIONS

- Planning Serrano gave a presentation on outdoor business operations. There are temporary conditions in place due to COVID that will expire by the end of this year. The Commission will be asked to see if there are some conditions that they would like to be permanent,

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modified or removed. There are also potential standards that could be implemented on the report. The Commission was asked for feedback on these potential standards.

- Commissioner Pesantes expressed concern in allowing tents in the parking lots due to safety.

- Commissioner Chiang asked staff how many businesses will benefit from this ordinance. Planning Manager Serrano said that about 10 businesses have this kind of operation. Commissioner Chiang agrees with Commissioner Pesantes in that permanent outdoor dining, under a permanent awning or roof structure is desirable and provides a pleasing aesthetic. Those temporary canopy or similar structures should not be permanent. Commissioner Chiang supports some sort of performance standards regulating outdoor dining business.

- Chairperson Sam stated that she would still love to see outdoor seating. However, similar to Commissioner Chiang, it needs to have some kind of standards. Further, allowing merchants to utilize outdoor business so that Monterey Park does not resemble a flea market is not desirable.

- Commissioner Pesantes stated that she likes the al fresco dining and that having too much activities on the public streets sometimes evoke an unstable or frantic atmosphere. Both Chairperson Sam and Commissioner Chiang stated that this should be limited to dining instead of an entire store outside.

- Chairperson Sam questioned the process to add more business districts. City Attorney Berger stated that the BID process is completely separate from land use issues.

- The Commissioners generally agree that outdoor dining should not intrude onto the sidewalks and do not want to create a situation where pedestrians have to walk on the street in order to navigate through sidewalk and sidewalk dining areas. However, it is not a "one size fits all" kind of situation. Some sidewalks may be wider and could be suitable for outdoor dining. Also, outdoor dining should not create a parking deficiency.

- Planning Manager Serrano asked whether the City should allow businesses to have outdoor dining but be deficient in parking. Commissioner Chiang said that there should some sort of zoning variance. Planning Manager Serrano also commented that the City has relaxed certain standards to allow for businesses to thrive during COVID. One of those was alleviating parking. This could be an appropriate avenue to allow businesses to have outdoor dining. Chairperson Sam posed questions related to use of valets in the City. City Attorney Berger confirmed that there are no valets in the City.

- Commissioner Chiang stated that the Commission should be looking at deviations from the zoning code. Planning Manager Serrano said that this would be up to City Council to make those decisions. City Attorney Berger clarified that zone changes go directly to the City Council unless they delegate it to the Planning Commission. Discretionary review has not been taken away from the Planning Commission.

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- Commissioner Chiang believes that operation hours should be limited especially for those businesses near residential area.

- Attorney Berger suggested the Commission to look at the aesthetics. Chairperson Sam said that she likes “streetery” specifically for Garvey. “Streetery” are also known as parklets. Pasadena has made parklets permanent. Commissioner Pesantes commented that they should be cognizant of the exact location of these parklets. Commissioner Chiang has reservations for the parklets design. Stated that parklets could potentially be distracting. Not sure if it is viable for Monterey Park.

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

- Planning Manager Serrano introduced new Senior Planner, Beth Chow. Senior Planner Chow introduced herself.

[7.] FUTURE AGENDA ITEMS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned.



Steven Sizemore
Interim Director of Community Development

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