

**PLANNING COMMISSION OF MONTEREY PARK
AGENDA**

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

**Tuesday
October 25, 2022
6:30 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.**

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the Community Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at <http://www.montereypark.ca.gov/AgendaCenter>.

PUBLIC PARTICIPATION

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 Chairperson and Planning Commission 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 Sam

FLAG SALUTE

Commissioner Jack Chiang

ROLL CALL

Chairperson Tammy Sam, Vice Chairperson Ricky Choi, Jack Chiang, Peter Fung, Jasmine Pesantes

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take discuss, deliberate, or 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.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS

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

[3.] PUBLIC HEARING

3-A. CODE AMENDMENT (ZCA 22-03) TO AMEND TITLE 21 AMENDING REGULATIONS REGARDING OUTDOOR BUSINESS IN COMMERCIAL ZONES, ALLOWABLE USES IN THE CENTRAL BUSINESS (C-B) ZONING DISTRICT AND DELETING CITY PLANNER DUTIES REGARDING CERTIFICATE OF OCCUPANCY

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Continuing the public hearing item to the meeting of November 8, 2022; and
- (4) Taking such additional, related action that may be desirable.

Pursuant to the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines, the proposed ordinance affects commercial development or businesses and is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; “CEQA”) for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the ordinance, by itself, does not constitute a “project” as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

[4.] OLD BUSINESS - None

[5.] NEW BUSINESS

[6.] COMMISSION COMMUNICATIONS

[7.] FUTURE AGENDA ITEMS

ADJOURN

Next regular scheduled meeting is on November 8, 2022.



Planning Commission Staff Report

DATE: October 25, 2022

AGENDA ITEM NO: 3-A

TO: The Planning Commission

FROM: Steve Sizemore, Interim Director of Community Development
Jessica Serrano, Planning Manager

SUBJECT: Consideration of a resolution recommending City Council approval of Zoning Code Amendment No. 22-03 amending Title 21 (Zoning) of the Monterey Park Municipal Code to amend regulations regarding outdoor businesses in commercial zones; expand allowable uses in the central business (C-B) zoning district; and clarify Building Official issuance of Certificates of Occupancy.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Continuing this public hearing item to the November 8, 2022 meeting; and
4. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the proposed ordinance affects commercial development or businesses and is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*; "CEQA") for the following reasons: (1) it will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)); (2) there is no possibility that the ordinance may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)); and (3) the ordinance, by itself, does not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

EXECUTIVE SUMMARY:

On March 16, 2022, City Staff presented a proposed work program ("Work Program") to the City Council identifying proposed Zoning Code Amendments to address recent changes in California law; the adoption of urgency measures during the COVID-19 pandemic; and the consistency between the municipal code and recently adopted General Plan elements.

As part of the initial package for this work program, staff has prepared an ordinance proposing three code changes for the Planning Commission to consider and make a

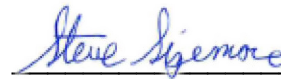
recommendation to the City Council. Proposed changes include regulations for outdoor uses for commercial businesses; ground floor uses in the downtown business district and clarification regarding Certificate of Occupancy issuance. Notices for this ordinance was published and posted on October 13, 2022.

However, since the publication and posting of the notice, staff has deemed that the ordinance requires additional due diligence and refinement before presentation to the Planning Commission and therefore requests a continuance to the November 8, 2022 meeting.

FISCAL IMPACT:

The preparation of this ordinance is absorbed into the Department Budget. Ongoing use of staff time to review for determination and compliance will be reimbursed through appropriate land use fees.

Respectfully submitted,



Steve Sizemore
Interim Director of
Community Development

Prepared by:



Jessica Serrano
Planning Manager

Reviewed by:



Joaquin Vazquez
Deputy City Attorney

ATTACHMENTS:

None