

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
November 8, 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, November 8, 2022 at 6:30 p.m.

CALL TO ORDER:

Chairperson Sam called the Planning Commission meeting to order at 6:35pm.

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, Peter Fung, Jasmine Pesantes

Board Members Absent: Ricky Choi

ALSO PRESENT: Jessica Serrano, Planning Manager, Joaquin Vazquez, Deputy City Attorney, Beth Chow, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS: None

[1.] PRESENTATIONS: None

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

[3.] PUBLIC HEARING:

**3-A Code Amendment (ZCA-22-03 AND ZCA-22-04) TO AMEND TITLE 21 AMENDING
1) REGULATIONS REGARDING OUTDOOR DINING IN COMMERCIAL ZONES; 2)
ALLOWABLE USES IN THE CENTRAL BUSINESS (C-B) ZONING DISTRICT; AND
3) REPEALING CITY PLANNER DUTES REGARDING CERTIFICATE OF
OCCUPANCY.**

Planner Serrano presented staff report.

Speaker Elizabeth Yang, chair of the BID, supports ZCA-22-04. Explains that this ordinance would promote more vibrancy and less vacancies on Garvey Avenue.

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the quality of life for our entire community

Commissioner Pesantes asked why professional offices are not allowed in this zone. Planner Serrano speculated that at the time this code was enacted, the aim was probably to promote more retail/shopping uses.

Commissioner Pesantes has concerns about space regarding outdoor dining. Asked if there would be specific requirements regarding minimum footages for public passing through. Planner Serrano said that they would work with Public Works in determining the standards.

Commissioner Fung supports offices on the first floor. Commissioner Fung also stated that parking for outdoor dining must be consistent in code and policy.

Commissioner Chiang asked about dining parking requirements and Planner Serrano stated that it is based on the gross floor area of the whole building or unit.

Chairperson Sam asked what aspects of outdoor dining is considered permanent. Planner Serrano clarified that the code is more general than specific. It does not call out specific aspects of outdoor dining and more left up to the design being beautiful and consistent with the area. This decision would be up to City Planner.

Chairperson Sam asked about having a receptionist for an office on the first floor or lobby. Planner Serrano said that it could be possible.

Chairperson Sam explained her vision for Garvey to be a walkable and bikeable downtown. Said that offices usually close at night. Therefore, the area would not be vibrant at night.

Commissioner Pesantes said that it is important to consider uses that would be able to survive and remain at the space. Not sure if it would be fair for landlords to hold out on office uses.

Planner Serrano said that the groundwork and building blocks have been set to be similar to that of Alhambra's Main Street. The next step would be to match the zoning with the Land Use Map. In regard to the timeline, the General Plan is a 20-year vision and it is important to create a framework for the developers to understand what the city wants to see. A balance of daytime and nighttime uses helps in creating a vibrant downtown.

Commissioner Fung sees a real challenge for Garvey regarding traffic due to its location in relation to the 10 Freeway and asked if there was any other way to develop a downtown environment on another block, other than Garvey. Commissioner Fung finds it hard to imagine Garvey to be that of a pedestrian street, and is skeptical about limiting office uses to a percentage. The nature of economics will naturally determine what will be on the ground or upper floor.

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Chairperson Sam would like to take away a lane in each direction on Garvey and disincentivize Garvey as a quicker way to reach a destination. Says that it is not Monterey Park's duty to alleviate the 10 Freeway's congestion.

Commissioner Pesantes needed clarification about the zoning abbreviations which Planner Chow addressed.

Discussion ensued regarding how to consider the two proposed Zoning Code Amendments. Chair Sam indicated that her preference would be to vote separately on the Code Amendments.

Action Taken: The Planning Commission motioned to approve code amendment ZCA-22-03 relating to regulations regarding outdoor dining in commercial zones.

Motion: Moved, by Commissioner Pesantes and seconded by Commissioner Chiang, motion carried by the following vote:

Ayes: Commissioners: Sam, Chiang, Fung, Pesantes

Noes: Commissioners:

Absent: Commissioners: Choi

Abstain: Commissioners:

Action Taken: The Planning Commission motioned to approve code amendment ZCA-22-04 relating to allowable uses in the Central Business zoning district and repealing City Planner duties regarding certificate of occupancy.

Motion: Moved, by Commissioner Pesantes and seconded by Commissioner Chiang, motion carried by the following vote:

Ayes: Commissioners: Chiang, Fung, Pesantes

Noes: Commissioners: Sam

Absent: Commissioners: Choi

Abstain: Commissioners:

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Pesantes expressed gratitude towards the staff for their presentation and comments on the public hearing items.

Commissioner Fung mentioned that they should consider the effects to the neighbors of developing Garvey.

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Planner Serrano reiterated that there will be plenty of opportunities to talk about creating a pedestrian-friendly downtown.

Chairperson Sam stated that she desired to build transportation synergy with their neighboring cities such as creating a bus loop that would connect two cities. Planner Serrano said that there is an ongoing Spirit Bus survey produced by Public Works to share their opinions with the City.

Planner Serrano said that they can explore ways to include the business community and the public in this discussion of creating a more walkable downtown.

Chairperson Sam was wondering if they can do a townhall meeting for the community. Mentioned that the community has complained of not having a space to voice their comments and opinions. Planner Chow added that the Police Department is holding a townhall meeting and will send information to commissioners via e-mail.

Planner Chow relayed that the City Clerk's office requires fingerprinting for some of the commissioners. Also pointed out that the 2nd meetings of November and December occur during the holidays on November 22 and December 27 and polled whether or not Commissioners would be available. The Commissioners stated availability if there is business to be considered. Planner Serrano said that if there is business, staff will move forward with the meetings. If not, they will be cancelled.

[7.] FUTURE AGENDA ITEMS:

Commissioner Pesantes said that there has been a rise in homelessness in the city and was wondering if the City has been addressing this. Deputy City Attorney Vazquez said that the commissioner can ask staff to look into this for a future item. Planner Serrano said that she can follow-up with this information via email. Mentioned that the Police Department has been addressing this.

Chairperson Sam asked if there was any update with Project Room Key. City Attorney Joaquin said that they can explore this.

Commissioner Chiang asked when the Raising Cane's review meeting will take place. Planner Serrano said that it will take place on the first December meeting as they had been operating for a period of 6 months.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:55 p.m.



Steven Sizemore
Interim Director of Community Development

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