

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
December 13, 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, December 13, 2022 at 6:30 p.m.

CALL TO ORDER:

Chairperson Sam called the Planning Commission meeting to order at 6:32pm.

FLAG SALUTE:

Commissioner Pesantes led the Flag Salute.

ROLL CALL:

Interim Director of Community Development Jessica Serrano called the roll:

Commission Members Present: Tammy Sam, Ricky Choi, Jack Chiang, Peter Fung,
Jasmine Pesantes

Commission Members Absent: None

ALSO PRESENT: Interim Director of Community Development Jessica Serrano, City Attorney Karl Berger, Senior Planner Beth Chow, Assistant Planner Kevin Tan

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

Senior Planner Chow corrected and changed Item 1-A from "Neighborhood Enhancement Team" to "Neighborhood Engagement Team".

ORAL AND WRITTEN COMMUNICATIONS:

Director Serrano announced that there were written comments from TRC and 1 speaker on item 2-B. Comments were deferred to time when item was heard.

[1.] PRESENTATIONS:

Matters listed under presentation are informational content and for discussion only.

1-A NEIGHBORHOOD ENGAGEMENT TEAM PRESENTATION

Officer Tony Huynh presented on the activities of the Police Department's Neighborhood Engagement Team.

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

The Commissioners expressed their gratitude for the presentation and the Neighborhood Engagement Team's effort in addressing homelessness.

[2.] CITY OF MONTEREY PARK - CONSENT CALENDAR:

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Commissioner Ricky Choi motioned to approve the consent calendar, as a whole, and Commissioner Fung seconded. Chair Sam questioned how to vote on the items separately and expressed her desire to do so. Commissioner Choi rescinded his motion.

2-A APPROVAL OF MINUTES

Approving the minutes from the regular meeting of November 8, 2022.

Action Taken: The Planning Commission approved minutes from the regular meeting of November 8, 2022.

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

Ayes:	Commissioners:	Sam, Chiang, Choi, Fung, Pesantes
Noes:	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

2-B COMPLIANCE REVIEW – CONDITIONAL USE PERMIT 19-13 FOR RAISING CANE'S – 1970 SOUTH ATLANTIC BOULEVARD

Director Serrano provided a summary of the written comments provided by TRC Retail, owners of Atlantic Square. The commenter indicated that Raising Cane's is in violation of Conditional Use Permit ("CUP") 19-13 and their operations result in trespasses onto Atlantic Square, among others.

Byron de Arakal, representing TRC, provided comments to the Commission to determine that Raising Cane's is out of compliance with CUP 19-13, among others.

Raising Cane's commenced operations as of June 1, 2022 after the City issued a Temporary Certificate of Occupancy. CUP 19-13 requires that the Planning Commission review Raising Cane's compliance with the CUP six months after operations commence. This item was scheduled before the Planning Commission to satisfy this requirement.

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Discussion ensued among commissioners. Commissioners asked for clarification of Police Department Memo, traffic management plan, and approved drive-through plan, among others.

Director Serrano and Attorney Berger clarified those items for the commissioners.

Action Taken: The Planning Commission voted to receive and file the Compliance Review for Conditional Use Permit 19-13 for Raising Cane's.

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

Ayes:	Commissioners:	Sam, Chiang, Choi, Fung, Pesantes
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

[3.] PUBLIC HEARING: None

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Choi wished everyone a Happy Holidays.

Commissioner Chiang inquired about short term rentals and the maximum cap on rental time. Senior Planner Chow responded to the inquiry. Director Serrano stated that they will create a presentation on the city's ordinance on short term rentals for the commissioners.

Director Serrano introduced Assistant Planner Tan to the commissioners.

Senior Planner Chow informed the commissioners about the City's sustainability survey for the Going Green campaign, presented them with stickers from the campaign, and indicated that a presentation about the campaign would occur at a future meeting.

Director Serrano announced that she had been recently appointed as the Interim Director of Community Development to the commissioners.

[7.] FUTURE AGENDA ITEMS:

Chairperson Sam asked if there will be any future agenda items. Director Serrano said that the commissioners can expect items on short term rental and the Going Green program.

ADJOURNMENT:

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There being no further business for consideration, the Planning Commission meeting was adjourned at 7:57 p.m.

Jessica Serrano
Interim Director of Community Development

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