

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
April 25, 2023**

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, April 25, 2023 at 6:30 p.m.

CALL TO ORDER:

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

FLAG SALUTE:

Vice-Chair Choi led the Flag Salute.

ROLL CALL:

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: Community Development Director Jessica Serrano, Deputy City Attorney Justin Tamayo, Senior Planner Beth Chow, and Assistant Planner Kevin Tan

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

The reorganization of the Planning Commission, which typically occurs every February, took place.

Director Serrano took the floor and indicated that due to the by-laws, the longest serving member that had not served as the Chair is Commissioner Fung.

Commissioner Pesantes nominated Commissioner Fung, the nomination was seconded by Vice-Chair Choi. Commissioner Fung stated that he would decline the nomination due to his travel and business schedule. Deputy City Attorney Tamayo advised that Commissioner Fung did not have to accept the nomination.

Commissioner Pesantes nominated Commissioner Chiang, the nomination was seconded by Vice-Chair Choi.

Chair Chiang took over presiding of the Commission and held nominations for the Vice-Chair position. Director Serrano provided clarification of the Vice-Chair rotation.

Commissioner Choi motioned to nominate Commissioner Sam as a Vice-Chair, the

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

nomination was seconded by Commissioner Pesantes.

Action Taken: The Planning Commission nominated Commissioner Chiang as Chair and Commissioner Sam as Vice Chair.

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

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

ORAL AND WRITTEN COMMUNICATIONS:

Director Serrano indicated a correction, that this meeting will be adjourned to the regularly scheduled meeting of May 3rd, 2023. Additionally, recommends hearing of old business, Item 4, the Conditional Use Permit prior to all other agenda items.

Director Serrano also reported written communications that were received regarding Item 3-A to the commissioners and members of the public.

[1.] PRESENTATIONS:

None.

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

None.

[4.] OLD BUSINESS:

4-A CONSIDERATION AND POSSIBLE ACTION CONCERNING CONDITIONAL USE PERMIT (CUP-22-03) TO ALLOW A MASSAGE ESTABLISHMENT TO OPERATE AT 301 E. GARVEY AVENUE, #E, IN THE C-B (CENTRAL BUSINESS) ZONE – ITEM CONTINUED FROM THE FEBRUARY 28, 2023 PLANNING COMMISSION MEETING.

Assistant Planner Tan provided a brief summary of the staff report.

Vice Chair Sam requested a furniture plan of the massage establishment. Director Serrano informed the Commission that a floor plan identifying the location of all proposed business operations would be included as part of the conditions of approval. The said floor plan would include the location of all furniture.

Action Taken: The Planning Commission **approved** item 4-A.

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

Motion: Moved by Commissioner Choi and seconded by Vice-Chair Sam, motion carried by the following vote:

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

[3.] PUBLIC HEARING:

3-A ZONING CODE AMENDMENT (ZCA-22-01) – A RESOLUTION RECOMMENDING CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 21 (ZONING) OF THE MONTEREY PARK MUNICIPAL CODE TO ADD CHAPTER 21.19 ENTITLED “INCLUSIONARY HOUSING.” APPLICABLE CITYWIDE.

Senior Planner Chow reminded everyone that a supplemental staff report was provided and made accessible to the public via the city’s website. The supplemental staff report was to correct misinformation regarding a housing trust fund.

Senior Planner Chow provided an overview and the goals of the inclusionary housing ordinance. Senior Planner Chow discussed the applicability of, exemptions, percentages set aside, target income groups, and alternative methods for compliance regarding the ordinance.

Commissioner Pesantes inquired regarding methods to ensure and enforce affordable units remain in use by qualifying tenants. She also inquired about the chapter’s applicability to previous projects in the city.

Director Serrano stated tenants would have to meet income criteria. She also clarified that the chapter would not apply to previously approved developments.

Commissioner Fung and Vice-Chair Sam inquired regarding the restrictions imposed on affordable units and how the city would keep track of and enforce said restrictions.

Director Serrano clarified that the ordinance required a housing agreement between developers and the city which would include affordability provisions. City staff would monitor and enforce said provisions through mandatory annual reports provided by the developers.

Commissioners expressed concerns over developers opting to pay in lieu fees that would depreciate in value over time versus providing affordable units in new developments. Commissioners suggested developers pay per unit versus paying fractional fees.

Director Serrano clarified that a requirement to pay for whole units could be part of the amendment as long as it was part of the motion.

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

Commissioners expressed their concerns regarding occupancy of affordable units by ineligible tenants. Director Serrano informed commissioners that the city would request tenant information to ensure qualifying tenants remain eligible throughout the duration of their stay in affordable units.

Action Taken: The Planning Commission **approved** item 3-A with a modification to chapter 21.19.040.C.2. to have in lieu fees paid for whole units instead of fractions.

Motion: Moved by Vice Chair Sam and seconded by Commissioner Fung, motion carried by the following vote:

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

3-B ZONING CODE AMENDMENT (ZCA-23-01) – A RESOLUTION RECOMENDING CITY COUNCIL AMEND MONTEREY PARK MUNICIPAL CODE CHAPTER 21.18 AFFORDABLE HOUSING INCENTIVES – DENSITY BONUS, APPLICABLE CITYWIDE

Senior Planner Chow provided an overview of the density bonus ordinance. Incentives, similar to those the state currently allows, were highlighted to demonstrated how the ordinance would encourage developers to pursue the development of affordable units.

Director Serrano clarified that adopting the ordinance would update our current ordinance to reflect and comply with the state’s requirements.

Commissioner Fung sought clarity related to open space reduction to a density request, Senior Planner Chow responded that specific metrics related to reduction of open space was contained in the proposed ordinance.

Commissioners expressed their concern regarding state laws that limit the city’s ability to impose parking requirements for projects near public transportation. Commissioners expressed the need for parking innovations and multi-modal transportation to help mitigate parking supply issues resulting from large scale projects pursued with the density bonus ordinance.

Action Taken: The Planning Commission **approved** item 3-B.

Motion: Moved by Commissioner Fung and seconded by Vice Chair Sam, motion carried by the following vote:

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

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

Abstain: Commissioners: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Pesantes expressed her concern over the unsafe state of public transportation in Los Angeles.

Director Serrano introduced Deputy City Attorney Justin Tamayo to the Commission.

Director Serrano announced that Monterey Park's Housing Element was certified by HCD in late march.

Director Serrano also announced her official position as Community Development Director as of April 1st, 2023. The Commissioners congratulated the Director.

Commissioner Fung indicated that he would be traveling during June, summertime and October that may interfere with his attendance of Planning Commission's meeting.

[7.] FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 9:15 p.m.



Jessica Serrano
Community Development Director

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