

PLANNING COMMISSION OF MONTEREY PARK AGENDA

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

**Tuesday
February 27, 2024
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.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplift the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

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. Written Communication will be accepted up to 24 hours before the meeting via email to planningpermitcounter@montereypark.ca.gov

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 Chiang

FLAG SALUTE

Chairperson Chiang

ROLL CALL

Chairperson Jack Chiang, Vice Chairperson Tammy Sam, Commissioner Peter Fung, Commissioner Jasmine Pesantes, Commissioner Bethelwel Wilson

REORGANIZATION OF THE PLANNING COMMISSION

Selection of Chair and Vice Chair

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 – None.

[2.] CITY OF MONTEREY PARK – CONSENT CALENDAR

2-A. APPROVAL OF MINTUES

It is recommended that the Planning Commission consider:

- (1) Approving the minutes from the regular Planning Commission meeting on November 30, 2023; and
- (2) Taking such additional, related action that may be desirable.

[3.] PUBLIC HEARING - None

[4.] OLD BUSINESS – None.

[5.] NEW BUSINESS

5-B. RECEIVE AND FILE – ADMINISTRATIVE USE PERMIT NO. 23-04 – A DIRECTOR’S DETERMINATION APPROVING AN APPLICATION TO MODIFY AN EXISTING DRIVE-THROUGH RESTAURANT LOCATED AT 950 WEST FLORAL DRIVE

It is recommended that the Planning Commission consider:

- (1) Receiving and filing approval for AUP-23-04; and
- (2) Taking such additional, related, action that may be desirable.

ADJOURN

Next regular scheduled meeting is on March 12, 2024.

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
SPECIAL MEETING
November 30, 2023**

The Planning Commission of the City of Monterey Park held a special meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Thursday, November 30, 2023 at 6:30 p.m.

CALL TO ORDER:

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

FLAG SALUTE:

Vice Chairperson Sam led the Flag Salute.

ROLL CALL:

Community Development Director Jessica Serrano called the roll:

Commission Members Present: Jack Chiang, Tammy Sam, Peter Fung

Commission Members Absent: Jasmine Pesantes, Bethelwel Wilson

ALSO PRESENT: Community Development Director Jessica Serrano, Deputy City Attorney Justin Tamayo, Interim Planning Manager, Beth Chow

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

None.

ORAL AND WRITTEN COMMUNICATIONS:

None.

[1.] PRESENTATIONS:

1-A PUBLIC HEARING – ZONING CODE AMENDMENT NO. 23-05 (ZCA-23-05) – CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE TO IMPLEMENT CALIFORNIA LAW RELATED TO MEDICAL CANNABIS.

Chairperson Chiang opened the public hearing.

Deputy City Attorney Tamayo gave his report regarding an ordinance to amend the Monterey Park Municipal Code to comply with Senate Bill (SB) 1186. Deputy City Attorney Tamayo explained SB 1186 will go into effect January 1, 2024 - which will prevents cities from prohibiting the distribution of cannabis. Deputy City Attorney Tamayo recommends

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adoption of the draft ordinance which would limit cannabis uses to Commercial Services (C-S) zoned properties in the City.

Commissioner Fung inquired regarding the difference in the current zoning and the allowable land uses versus the difference once the ordinance is adopted.

Deputy City Attorney Tamayo explained that no cannabis uses are currently permitted in the City. Once the ordinance is adopted, distribution of medical cannabis would be permitted in the C-S zone with a Conditional Use Permit (CUP) and any applicable additional regulations.

Commissioner Sam is in support for allowing medical cannabis retailers in the City. Commissioner Sam inquired if the ban of medical cannabis sales in the City could be overturned via a vote.

Deputy Attorney Tamayo explained that State law SB 1186 would go into effect January 1, 2024 without a vote. He explained that the amendment being presented is to limit cannabis uses permitted by the State law to the C-S zone within Monterey Park.

Chairperson Chiang sought clarification regarding the entitlement and approval process required for any cannabis use.

Deputy City Attorney Tamayo explained that new businesses would be subject to standard CUP procedures; the CUP would be brought before the Planning Commission.

Chairperson Chiang inquired how long a cannabis CUP is valid for and its expiration.

Deputy City Attorney Tamayo clarified that a business only requires the renewal of a business license every 12 months and a CUP does not expire but can be revoked if conditions of approval are not being met or complied with.

Chairperson Chiang asked why the C-S zone was chosen for cannabis uses.

Deputy City Attorney Tamayo explained that the C-S zone provides a transitional area between surrounding cities and are not located in the City's downtown or major retail centers. He further elaborated that uses would not be permitted within 600 feet of a sensitive use, such as schools, religious facilities, parks, etc.

Chairperson Chiang acknowledged no one was in the audience and closed the public hearing.

Action Taken: The Planning Commission voted to adopt the resolution recommending approval to the City Council.

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

Ayes: Commissioners: Chiang, Sam, Fung

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Noes	Commissioners:	None
Absent:	Commissioners:	Pesantes, Wilson
Abstain:	Commissioners:	None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:04 p.m.

Jessica Serrano
Director of Community Development

MISSION STATEMENT

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Planning Commission Staff Report

DATE: February 27, 2024

AGENDA ITEM NO: 5.B

TO: The Planning Commission
FROM: Jessica Serrano, Director of Community Development
SUBJECT: Receive and file Administrative Use Permit No. 23-04 – A Director’s Determination approving an application to modify an existing drive-through restaurant located at 950 W. Floral Drive.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Receiving and filing AUP-23-04; and
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guidelines § 15301 (Existing Facilities) exempts additions and modifications to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structure or 2,500 square feet, whichever is less. This activity contemplates modification of drive-through operations at an existing restaurant with a drive-through and includes a 153 square foot expansion. Accordingly, this activity is not subject to further review. A Notice of Categorical Exemption has been prepared.

EXECUTIVE SUMMARY:

On April 26, 2023 the City Planner received an application for an administrative use permit (“AUP”) from Tom D. Le (the “Applicant”) for a modification to an existing drive-through at McDonalds Restaurant located at 950 W. Floral Drive (“AUP-23-04”). Specifically, the project will involve modification to an existing drive-through restaurant, including a 153 square foot expansion for drive-through purposes, the addition of a third drive-through window, a 10-seat reduction to the dining area, and **restriping to convert two parking spaces into one parking space**. On December 16, 2024 the City Planner deemed AUP-23-04 complete. On February 1, 2024 the City Planner issued a written determination, including findings that AUP-23-04 is consistent with the Monterey Park Municipal Code (“MPMC”), approving AUP-23-04.

BACKGROUND:

The City Planner's written determination is not final until it is received and filed, or acted upon by the Planning Commission. Any member of the Planning Commission may request that an item be discussed and a decision on the application be made by the Planning Commission instead of received and filed.

MPMC § 21.32.200(C) provides that the City Planner's written determination approving a drive-through include the following findings:

- (1) There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.
- (2) The proposed use is consistent and compatible with the purpose of the zone in which the site is located.
- (3) The proposed location and use and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- (4) Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and mitigated.
- (5) For alcohol related AUPs, the State Department of Alcohol Beverage Control issued or will issue a license to sell alcohol to the applicant.

As proposed, AUP-23-04 satisfies these findings, which are further described in the City Planner's written determination (Attachment 1).

LEGAL NOTIFICATION:

The legal notice of this action was mailed to interested parties requesting such notice, posted at City Hall, Langley Senior Center and Bruggermeyer Library, with affidavits of posting on file, and posted on the City's website, of the intention of the Planning Commission to receive and file the City Planner's written determination.

FISCAL IMPACT:

None.

Respectfully submitted and prepared by:

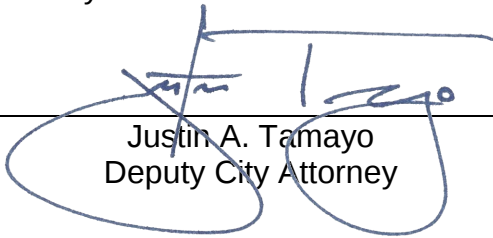


Jessica Serrano
Director of Community
Development



Kevin Tan
Assistant Planner

Reviewed by:



Justin A. Tamayo
Deputy City Attorney

ATTACHMENTS:

Attachment 1: City Planner Determination, including exhibits

Staff Report,
AUP-23-04
February 27, 2024

ATTACHMENT 1
City Planner Determination,
including exhibits

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.montereypark.ca.gov



City Council
Henry Lo
Jose Sanchez
Thomas Wong
Vinh T. Ngo
Yvonne Yiu

City Clerk
Maychelle Yee

City Treasurer
Amy Lee

February 1, 2024

Tom D. Le
153 E. City Place Dr.
Santa Ana, CA 92715
Via email: tom.le@designua.com

Re: Administrative Use Permit (AUP-23-04) – Modification to an Existing Drive-Through Restaurant at 950 West Floral Drive, Monterey Park

Dear Mr. Le:

On April 26, 2023, the City Planner received your request for Administrative Use Permit ("AUP-23-04") on the property located at 950 W. Floral Drive ("Subject Property") within the S-C (Shopping Center) zone and Commercial land use designation, pursuant to Monterey Park Municipal Code ("MPMC") § 21.32.200(A)(2).

AUP-23-04 contemplates improvements to an existing drive-through restaurant, including, adding drive-through windows, revising a drive-through lane, new exterior addition of approximately 153 square feet, and revised dining room seating, as further illustrated in the attached plans identified as Exhibit "A" and incorporated by reference.

FINDINGS

In accordance with MPMC § 21.32.200(D), the City Planner finds:

1. There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Restaurants are permitted primary uses in the S-C zone and drive-throughs are permitted subject to the issuance of an administrative use permit, pursuant to MPMC §§ 21.10.030 (see Table 21.10(A)), 21.32.200(A)(2). A conditional use permit was originally granted for the drive-through use on the Subject Property on December 16, 1985. The properties to the east, west, and south of the Subject Property are located in the S-C zone. Accordingly, AUP-23-04 is a

legal conforming use that is compatible with its surrounding uses in the general area.

2. The proposed use is consistent and compatible with the purpose of the zone in which the site is located.

The purpose of the S-C zone is to provide “for the development of shopping and business centers that serve as a major retail attraction for the broader community” per MPMC §§ 21.10.020(B)(1). AUP-23-04 supports an existing retail establishment in the City consistent with the S-C purpose.

3. The proposed location and use and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

AUP-23-04 will not be detrimental to the public health, safety, or welfare, nor will it materially affect any of the surrounding properties or improvements. AUP-23-04 is consistent with the S-C zone and drive-through development standards imposed by MPMC §§ 21.10 and 21.10.040(I), respectively. A development standards table that identifies the requirements and the proposed development is attached as Exhibit “B” and incorporated by reference. Along with the AUP application, a parking study and drive-through operations contingency plan, attached as Exhibit “C” and incorporated by reference, have been submitted and found acceptable by the City Engineer to address issues related to traffic at parking at the site.

4. Potential impacts that could be generated by the proposed use, such as noise, smoke, dust fumes, vibration, odors, traffic and hazards have been recognized and mitigated.

AUP-23-04 contemplates impacts stated of above and includes mitigations should any of the impacts arise. Specifically, the applicant has agreed to a contingency plan (Exhibit “C”) that can be implemented related to traffic impacts on the site. The City’s Public Works Department, Engineering Division has reviewed and found the contingency plan acceptable, and a copy is on file in the Community Development Department with this project. Additionally, the Subject Property must comply with the MPMC.

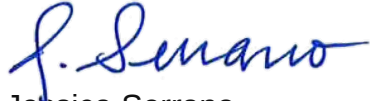
DETERMINATION

Based on the foregoing, the City Planner approves AUP-23-04. An application must be filled for Design Review for the proposed building expansion which will be separately processed.

Pursuant to MPMC 21.32.200(G), this Determination is not final until it is received and filed, or acted upon by the Planning Commission. The City Planner has scheduled AUP-23-04 to be received and filled with the Monterey Park Planning Commission on February 13, 2024.

If you have any questions, please contact Assistant Planner Kevin Tan at (626) 307-1315 or via email at planningpermitcounter@montereypark.ca.gov.

Sincerely,



Jessica Serrano,
City Planner

Enclosures: Exhibit A: AUP-23-04 Plans
Exhibit B: Development Standards Table
Exhibit C: Parking Study & Traffic Contingency Plan

C: AUP-23-04 File

Administrative Use Permit, AUP-23-04
February 1, 2024

EXHIBIT A

AUP-23-04 Plans



NATIONAL #971
CV1.0
COVER SHEET



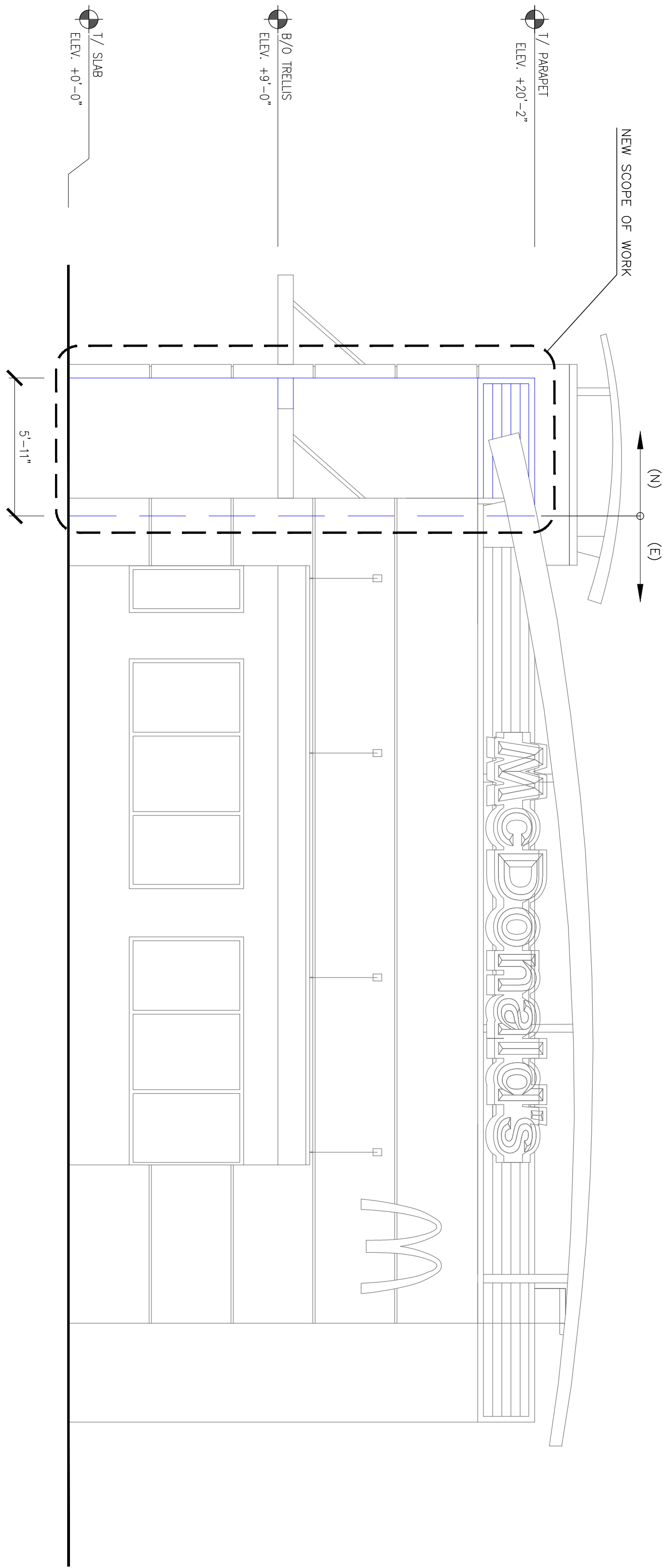
NORTH

PROPOSED SITE PLAN

SCALE:
3/32"=1'-0"

1

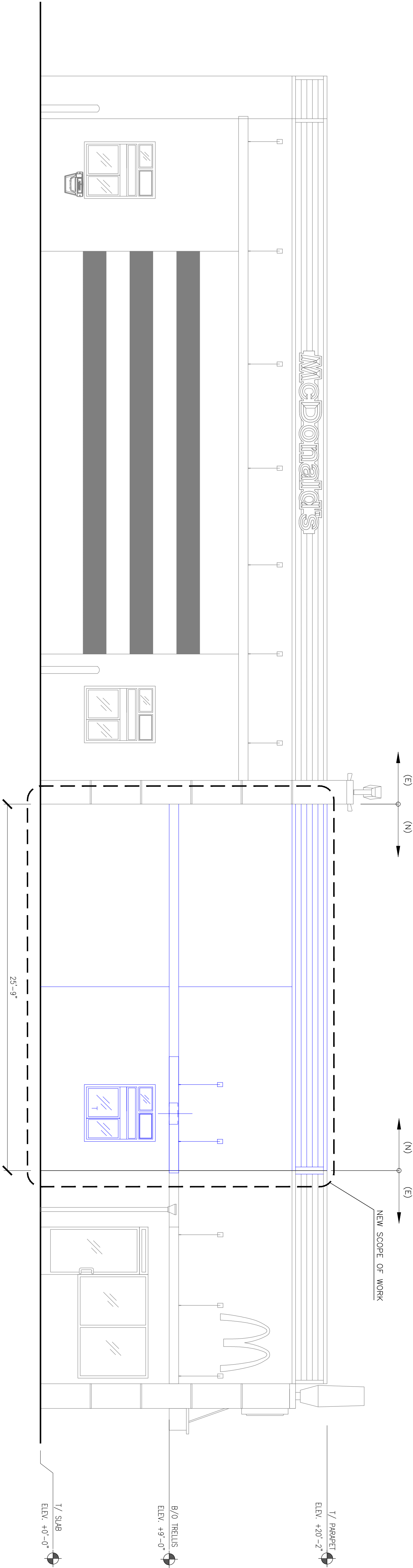
[illegible]



PROPOSED EAST ELEVATION

SCALE:
1/4"=1'-0"

2



PROPOSED NORTH ELEVATION

SCALE:
1/4"=1'-0"

1

LEGEND

EXISTING

DEMOLISHED

NEW

McDonald's USA, LLC

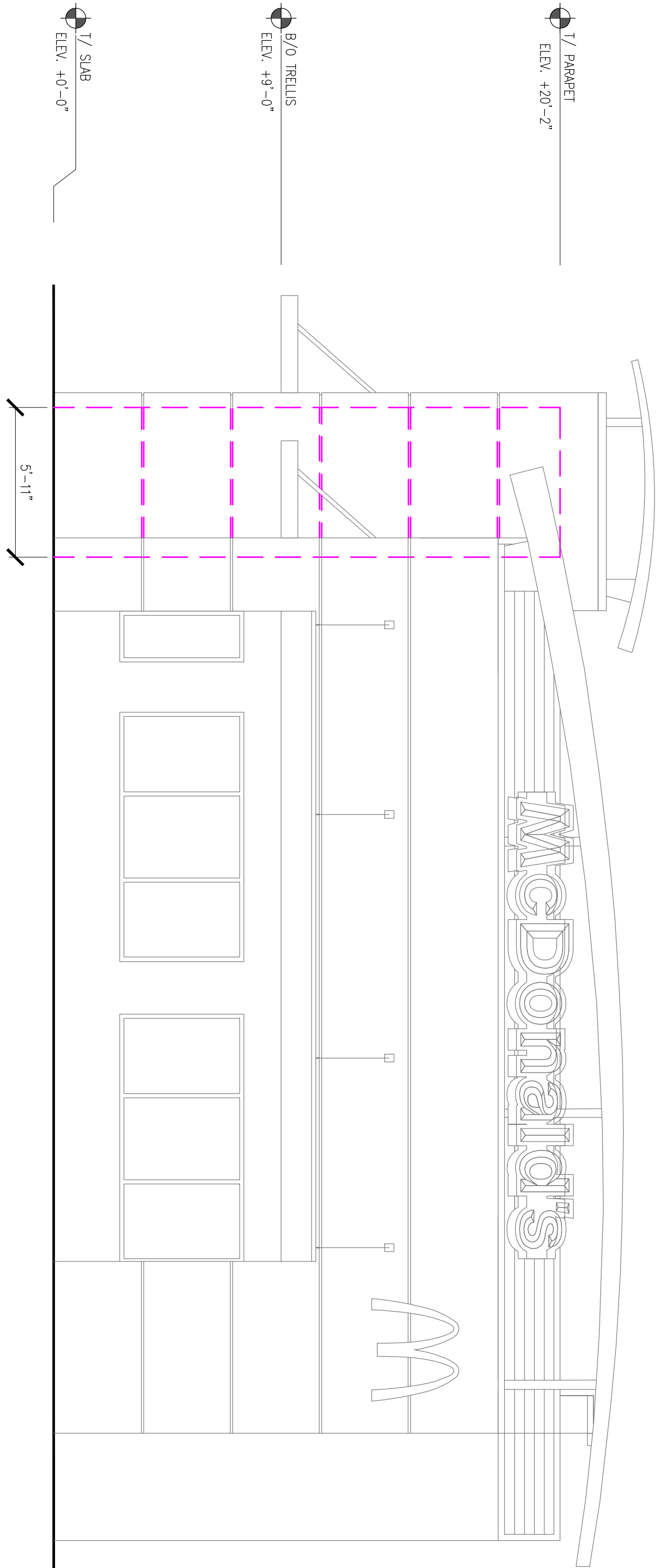
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

designum

PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892-3900 | Fax 714.892-3944

REV	DATE	DESCRIPTION	BY

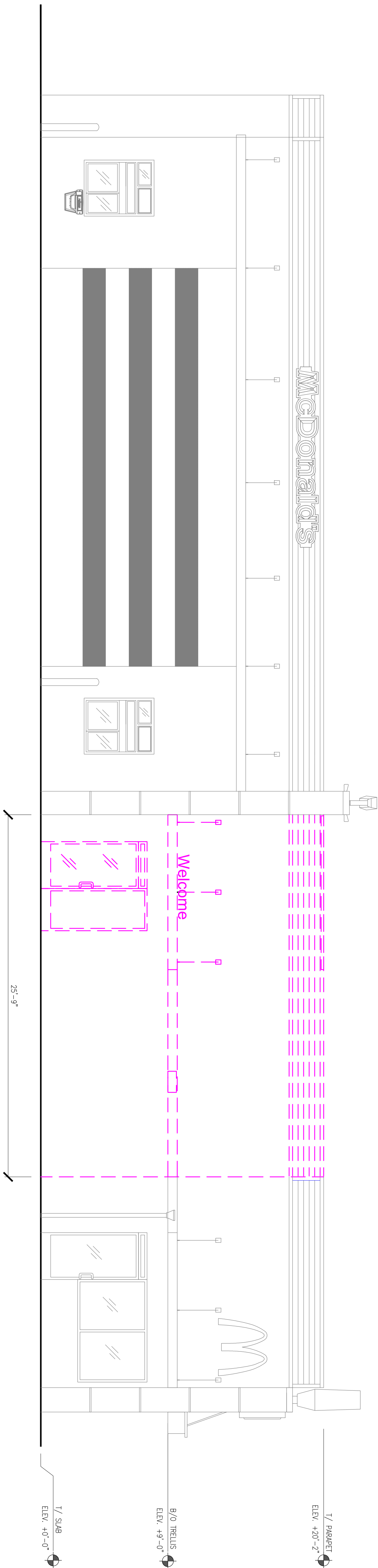
SHEET NO. SA2.0 S&O SKETCH	TITLE McDONALD'S RESTAURANT MONTEREY PARK, FLORAL		DRAWN BY T.T.
	DESCRIPTION SAO+DECOR+BDAP		STD ISSUE DATE 2022_02
	PROPOSED ELEVATIONS		REVIEWED BY R.P.
	SITE ID 004-0151	SITE ADDRESS 950 W. FLORAL DR MONTEREY PARK, CA 91754	DATE ISSUED 2/24/2022



DEMO EAST ELEVATION

SCALE:
1/4"=1'-0"

2



DEMO NORTH ELEVATION

SCALE:
1/4"=1'-0"

1

LEGEND	
EXISTING	
DEMOLISHED	
NEW	

©
McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.



PLANNING AND DESIGN
153 E. City Place Dr. | Santa Ana | CA | 92705
Phone 714.892-3900 | Fax 714.892-3944

REV	DATE	DESCRIPTION	BY

SHEET NO. SD2.0 S&O SKETCH	TITLE McDONALD'S RESTAURANT MONTEREY PARK, FLORAL		DRAWN BY T.T.
	DESCRIPTION SAO+DECOR+BDAP		STD ISSUE DATE 2022_02
	DEMOLITION ELEVATIONS		REVIEWED BY R.P.
	SITE ID 004-0151		DATE ISSUED 2/24/2022
	SITE ADDRESS 950 W. FLORAL DR MONTEREY PARK, CA 91754		

EXHIBIT B

Development Standards Table

Exhibit "B"

950 West Floral Drive
AUP-23-04 Drive Through Modification

DEVELOPMENT STANDARD	MPMC REQUIREMENT	EXISTING	PROPOSED
Front Setback	Minimum 0'	60'	35'
Side Setback	Minimum 0'	46'	No Change
Rear Setback	Minimum 0'	34'-8"	No Change
Height	Maximum 25'	20'-2"	No Change
Floor Area Ratio	0.65 (16,705 sq. ft.)	0.14 (3,661 sq. ft.)	0.15 (3,814 sq. ft.)
Required Parking	5.5 spaces per 1000 SF (21 Spaces)	16 Spaces 17 Spaces	No Changes 16 Spaces
Drive-through Aisles Minimum Widths	12' on curves 11' on straight sections	10'	No changes
Drive-through Aisles Minimum Stacking Area behind Menu Board	6 Cars	3 Cars	6 Cars

Administrative Use Permit, AUP-23-04
February 1, 2024

EXHIBIT C

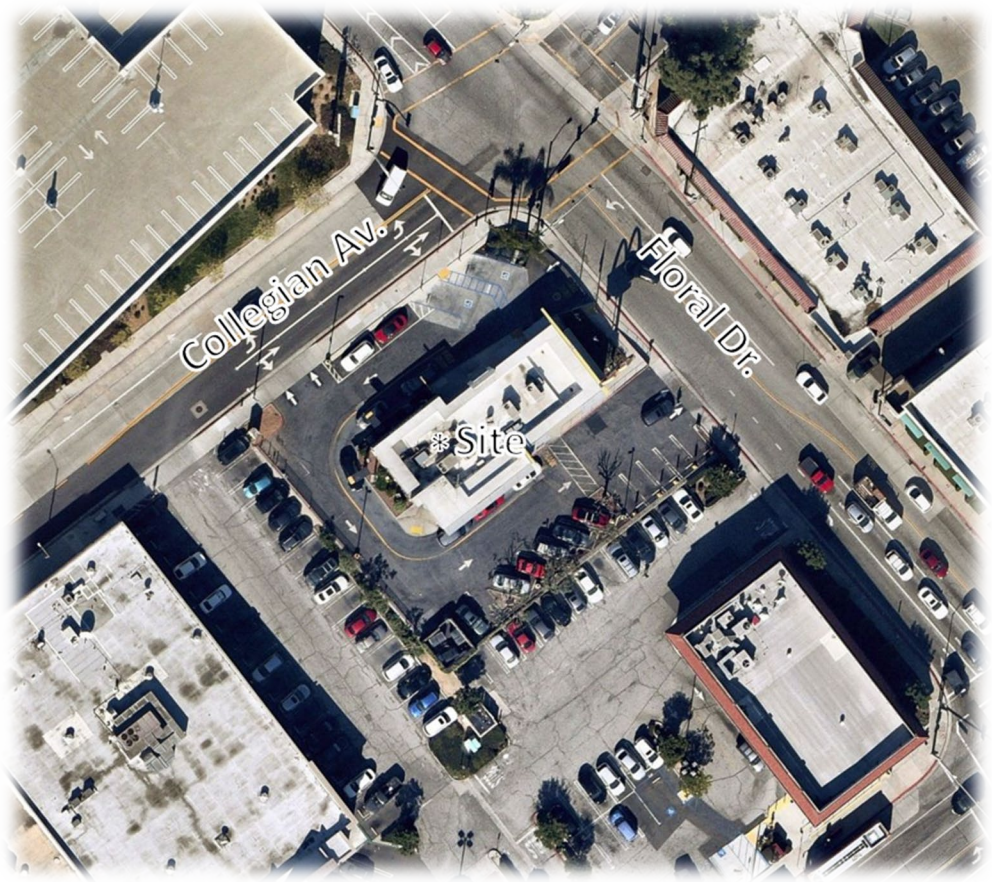
Parking Study & Traffic Contingency Plan

DATE: September 14, 2023
TO: Carlos Madrigal, McDonald's USA, LLC
FROM: Jose Alire & Robert Vu, Urban Crossroads
JOB NO: 14927-07 Parking Evaluation

MCDONALD'S - 950 W FLORAL DRIVE PARKING EVALUATION

Urban Crossroads, Inc. is pleased to submit the following Parking Evaluation for the McDonald's - 950 W Floral Drive (referred to as "Project"). The Project is located at 950 W Floral Drive in the City of Monterey Park, as shown on Exhibit A. This Parking Evaluation was developed to address the City of Monterey Park's comments to ensure that the proposed site plan provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

EXHIBIT A: LOCATION MAP

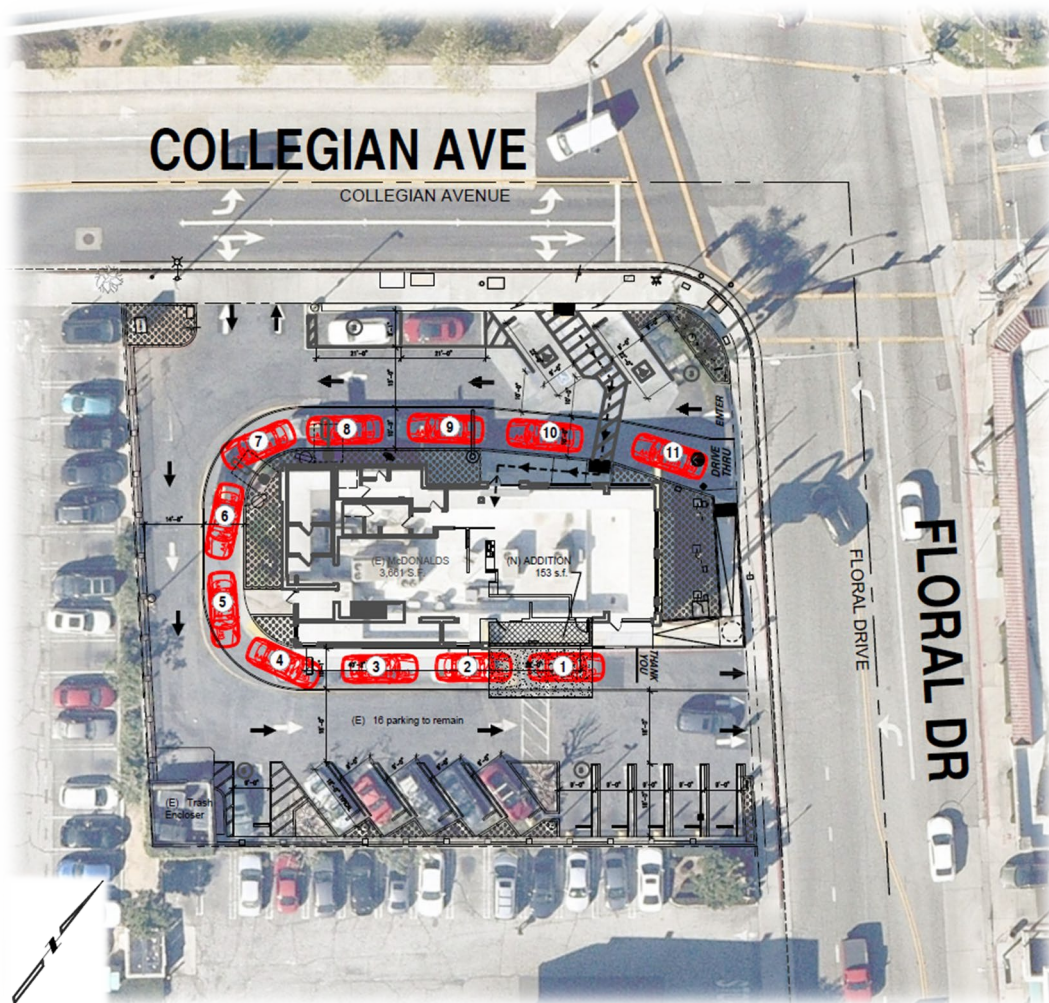


INTRODUCTION

The Project is proposing to remodel the existing building, as shown on Exhibit B. It is our understanding that the Project is to consist of improvements to the existing McDonald's restaurant including:

- Add third drive-thru window
- Revise drive thru lane
- New exterior addition of 153 square foot (SF) (total: 3,814 SF)
- Revise dining room seating (10 seat reduction)
- There are currently 17 parking spaces designed for restaurant use. The proposed Project will restripe 2 spaces resulting in a total of 16 parking spaces.

EXHIBIT B: PROPOSED SITE PLAN



The proposed building will implement many of the current McDonald's restaurant design improvements. McDonald's restaurants are designed to optimize operations, drive-thru lane configurations, parking, and on-site circulation. McDonald's understands that the drive-thru wait time directly impacts the customer experience and sales. To reduce the vehicle drive-thru wait time, McDonald's has developed equipment and procedures to improve cook times and crew efficiency.

PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the McDonald's – 950 W Floral Drive, this parking assessment provides a review of the City of Monterey Park Municipal Code parking requirements and an estimate of the peak parking demands. Chapter 21.22 of the City of Monterey Park Municipal Code describes the off-street parking for land uses. Chapter 21.22.120 identifies the minimum parking spaces required for nonresidential land uses, such as the McDonald's restaurant. According to the Municipal Code use descriptions, the proposed McDonald's nonresidential use is best described under "Restaurant."

Table 1 provides a summary of the applicable City of Monterey Park Municipal Code parking requirements. For restaurants, the City of Monterey Park Municipal Code requires ten (10) parking spaces for each one thousand (1,000) square feet of gross floor area. For the purposes of this analysis, the parking evaluation shall assume ten (10) parking spaces for each one thousand (1,000) square feet of gross floor area for the proposed Project.

TABLE 1: CITY OF MONTEREY PARK MUNICIPAL CODE PARKING REQUIREMENTS

Use	Parking Rate	Description
Restaurant	10 spaces per 1,000 sf	Ten parking spaces for each one thousand square feet of gross floor area

Based on the City of Monterey Park Municipal Code Chapter 21.22.120: Minimum Parking Spaces Required

Using the City of Monterey Park Municipal Code parking rates, it is possible to calculate the parking requirements for the proposed McDonald's – 950 W Floral Drive. As shown on Table 2, the proposed McDonald's – 950 W Floral Drive requires 38 stalls.

TABLE 2: MCDONALD'S – 950 W FLORAL DRIVE MUNICIPAL CODE PARKING SPACE REQUIREMENTS

Condition	Building Size ¹	Parking Rate ²	Required Parking	Proposed Parking	Meets Requirement
Proposed	3,814 sf	10 per 1,000 sf	38	16	No

¹ Based on the March 20, 2022 site plan, prepared by DesignUA.

² Based on the City of Monterey Park Municipal Code Chapter 21.22.120.

PARKING DEMAND SURVEY

At the request of City staff, parking surveys were conducted on-site to evaluate the existing weekday and weekend parking demand. The survey data is provided in Attachment A. The

counts accounted for each parked vehicle every 30 minutes during anticipated operating hours. The counts were conducted from 7:00 AM to 7:00 PM on Thursday, June 22, 2023, and from 7:00 AM to 7:00 PM on Sunday, June 25, 2023. Table 3 shows the findings of the weekday peak demand data and weekend peak demand data. The site experienced a peak weekday and weekend parking demand of 12 spaces or a 71% parking occupancy. The peak demand occurred at 1:00 PM on the weekday and at 3:30 PM on the weekend. A parking occupancy rate of 85% to 95% is generally considered to be approaching maximum capacity. Both the existing weekday and weekend occupancy rates are below the threshold to consider the parking supply to be near or at-capacity.

TABLE 3: OBSERVED PARKING DEMAND

Time	Parking Spaces Supplied	Peak Parking Demand	% Occupied	Unoccupied Spaces
Weekday ¹	17	12	71%	5
Weekend ²	17	12	71%	5

¹ Source: Parking demand counts collected on Thursday June 22, 2023. Peak parking demand was observed to be at 1:00 PM.

² Source: Parking demand counts collected on Sunday June 25, 2023. Peak parking demand was observed to be at 3:30 PM.

The proposed parking supply with the addition of the proposed Project is anticipated to be sufficient to meet parking demand of the entire site. With the proposed Project, it is anticipated that the proposed parking supply of 16 spaces is sufficient to provide adequate parking supply on-site to support both weekday and weekend peak parking demands. It should be noted that the reduction in the dining area (10 seats) is anticipated to reduce overall parking demand. However, in order to present a conservative analysis, the anticipated reduction in parking demand is not included in the proposed parking demand.

TABLE 4: PARKING SUMMARY

Period	Proposed Parking Spaces Supplied	Parking Demand Increase ¹	Peak Parking Demand ²	% Occupied ³	Unoccupied Spaces
Weekday	16	2	14	88%	2
Weekend	16	2	14	88%	2

¹ The parking demand is assumed to be increased at the parking rate of 1 space per 100 SF. The Project will increase the building SF by 153 resulting in a parking demand increase of 2 spaces.

² The parking demand is calculated as the observed peak parking demand of 12 spaces (see Table 3) plus the anticipated parking demand increase of 2 spaces.

³ It should be noted that the reduction in dining area (10 seats) is anticipated to reduce overall parking demand. However, in order to present a conservative analysis, the anticipated reduction in parking demand has not included in the proposed parking demand.

CONCLUSIONS

The Project, located at 950 W Floral Drive in the City of Monterey Park, consists of the redevelopment of the existing McDonald's into a 3,814 square foot (SF) building. Based on the City of Monterey Park parking requirements of 10 spaces per 1,000 square feet, the proposed

McDonald's – 950 W Floral Drive will require a total of 38 parking stalls. The proposed Project will provide 16 parking stalls. Our evaluation indicates that the proposed parking stalls will not meet parking requirements. Due to the physical constraints of the Project site, the development cannot provide sufficient parking supply to meet City parking requirements. However, the proposed parking supply is unlikely to hinder the operations of the Project and negatively affect the adjacent properties.

With the proposed Project, it is anticipated that the proposed parking supply of 16 spaces is sufficient to provide adequate parking supply to support both weekday and weekend peak parking demands. The reduction in the dining area (10 seats) is anticipated to reduce overall parking demand.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Jose Alire, P.E.
Senior Traffic Engineer



Robert Vu, P.E.
Transportation Engineer

APPENDIX A:
REFERENCE SURVEY (950 W FLORAL DRIVE, MONTEREY PARK)

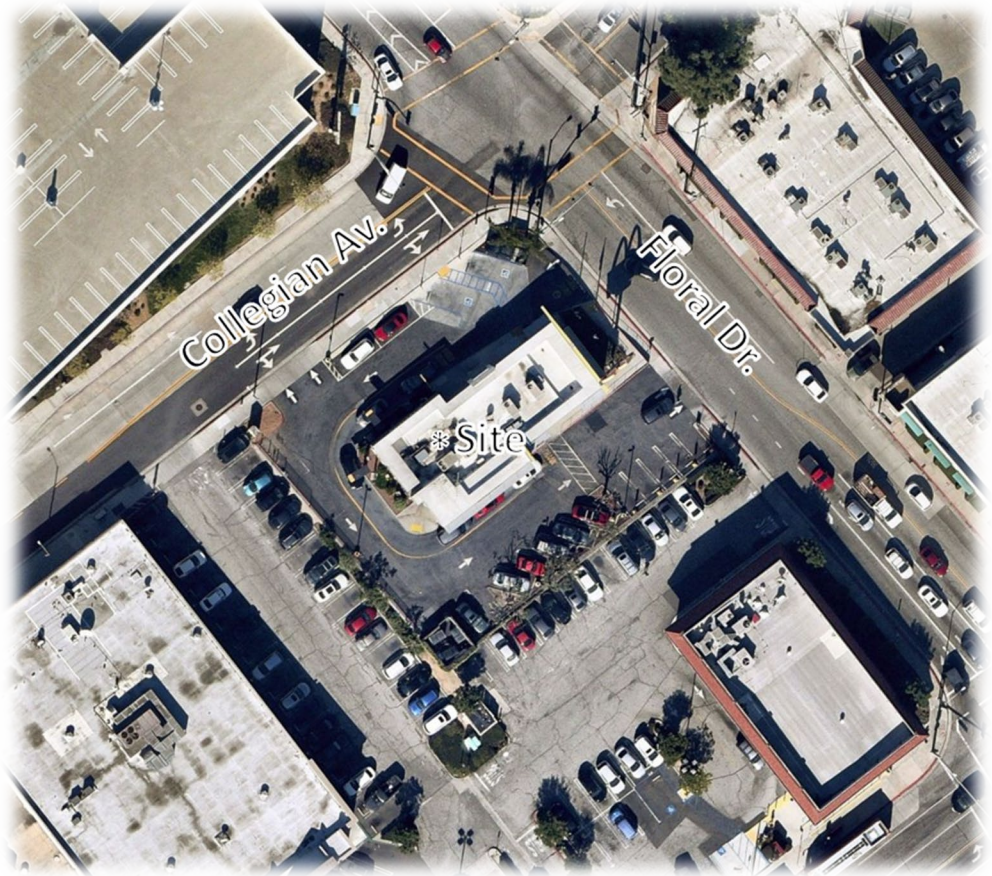
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DATE: September 14, 2023
TO: Carlos Madrigal, McDonald's USA, LLC
FROM: Jose Alire & Robert Vu, Urban Crossroads
JOB NO: 14927-08 Drive-Thru Evaluation

MCDONALD'S – 950 W FLORAL DRIVE DRIVE-THRU EVALUATION

Urban Crossroads, Inc. is pleased to submit the following Drive-Thru Evaluation for the proposed McDonald's – 950 W Floral Drive remodel (referred to as "Project"). The Project is located at 950 W Floral Drive in the City of Monterey Park, as shown on Exhibit A. This Drive-Thru Evaluation is intended to address the City of Monterey Park's comments to determine if the proposed circulation plan provides adequate on-site drive-thru storage capacity to accommodate the peak on-site vehicle demands.

EXHIBIT A: LOCATION MAP

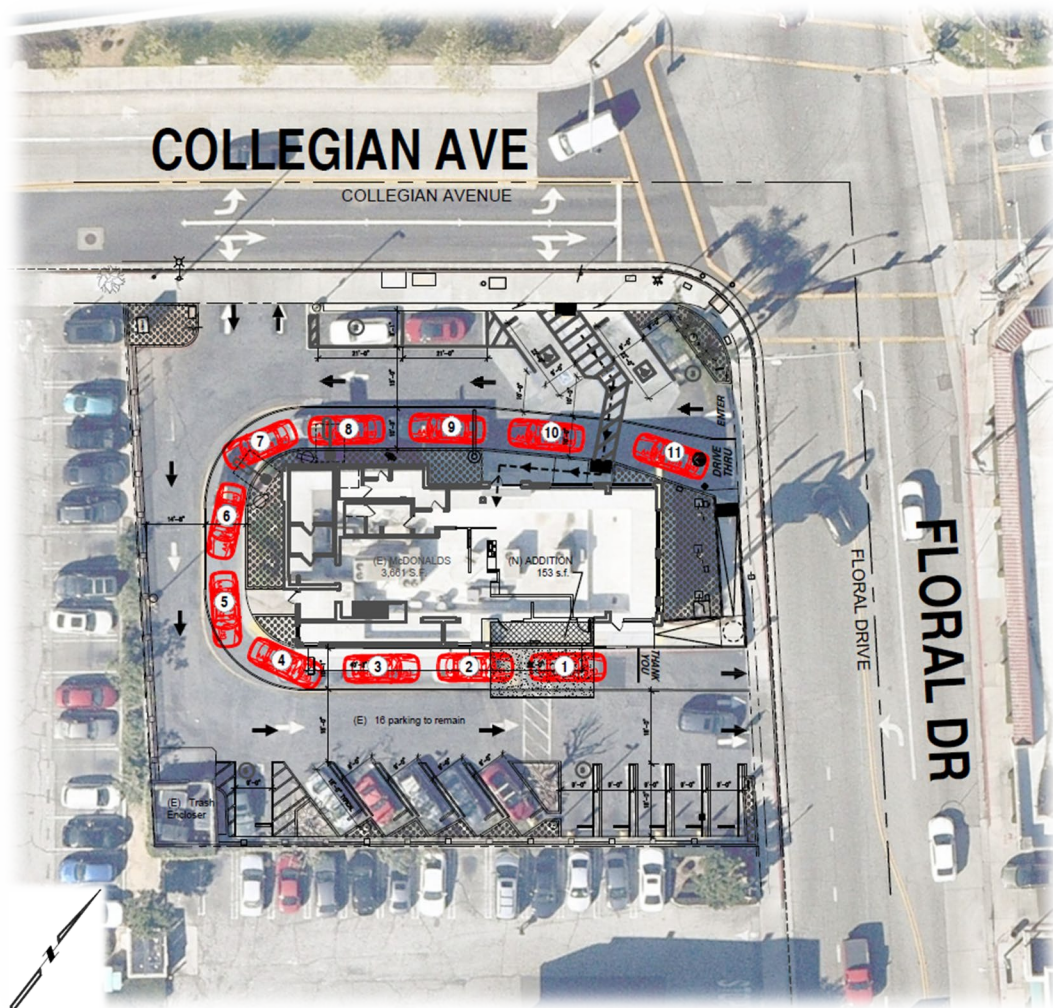


INTRODUCTION

The Project is proposing to remodel the existing building, as shown on Exhibit B. It is our understanding that the Project is to consist of improvements to the existing McDonald's restaurant including:

- Add third drive-thru window
- Revise drive thru lane
- New exterior addition of 153 square feet (total: 3,814 SF)
- Revise dining room seating (10 seat reduction)

EXHIBIT B: PROPOSED SITE PLAN



The proposed building will implement many of the current McDonald's restaurant design improvements. McDonald's restaurants are designed to optimize operations, drive-thru lane configurations, parking, and on-site circulation. McDonald's understands that the drive-thru wait time directly impacts the customer experience and sales. To reduce the vehicle drive-thru wait time, McDonald's has developed equipment and procedures to improve cook times and crew efficiency. The redevelopment of the site includes the reduction in dining area to accommodate additional kitchen area and a third drive-thru window. The increase in the kitchen area is anticipated to improve the efficiency of cook times and, as a result, a decrease in the wait time per vehicle. The addition of the third drive-thru window is intended to increase the available queuing area for the drive-thru.

DRIVE-THRU LANE

The proposed McDonald's – 950 W Floral Drive Circulation plan prepared on March 20, 2022 by DesignUA, as shown on Exhibit B, indicates that the drive-thru lane will provide storage capacity for 11 vehicles.

It should be noted that approximately 20 to 25 feet per vehicle is an industry standard used to estimate the length needed for a queued vehicle. However, since the drive-thru operations involve relatively low speeds, a slightly shorter distance between vehicles is often observed. This can result in allowing more vehicles to queue in a given length. While a reduced queue length is appropriate, this analysis relies on a more conservative vehicle length of 25 feet per queued vehicle.

REFERENCE DRIVE-THRU LANE DATA COLLECTION

To evaluate the proposed Project, Urban Crossroads, Inc. collected drive-thru queuing data at the existing 950 W Floral Drive McDonald's restaurant location at the request of City staff. The reference queuing surveys were collected on a typical weekday and weekend. Table 1 presents the existing weekday drive-thru queuing data for the breakfast and lunch conditions. Table 2 presents the existing weekend drive-thru queuing data for the lunch and dinner conditions. The reference queueing data includes a count of each vehicle entering the drive-thru lane during peak breakfast and lunch activity. In addition, the counts describe the total number of vehicles queued in the drive-thru lane at any time. This includes vehicles queued at the pickup window, cashier window, and order board.

TABLE 1: WEEKDAY REFERENCE DRIVE-THRU QUEUEING DATA SUMMARY

Time of Week	Average Vehicle Queue		Peak Vehicle Queue	
	AM (7am-9am)	MD (11am-1pm)	AM (7am-9am)	MD (11am-1pm)
Weekday ¹	5	5	8	10

¹ Based on counts collected at the McDonald's located at 950 W Floral Drive on Thursday, June 22, 2023 (Appendix A).

TABLE 2: WEEKEND REFERENCE DRIVE-THRU QUEUEING DATA SUMMARY

Time of Week	Average Vehicle Queue		Peak Vehicle Queue	
	MD (11am-1pm)	PM (5pm-8pm)	MD (11am-1pm)	PM (5pm-8pm)
Weekend ¹	5	5	10	9

¹ Based on counts collected at the McDonald's located at 950 W Floral Drive on Sunday, June 25, 2023 (Appendix D).

Table 1 shows that the peak observed vehicle queue lengths in the drive-thru lane ranged from 8 to 10 vehicles. The average vehicle queue was 5 vehicles. The maximum number of total vehicles observed in the drive-thru never exceeded 10 vehicles.

DRIVE-THRU QUEUEING ANALYSIS

Since the proposed McDonald's – 950 W Floral Drive Circulation Plan provides a drive-thru storage capacity of 11 vehicles, the proposed drive-thru lane will accommodate the reference average queue length of 5 vehicles. At no time does the existing or reference peak queue exceed a maximum of 10 vehicles.

The drive-thru queuing analysis demonstrates that the maximum vehicle queue of 11 vehicles can be accommodated within the drive-thru. The site plan provides adequate drive-thru storage capacity to serve the average queue length of 5 within the drive-thru lane. During peak drive-thru demands, the site plan can accommodate a total of 11 vehicles within the drive-thru, suggesting a surplus of on-site drive-thru lane capacity approaching 1 vehicle.

MITIGATION MEASURES

In order to manage the peak queues, the proposed Project should utilize employees to direct excess queues and reduce the empty space between the vehicles. The queuing analysis relies on a more conservative vehicle length of 25 feet per queued vehicle. An employee can reduce that length and provide additional stacking area. Additionally, the Project can implement face-to-face ordering and have employees take the orders in-person. This would also quicken ordering under peak conditions and reduce the amount of wait time between ordering and pick up.

CONCLUSIONS

The Project consists of the redevelopment of the existing McDonald's into a 3,814 square foot (SF) building, located at 950 W Floral Drive, in the City of Monterey Park.

Our evaluation indicates that the proposed drive-thru lane will provide sufficient capacity to accommodate average vehicle demands for the proposed McDonald's – 950 W Floral Drive. The McDonald's – 950 W Floral Drive drive-thru analysis suggests that the Project provides stacking accommodations for approximately 11 vehicles. Our review also suggests that the drive-thru storage is anticipated to support peak queuing within the drive-thru. Under peak conditions, the Project should have employees direct vehicles and/or implement face-to-face ordering to reduce queue lengths.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Jose Alire, P.E.
Senior Traffic Engineer



Robert Vu, P.E.
Transportation Engineer

APPENDIX A:
**WEEKDAY REFERENCE SURVEY (950 W FLORAL DRIVE, MONTEREY
PARK)**

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DRIVE THRU SURVEY

LOCATION: 950 W Floral Drive
CITY: Monterey Park

DAY: Thursday
DATE: 6/22/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
7:00	1	0	0	1
7:05	1	0	0	1
7:10	3	3	0	6
7:15	2	3	0	5
7:20	4	3	0	7
7:25	3	5	0	8
7:30	4	2	0	6
7:35	2	2	0	4
7:40	3	3	0	6
7:45	4	4	0	8
7:50	4	4	0	8
7:55	4	1	0	5
8:00	5	2	0	7
8:05	4	1	0	5
8:10	5	2	0	7
8:15	4	2	0	6
8:20	5	2	0	7
8:25	2	0	0	2
8:30	4	0	0	4
8:35	2	4	0	6
8:40	3	1	0	4
8:45	2	4	0	6
8:50	4	4	0	8
8:55	4	3	0	7
9:00	2	0	0	2

DRIVE THRU SURVEY

LOCATION: 950 W Floral Drive
CITY: Monterey Park

DAY: Thursday
DATE: 6/22/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
11:00	2	2	0	4
11:05	1	0	0	1
11:10	1	0	0	1
11:15	2	2	0	4
11:20	4	2	0	6
11:25	4	3	0	7
11:30	3	0	0	3
11:35	4	1	0	5
11:40	3	3	0	6
11:45	3	3	0	6
11:50	3	5	1	9
11:55	4	3	0	7
12:00	2	1	0	3
12:05	1	4	0	5
12:10	1	5	0	6
12:15	0	2	0	2
12:20	0	2	0	2
12:25	0	1	0	1
12:30	2	4	0	6
12:35	3	5	0	8
12:40	2	2	0	4
12:45	5	5	0	10
12:50	3	5	0	8
12:55	3	5	0	8
13:00	4	5	0	9

APPENDIX B:
**WEEKEND REFERENCE SURVEY (950 W FLORAL DRIVE, MONTEREY
PARK)**

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DRIVE THRU SURVEY

LOCATION: 950 W Floral Drive
CITY: Monterey Park

DAY: Sunday
DATE: 6/25/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
11:00	5	5	0	10
11:05	2	2	0	4
11:10	2	0	0	2
11:15	1	0	0	1
11:20	1	3	0	4
11:25	2	2	0	4
11:30	1	2	0	3
11:35	5	0	0	5
11:40	3	3	0	6
11:45	1	2	0	3
11:50	2	2	0	4
11:55	3	3	0	6
12:00	1	2	0	3
12:05	1	3	0	4
12:10	2	1	0	3
12:15	0	3	0	3
12:20	1	2	0	3
12:25	1	3	0	4
12:30	4	2	0	6
12:35	2	1	0	3
12:40	4	3	0	7
12:45	3	4	0	7
12:50	5	3	0	8
12:55	1	4	0	5
13:00	2	2	0	4

DRIVE THRU SURVEY

LOCATION: 950 W Floral Drive
CITY: Monterey Park

DAY: Sunday
DATE: 6/25/2023

TIME	PickUp Window To Order Board	Order Board to DT Entrance	DT Entrance into Street	TOTAL
17:00	1	1	0	2
17:05	4	2	0	6
17:10	1	2	0	3
17:15	1	1	0	2
17:20	3	1	0	4
17:25	3	2	0	5
17:30	1	0	0	1
17:35	1	1	0	2
17:40	0	2	0	2
17:45	1	2	0	3
17:50	2	2	0	4
17:55	1	3	0	4
18:00	1	1	0	2
18:05	2	1	0	3
18:10	1	4	0	5
18:15	4	1	0	5
18:20	3	2	0	5
18:25	5	3	0	8
18:30	5	3	0	8
18:35	5	3	0	8
18:40	4	4	0	8
18:45	4	0	0	4
18:50	0	0	0	0
18:55	1	2	0	3
19:00	0	1	0	1
19:05	1	3	0	4
19:10	3	2	0	5
19:15	2	3	1	6
19:20	2	6	1	9
19:25	2	3	0	5
19:30	2	1	0	3
19:35	4	1	0	5
19:40	3	3	0	6
19:45	2	6	1	9
19:50	2	6	0	8
19:55	3	2	0	5
20:00	4	5	0	9

DATE: November 14, 2023
TO: Vivian Chen, City of Monterey Park
FROM: Carlos Madrigal, McDonald's USA, LLC
JOB NO: 14927-11 Contingency Plan

MCDONALD'S – 950 W FLORAL DRIVE DRIVE-THRU CONTINGENCY PLAN

McDonald's USA, LLC is pleased to submit the following Drive-thru Contingency Plan for the proposed McDonald's – 950 W Floral Drive development (**Project**), which is located at 950 W Floral Drive in the City of Monterey Park. The site management will employ the following contingency plan with the proposed development of the Project:

- Project to deploy staff to direct excess queues and reduce the amount of empty space between vehicles. The employee should direct vehicles when the queue extends from the 3rd pick-up window to the order board (approximately 7 vehicles in queue).
- Project to deploy staff and implement face-to-face ordering. The employee should take orders in-person when the vehicle queue extends from the 3rd pick-up window to 2 vehicles behind the order board (approximately 9 vehicles in queue).

If you have any questions or comments, I can be reached at carlos.madrigal@us.mcd.com.

Respectfully submitted,

McDonald's USA, LLC

DocuSigned by:

Carlos Madrigal

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Carlos Madrigal

Area Construction Manager

ATTACHMENT 2

Notice of Exemption

Notice of Exemption

From: City of Monterey Park Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

- ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- ☐ Los Angeles, County Clerk
Environmental Filings
12400 Imperial Highway #1201
Norwalk, CA 90650
Attn: Business Filings and Registration

Project Title: Administrative Use Permit (AUP-23-04)
Project Location - Specific: 950 West Floral Drive
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Approval to modify existing drive-through, including a 135 sq. ft. restaurant expansion for drive-through purposes at 950 West Floral Drive.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: City of Monterey Park

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: § 15301 (Class 1 – Existing Facilities)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The activity involves modification to an existing drive-through restaurant, including a 153 square foot expansion for drive-through purposes, addition of a third drive-through window, and a 10-seat reduction to the dining area. No changes are proposed for signage, menu boards, parking, landscape or hardscape. Accordingly, this activity is not subject to further review.

Lead Agency Contact Person: _____ Kevin Tan _____ Telephone _____ (626) 307-1302 _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____ Assistant Planner _____

- ☐ Signed by Lead Agency Date received for filing at OPR: _____
- ☐ Signed by Applicant