

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2019**

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, September 24, 2019 at 7:00 p.m.

CALL TO ORDER:

Chairperson Eric Brossy de Dios called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Eric Brossy De Dios, Ricky Choi, Theresa Amador, Antonio Salazar, and Delario Robinson,

Board Members Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Mark A. McAvoy, Public Works Director/City Engineer/City Planner, and Samantha Tewasart, Senior Planner

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None

ORAL AND WRITTEN COMMUNICATIONS:

[1.] **PRESENTATIONS:** None

[2.] **CONSENT CALENDAR:** None

[3.] **PUBLIC HEARING:**

3-A. **CONDITIONAL USE PERMIT (CU-19-06) TO ALLOW FOR A BUSINESS COLLEGE (COMPUTER TRAINING) IN THE O-P (OFFICE PROFESSIONAL) ZONE – 1455 MONTEREY PASS ROAD #206**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Brossy de Dios opened the public hearing.

Applicant, Jian Feng Liu, 1455 Monterey Pass Road, #206, Monterey Park, CA 91754, stated that he worked at AT&T's IT department for 12 years and then became Cisco certified and now would like to offer the same certification services to others who are looking for higher paying jobs.

Commissioner Salazar inquired about how the space will be utilized. Applicant Liu replied that the space will not be setup in the traditional sense. The business is computer training and many of the courses are offered on-line.

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Commissioner Robinson inquired if the applicant would be one of the instructors. Applicant Liu replied that he will be one of the instructors, but there will be other instructors as well. Many of the courses will be taught through WebEx.

Commissioner Amador inquired if the unit will be accessible. Property Owner, Duke Hwynn, 1455 Monterey Pass Road, Suite #206, Monterey Park, CA 91754, stated that he has been a Monterey Park resident for many years. He operated an import/export business at the location for many years and now is looking to sell the unit to the applicant. The building is older and does not have an elevator. Director McAvoy stated that there may be an occupancy change with this application which may trigger upgrades to the building. This is something the Applicant would work with the Building Official on.

Commissioner Choi inquired if the building has different property owners. Planner Tewasart replied that the building is an office condominium.

Commissioner Amador inquired if there is a management company. Owner Hwynn replied that there is an HOA with 7 board members and there is a management company that helps to maintain the property.

Commissioner Brossy de Dios inquired about the number of parking spaces. Planner Tewasart replied that there are 73 parking spaces available on the property. The parking ratio for office use is 4 per 1,000 and for a college it is 3 per 1,000. The parking requirement will be less.

Chairperson Brossy de Dios closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 14-19** approving Conditional Use Permit (CU-19-06) to allow operation of a business college in the O-P (Office Professional) Zone at 1455 Monterey Pass Road, #206, with an amended condition.

Amended:

10. If "~~as-built~~" amended plans are required, additional fees will be due for the review of the drawings.

Resolution No. 14-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-19-06) TO PERMIT OPERATION OF A BUSINESS COLLEGE AT 1455 MONTEREY PASS ROAD #206.

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

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None

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Abstain: Commissioners: None

3-B. GENERAL PLAN UPDATE

Director McAvoy provided a brief summary of the staff report.

Consultant Stetson provided a PowerPoint presentation.

Commissioner Robinson stated that the letter submitted by Cox Castle Nicholson regarding Atlantic Square is addressed to him as the chairperson; however, he is not the current chairperson of the Planning Commission.

Commissioner Salazar inquired if the updates looked at increasing the frequency of MTA bus services. Consultant Stetson replied that will be looked at in the Circulation Element.

Commissioner Amador inquired about the project schedule for the property located at 1688 West Garvey Avenue. She has lived in the City since the 1960s and the property has had health and safety issues for 25 years. She wanted to know if the proposed update would mean that the health and safety issues will be addressed.

Attorney Berger replied that per a settlement agreement with the property owner, the property would either be approved for a single-family subdivision by 2021 or the City would take action on its own, reimbursed by the property owner, to permanently stabilize the slope. Efforts are underway at present to “winterize” the slope.

Attorney Alfredo Fraijo Jr., SMRH, 333 South Hope Street, Los Angeles, CA 90071, stated that he is present on behalf of property owners.

Commissioner Choi inquired if policies can be included to more vigorously promote higher property maintenance standards.

Commissioner Amador inquired about the tool or mechanism to designate the Cascades Waterfalls, El Encanto, the Observatory and Historical Museum as historic properties. Consultant Stetson replied that there is an existing goal in the Resources Element that states to preserve the historical resources of Monterey Park.

Commissioner Amador inquired if the proposed updates to the Golf Course area meant that the two existing restaurants would be removed. Consultant Stetson replied that this is a policy document and no actual construction projects are proposed as part of the updates.

Commissioner Amador inquired about what buffers and transition areas mean. Consultant Stetson replied that it can either mean additional setbacks or the stepping back of building heights. The additional setback can be used for landscaping purposes or parking. The transition areas are proposed for properties that abut residential areas.

Commissioner Amador inquired about the proposed update around the Market Place area. Consultant Stetson replied that 20 years ago Southern California Edison had plans to consolidate their transmission facilities, thus leaving certain properties in Monterey Park

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available for other uses. The idea was to establish the land use for future commercial developments. However, with the decommissioning of the San Onofre Plant and construction of the MESA substation, Southern California Edison is no longer looking to sell of their property, so the proposed update is to reflect the current land use as public facility.

Commissioner Choi inquired if the proposed updates to the Atlantic Boulevard area will impact the project approved at the southwest corner of Atlantic Boulevard and Garvey Avenue. Planner Tewasart replied that the update will mostly affect the southeast corner of the Atlantic Boulevard and Garvey Avenue.

Commissioner Salazar inquired if the alleyway is the boundary of the mixed-use area on East Garvey. Consultant Stetson relied yes.

Chairperson Brossy de Dios inquired why the land use of the properties located south of Garvey Avenue was not changed from the Low Density Residential to Medium Density Residential to be more consistent with the properties located to the south. Consultant Stetson replied that a consistent comment received throughout the public outreach process was to maintain the residential areas as they exist today.

Chairperson Brossy de Dios inquired why the height was decreased in the Downtown Perimeter area. Consultant Stetson replied that it was to create a transition from the Downtown to adjacent residential areas.

Chairperson Brossy de Dios inquired if the environmental impact report can be adopted even though there are significant impacts that cannot be mitigated. Consultant Stetson replied that the California Environmental Quality Act specifically allows for this to occur with a Statement of Overriding Considerations.

Commissioner Brossy de Dios inquired if comments were received from AQMD. Consultant Lisa Brownfield replied that SCAQMD's 2016 RTP is based on the current General Plan. If a jurisdiction plans for growth beyond the existing General Plan, it is very likely that the proposed plan will exceed the 2016 RTP and SCAQMD standards. The EIR proposes a number of mitigation measures that lessen the air quality impacts but do not bring them below the threshold. The mitigation measures deal with construction emissions; paint/coating emissions; requiring some Cal Green voluntary measures for residential and mixed use developments; and requiring TDM for some non-residential development. SCAQMD provided a response to the DEIR. Many of the comments requested mitigation beyond the scope and focus of a program EIR.

Chairperson Brossy de Dios opened the public hearing.

Speaker Carlos Palafox, 4695 MacArthur Boulevard, Newport Beach, CA 92660, on behalf TRC, stated that the property ownership would like the Planning Commission to consider allowing a mixed-use land use extend over to their property east of Atlantic Boulevard. He summarized the letter addressed and provided to the Planning Commission.

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Commissioner Amador inquired about the current condition of the property and why there were so many vacancies, in particular behind Boston Market. Speaker Palafox replied that the market is changing and with the increase of on-line purchasing, retail stores are decreasing. They are evaluating all their options.

Commissioner Choi inquired why the Housing Element was not prepared along with the Land Use Element. Director McAvoy replied that the City Council's direction was to move forward with the Land Use Element first and consider subsequent elements at a later time. Planner Tewasart added that the State has just recently released their project population numbers and methodology for distribution, and the RHNA is still being considered.

Chairperson Brossy de Dios closed the public hearing.

Commissioner Choi inquired if staff could look into the request to what impacts there may be to the current proposal and the draft environmental impact report.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing adopted **Resolution No. 15-19** recommending that the City Council Certify the Final Environmental Impact Report, adopt Findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program for the Monterey Focused General Plan Update – Monterey Park 2040, with the corrections identified on page 4 of the staff report and the proposed land use change to property located at 1688 West Garvey Avenue.

Resolution No. 15-19

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MONTEREY PARK– MONTEREY PARK 2040.

Motion: Moved, by Commissioner Amador and seconded by Commissioner Robinson to consider an ordinance to formally recognize and designate the Cascades Waterfall, El Encanto, the observatory, and Historical Museum as historical landmarks in the City, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Amador and seconded by Commissioner Choi for staff to further to analyze the requested land use change from Commercial to Mixed-Use for Atlantic Square located on South Atlantic Boulevard, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson

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Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Choi and seconded by Commissioner Amador to consider adding policies to vigorously encourage and promote higher quality property maintenance standards, motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, Salazar, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Choi to revise on page 99 of the Land Use Element Implementation Plan, under Program 11: Climate Change Action Plan Time Frame to read, "Short and Intermediate," motion carried by the following vote:

Ayes: Commissioners: Brossy de Dios, Choi, Amador, and Robinson
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: Salazar

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS: None

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 9:27 p.m.

Next regular scheduled meeting on October 8, 2019 at 7:00 p.m. in the Council Chambers.

Mark A. McAvoy
Director of Public Works/City Engineer/City Planner

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