

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 27, 2018**

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 27, 2018 at 7:00 p.m.

CALL TO ORDER:

Chairperson Delario Robinson called the Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Board Members Present: Delario Robinson, Theresa Amador, Ricky Choi, Eric Brossy de Dios, and Margaret Leung

Board Members Absent: None

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney, Michael Huntley, Director of Community and Economic Development, 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-18-03) TO ALLOW A MASSAGE BUSINESS
AT 216 SOUTH GARFIELD AVENUE**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson opened the public hearing.

Applicant Jefferson Tse, 304 West Almora, Monterey Park, CA 91754, provided a brief presentation of the proposed project.

Commissioner Leung inquired if there were any other public comments on the item. Planner Tewasart replied no.

Commissioner Choi inquired if the use is primarily foot massage. Applicant Tse replied yes and facial services. Commissioner Choi inquired if curtains will be used to separate some of the areas. Applicant Tse replied yes, because some customers require more privacy.

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

Commissioner Choi inquired if each of separate areas will service one customer at a time. Applicant Tse replied yes.

Commissioner Amador inquired about the skin care services. Applicant Tse replied that facial services will be provided such microdermabrasion.

Commissioner Brossy de Dios inquired about where the market will be coming from considering the density of massage parlors within the area. Applicant Tse replied that it is good competition between businesses.

Chairperson Robinson inquired if there is a quota on how many massage establishments can be in certain areas. Planner Tewasart replied no.

Commissioner Leung inquired about the size of the establishment that is closest to this establishment. Planner Tewasart replied that staff did not have the information. Commissioner Leung inquired about the amount of lighting at the front and around the property. Planner Tewasart replied that the site photos show existing lighting at the front of the store under the canopy and at the rear entrance. Planner Tewasart stated that staff will also follow up to confirm that adequate lighting will be provided. Commissioner Leung inquired if the minimum lighting standards were from industry standards. Planner Tewasart replied from the municipal code. Attorney Karpeles stated that municipal code under chapter 5.28 addresses lighting requirements as a condition of operation. Commissioner Leung inquired if there is adequate lighting in the parking lot area and expressed concerns about pedestrian safety. Director Huntley replied that there is lighting, but the question is whether it is sufficient. Staff along with the Police Department will ensure that there is adequate lighting.

Commissioner Leung inquired if there is any other certification that is required of the business. Attorney Karpeles replied that all massage establishments are required to comply with the California Massage Therapy Council requirements that are set by Health and Safety Code statutes. The City requires that all practitioners obtain licenses and submit copies of those licenses to the City.

Commissioner Choi inquired about the number of massage chairs. Speaker Peter Deng, 211 West Orange Grove Avenue, Arcadia, CA 91006 replied that there will be three lazy boy chairs for the foot massage. For the facials, there will be three tables. The Commission expressed confusion about the number chairs and tables. Director Huntley stated that to make it clear the Commission can add a condition that states no more than three foot massage chairs and three facial tables or the Commission can require the applicant to take the curtains down that might clarify the concerns as well.

Commissioner Choi inquired if there would be a code issues whether they have three or five areas. Director Huntley replied that occupancy is set by the Building Code.

Commissioner Brossy de Dios stated that section 2 in the resolution states that the tenant space will have three rooms and each room will have a chair and massage table. Commissioner Brossy de Dios inquired if there is the intention to operate all six stations

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

simultaneously or three stations. Applicant Tse replied that it would depend on the technician. Some may have duo licenses or a single license.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** the requested conditional use permit for 216 South Garfield Avenue.

Resolution No. 13-18

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-18-03) TO ALLOW A MASSAGE BUSINESS AT 216 SOUTH GARFIELD AVENUE

Motion: Moved, by Commissioner Brossy de Dios and seconded by Chairperson Robinson, motion carried by the following vote:

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

3-B ZONE CHANGE (ZC-17-02), CONDITIONAL USE PERMIT (CU-17-08), AND TENTATIVE MAP NO. 82002 (TM-17-09) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT AN 87-UNIT MIXED-AFFORDABLE SENIOR CITIZEN HOUSING DEVELOPMENT AT 338-400 SOUTH ALHAMBRA AVENUE

Director Huntley provided a brief summary of the staff report. Attorney Karpeles stated that because this item is going to be continued, the public hearing will be opened, and the Planning Commission can accept public testimony but cannot make a deliberation at this time. The deliberation and decision will be made at the next meeting to which this item is going to be continued to.

Chairperson Robinson opened the public hearing.

Opponent, Yin Chi Chang, 418 South Alhambra Avenue, Apt F, stated that she has been a community member in Monterey Park for over 50 years. She is present to represent community which most of them are not present tonight because they are families with young children or seniors that have English barriers. She stated that most of the community is in opposition to the project mainly because it will be a huge invasion to privacy. The building is very tall and will completely cover all natural light sources and the number of vehicles will create so much traffic on their street. Right now the street is packed with cars and commuters. There isn't enough parking as it is. The intersection of Alhambra and Newmark is very dangerous and extremely dark at night. She researched the development team and since they have taken over the property the management has been low. The property has not been cleaned up and they have not renewed any of the leases with the tenants. There is concern that they will not maintain the new development based on the type of management with the existing property.

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

Attorney Karpeles stated that the Commission can move to continue, but the public hearing remains open.

Commissioner Leung inquired if code enforcement can take a look at the property to make sure there is no outstanding code compliance before the next meeting. Director Huntley replied yes.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **continued** the requested zone change, conditional use permit, and tentative map.

Motion: Moved, by Commissioner Brossy de Dios and seconded by Commissioner Choi, motion carried by the following vote:

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

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS: None

[7.] STAFF COMMUNICATIONS AND MATTERS:

Director Huntley stated that staff will be getting a request for proposal out to work on an update to the City's General Plan. That item was scheduled at the last meeting; however, due to the number of items on the agenda the Council did not get to it. That item has now been continued to the December 5th City Council meeting. Subsequent to the direction from the City Council we should be able to get the request for proposal out.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:53 p.m.

Next regular scheduled meeting on December 11, 2018 at 7:00 p.m. in the Council Chambers.

Samantha Tewasart
Senior Planner

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