

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
JANUARY 22, 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, January 22, 2019 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, Eric Brossy De Dios, Theresa Amador, Ricky Choi, and Margaret Leung (7:12 p.m.)

Board Members Absent: None

ALSO PRESENT: Natalie Karpeles, Deputy City Attorney 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-18-04) TO ALLOW FOR AN INDOOR COMMERCIAL RECREATION (BILLIARD) IN THE R-S (REGIONAL SPECIALTY) ZONE – 111 NORTH ATLANTIC BOULEVARD #228

Planner Tewasart provided a brief summary of the staff report.

Chairperson Robinson inquired if there are any legal concerns if the Police Department recommended denial. Attorney Karpeles replied no. It is part of the record for the Planning Commission to consider in determining this item. Attorney Karpeles wanted to note that this is an open code enforcement property. The entire property located at 111 North Atlantic Boulevard.

Commissioner Brossy de Dios inquired if there were any challenges with prior establishments related to later hours or alcohol service that are currently restricted in this application. Planner Tewasart replied that the Police Department did not provide staff that

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level of detail. They did mention that it was not related to alcohol service because those other facilities did not have alcohol service.

Commissioner Amador inquired about the membership only, hourly rate, and occupancy rate.

Commissioner Choi inquired if the prior issues with billiard use were at the subject location. Planner Tewasart replied not at this location. Commissioner Choi inquired if it was generally speaking. Planner Tewasart replied yes. Commissioner Choi inquired about the number of complaints and was curious about how wide spread the issue was. Commissioner Choi does not want the reputation of others to cost the applicant this opportunity to come to Monterey Park. Commissioner Choi stated that some of the conditions of approval require cooperation from the property owner and inquired if there was representation from the property ownership to confirm that all the issues will be taken care of, specifically, the parking area must have security cameras. Planner Tewasart replied that the property owner was not present.

Commissioner Choi inquired if there are ongoing issues that need to be resolved that could put their own conditional use permit in question. Attorney Karpeles replied yes, but the details cannot be provided as an active code enforcement case. Until the property owner complies with their conditional use permit, it will affect whether or not this particular applicant may occupy the tenant space and operate according to their conditional use permit.

Commissioner Leung expressed the same concerns regarding the property, safety, and the ongoing enforcement, elevator, security, and lighting.

Chairperson Robinson opened the public hearing.

Representative, Lok Wong, on behalf of the applicants, principal officers Peter Zhang and William Yu of JOY CA, was present to speak on the project.

Chairperson Robinson inquired if this is the first billiard for the applicant. Representative Wong replied that Mr. Peter Zhang play snookers at a professional level as far as winning tournaments in foreign countries. He has operated five snookers club in China in two cities, Beijing and Xian. He has played at the highest level of the sport and taught at various levels of snooker for ten years. Mr. William Yu is the company organizer. He organizes tournaments.

Chairperson Robinson inquired if the applicant understands the seriousness of the application. He inquired about the retail component of the business. Representative Wong replied that the name JOY is a snooker and billiard equipment company. It is sanctioned by JOY to use their equipment. They sell tables cue sticks, balls. Chairperson Robinson inquired if the memberships can be revoked. Representative Wong replied yes. There are limited memberships issued per year. The membership is a way of keeping track of who comes to play. It doesn't cost anything to become a member, but it is a way to have contact information. When they come to play the tables are charged by the hour.

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Chairperson Robinson inquired if the on-site security will monitor loitering and gambling activities. Representative Wong replied yes and that additionally the tenant space has glass storefront on three sides.

Commissioner Brossy de Dios inquired if any organizers of this business have any relationship with prior establishments in this City. Representative Wong replied no, not in this country. This is their first time.

Commissioner Amador inquired if there are any other JOY locations in the country. Representative Wong replied no.

Commissioner Choi inquired if this a joint venture with manufacture. Representative Wong replied no. Commissioner Choi inquired if any food or soft drinks will be served. Representative replied just soft drinks. Representative Wong clarified that the difference between snooker and pool is that the table is four times larger and it is more of a strategic game. There are points to the balls. It is not just a matter of pocketing the balls. A standard table 3 ½ by 7 and a snooker table is 12 by 6. Commissioner Choi stated that this is why only ten tables are shown on the plan.

Commissioner Amador inquired about the difference between billiards and snooker. Representative Wong replied that billiard is a general name that involves balls on a table with a cue stick. Billiards is an old game dating back to the 1300s from which snooker and American pool are devised. So when people say billiards they don't really mean billiards because the game of billiards only has three balls and no pockets and nobody really plays that anymore. But when they speak about table games such as these they refer to them as billiards.

Commissioner Leung inquired if they are planning on setting up training to show people how to play this game or host tournaments. Representative Wong replied no. The premises is not large enough to have spectators.

Chairperson Robinson closed the public hearing.

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **recommended approval** of the requested exemption.

RESOLUTION NO. 01-19

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP-18-04) TO PERMIT OPERATION OF A BILLIARD PARLOR AND RETAIL STORE (INDOOR COMMERCIAL RECREATION) AT 111 NORTH ATLANTIC BOULEVARD #228.

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

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

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Abstain: Commissioners: None

[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 7:38 p.m.

Next regular scheduled meeting on February 15, 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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