

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
February 28, 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, February 28, 2023 at 6:30 p.m.

CALL TO ORDER:

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

FLAG SALUTE:

Chairperson Sam led the Flag Salute.

ROLL CALL:

Interim 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, City Attorney Karl Berger, Senior Planner Beth Chow, Assistant Planner Kevin Tan, CivicSpark Fellow Olivia Williams, Planning Technician Yesenia Hernandez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

None.

ORAL AND WRITTEN COMMUNICATIONS:

None.

[1.] PRESENTATIONS:

Matters listed under presentation are informational content and for discussion only.

1-A GOING GREEN PRESENTATION

CivicSpark Fellow Williams presented on the Monterey Park Sustainability Plan.

The Commissioners expressed their gratitude for the presentation and City's effort in addressing climate change.

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

Director Serrano gave a brief description of the sustainability plan, its timeline and how City's outreach efforts of the community will be included into the plan.

The commissioners provided insight related to implementation of sustainability plan including educational programs, walkability, and suggestions for sustainable measures for Monterey Park.

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

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Commissioner Choi motioned to approve the consent calendar, as a whole, and Commissioner Pesantes seconded.

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

2-A DISTRIBUTION OF COMMISSIONERS HANDBOOK

APPROVED ON CONSENT

2-B APPROVAL OF MINUTES

Approving the minutes from the regular meeting of December 13, 2022.

APPROVED ON CONSENT

[3.] PUBLIC HEARING:

3-A CONDITIONAL USE PERMIT (CUP-22-03) TO ALLOW A MESSAGE ESTABLISHMENT TO OPERATE AT 301 E. GARVEY AVENUE, #E, IN THE C-B (CENTRAL BUSINESS) ZONE.

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

Discussion ensued among commissioners related to the floor plan and layout of the establishment, and number of clients being served at one time. Further discussion followed related to foot and body massage. Commissioners asked for clarification of Police Department conditions, massage areas inside the building, exterior façade, and business signage.

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City Attorney Berger clarified that Chapter 5.28 of the Monterey Park Municipal Code regulates massage operations and suggested this item to be brought back to the Commission after review of the Conditions of Approval by the City Attorney's office.

Chair Sam opened the public hearing for comments and request the applicant to come up to speak.

Representative Amy Jung addressed inquires the commissioners had regarding the business appearance and operations.

Commissioner Fung expressed his concern in regards to imposing strict standards for massage establishments that are not uniformly imposed on similar businesses in the area.

Chair Sam expressed concerns related to partitions within the massage establishment and whether there could be a condition to require full height walls within the business.

City Attorney Berger recommended not to include a condition of approval for full height walls within the establishments as there was not a clear nexus to require such a condition and that state law limits conditions placed upon massage establishments. He further restated this recommendation to continue the item with a review of the Conditions of Approval to be consistent with both state law and the Municipal Code.

Chair Sam closed the public hearing.

Action Taken: The Planning Commission voted continue the item to the next meeting in order to provide conditions of approval that are consistent with the Municipal Code and state law.

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

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

[4.] OLD BUSINESS: None

[5.] NEW BUSINESS: None

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Pesantes has an inquiry regarding a project located on the northeast corner of Atlantic and Emerson. Director Serrano clarified that the project was mixed-use; including residential units and hotel units.

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Chair Sam expressed her sorrow related to the shooting in Monterey Park.

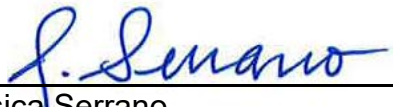
Senior Planner Chow provided staff comments related to instruction of a signature page in the Commissioners' Handbook and requested that Commission members return the Healthy Workplace acknowledgement. Individual follow-up on these items would occur after the meeting.

[7.] FUTURE AGENDA ITEMS:

Chairperson Choi asked if there will be any future agenda items. Director Serrano said that the commissioners can expect items on the Inclusionary Housing Ordinance, Density Bonus Ordinance, and Municipal Code updates regarding the implementation of the Housing Element and Land Use Element of the General Plan.

ADJOURNMENT:

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



Jessica Serrano
Interim Director of Community Development

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