



Planning Commission of Monterey Park Agenda

**Regular Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754**

**Tuesday, September 9, 2025
6:30 PM**

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

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 uplifting 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 City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

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.

Public Participation

You may speak up to 5 minutes on an Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak for more than a total of 10 minutes. The Chairperson, as confirmed by the Commission, may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/CBC_comm.

While all comments are welcome, the Brown Act does not allow the Commission to 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 during Public Communications. If you provide public comment on a specific Agenda item during Public Communications, however, you cannot later provide comments at the time the Agenda Item is considered.

1. Call to Order

Chairperson Wilson

2. Flag Salute

Commissioner Chiang

3. Roll Call

Chair Bethelwel Wilson, Vice-Chair Peter Fung, Commissioner Jack Chiang, and Commissioner Tammy Sam

4. Agenda Revisions and Additions

5. Public Communications

6. Presentation

**6.A. Swearing in of new Planning Commissioner Calvin Li,
and Distribution of Commission Handbook & Healthy Workplace Form**

6.B. Introduction of Community Development Director Timothy Hou

6.C. Recognition of former Planning Commissioner Johnny Kwok

7. Consent Calendar

All items under the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the Commission for separate consideration.

7.A. Minutes

It is recommended that the Planning Commission consider:

1. Approving the minutes from the regular meeting of February 11, 2025; and
2. Taking such additional, related, action that may be desirable.

8. Public Hearing

8.A. Consideration of Conditional Use Permit No. 25-01 ("CUP-25-01"), a request to allow a massage establishment to operate on real property located at 230 South Garfield Avenue, Unit 101 ("Subject Property") within a commercial tenant space in the Central Business Commercial ("C-B") zone with a Planned Development ("P-D") overlay zone.

It is recommended that the Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting a Resolution approving Conditional Use Permit No. 25-01 ("CUP-25-01"), subject to conditions of approval contained in Exhibit A of the Resolution; and
5. 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"). This Project will not have a significant effect on the environment because the Project consists of a conditional use permit to establish a massage establishment within an existing building where no exterior improvements or expansions are proposed. Accordingly, this Project is exempt from further review pursuant to CEQA Guideline § 15301. A Notice of Categorical Exemption (Class 1) has been prepared for this project.

- 9. Old Business**
- 10. New Business**
- 11. Commission Communications**
- 12. Future Agenda Items**
- 13. Adjournment**