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

Planning Commission Staff Report

Date: September 9, 2025
Agenda Item Number: 7.A.

To: Planning Commission

From: Timothy Hou, Director of Community Development

Subject: Minutes

Recommendation:
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.

Executive Summary:
The minutes are a record of the official actions taken at the Planning Commission meeting.

Background:
It is recommended that the Planning Commission consider approving the minutes from the regular meeting of February 11, 2025.

Fiscal Impact:
N/A

Attachments:
1. Unofficial Minutes PC for 2.11.25

UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
February 11, 2025

The Planning Commission of the City of Monterey Park held a meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, February 11, 2025 at 6:30 p.m.

CALL TO ORDER:

Chairperson Fung called the Planning Commission meeting to order at 6:33 pm.

FLAG SALUTE:

Commission Wilson led the Flag Salute.

ROLL CALL:

Community Development Director Serrano called the roll:

Commission Members Present:	Chairperson Peter Fung, Vice Chairperson Jack Chiang, Commissioner Tammy Sam, Commissioner Bethelwel Wilson, Commissioner Johnny Kwok
Commission Members Absent:	None

ALSO PRESENT: Community Development Director Jessica Serrano, Assistant City Attorney Justin Tamayo, Planning Manager Beth Chow, Senior Planner Eliana Muñoz, Assistant Planner Kevin Tan, Permit Technician Nikole Sanchez

REORGANIZATION OF THE PLANNING COMMISSION

Selection of Chair and Vice Chair

Action Taken: The Planning Commission selected Bethelwel Wilson as Chairperson.

Motion: Selection of Bethelwel Wilson as the Chair, moved, by Commissioner Chiang and seconded by, Commissioner Sam, nomination carried by the following vote:

Ayes:	Commissioners:	Fung, Chiang, Sam, Wilson, Kwok
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

Action Taken: The Planning Commission selected Peter Fung as Vice Chair.

Motion: Selection of Peter Fung as the Vice Chair, moved, by Commissioner Sam and seconded by, Commissioner Chiang, nomination carried by the following vote:

Ayes:	Commissioners:	Fung, Chiang, Sam, Wilson, Kwok

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

Planning Manager Chow indicated that there is minor correction on the aerial map found in the staff report for Item 3.A which is noted on the Power Point Presentation this evening.

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take discuss, deliberate, or 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 at this time. If you provide public comment on a specific agenda item at this time, however, you cannot later provide comments at the time the agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS:

NONE.

[1.] PRESENTATIONS:

NONE.

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

NONE.

[3.] PUBLIC HEARING:

3-A PUBLIC HEARING – TENTATIVE MAP NO. 84533 (TM-24-02), DESIGN REVIEW (DRB-24-080) - CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION TO CONSTRUCT AND SUBDIVIDE AIR RIGHT FOR SIX CONDOMINIUM UNITS AT 422 MOONEY DRIVE (ASSESSOR'S PARCEL NUMBER 5256-005-017)

Assistant Planner Tan made a presentation regarding TM-24-02 and DRB-24-080.

Commissioner Chiang indicated concern as to whether or not there will be widening of the public sidewalk to be ADA compliant due to the placement of a power pole or possible requirements for new street trees. He stated that the elevation change of the site was not reflected in elevations.

Commissioner Sam indicated concern with floor plan's garage setback, denotation of stair landing platform, and utilization of interior space. She was also concerned with placement of trash enclosure door swinging open and hitting Unit F.

Assistant City Attorney Tamayo advised commissioners to discuss within scope of planning as many questions are related to Public Works and Building divisions.

Chair Wilson opened the public hearing.

Director Serrano indicated that Staff received 2 communications on the project; one supporting the project and one questioning whether there was adequate parking designed on the site.

Project Architect and Applicant, Philip Chan, was present to speak on the project. He stated there is enough room for clearance to provide ADA compatible sidewalk and will not affect density or setback requirements. He stated elevation change is noted on site plans and Tentative Tract Map. He stated they have provided three guest parking, two more than what the Zoning Code requires.

Planning Commission and Architect Chan discussed possible solutions to provide better protection for Unit F from swinging door of trash enclosure. Commissioner Sam and Applicant discuss extending trash enclosure wall or adding a curb stop.

Chair Wilson closed the public hearing.

Commissioner Kwok stated his concern with regulation of guest parking so that residents do not use the guest parking themselves.

Planning Manager Chow stated the project includes three guest parking, two more than the required one guest parking. She states the conditions of approval include the requirement of CCNRs and designated guest parking are to be used by guests only and not by residents.

Director Serrano and Commissioner Sam discussed possibility of adding a condition to approval of plan regarding protecting unit F from trash enclosure doors.

Assistant Attorney Tamayo advised the Commission to reopen the public hearing to discuss the condition with applicant.

Vice Chair Fung advised there are alternative solutions to protect Unit F such as changing the type of door to not swing out.

Commissioner Chiang stated his concern about trash pick-up method and about of interior drive space.

Chair Wilson reopens the public hearing.

The Applicant stated that he provided will-serve letters from trash and utility company where trash cans to be manually taken out and will not require a trash truck to back in, details will depend on which trash company services the property. Planning Commission and Applicant discussed possible solutions to provide better protection for Unit F from swinging door of trash enclosure.

Director Serrano stated applicant provided will-serve letter from trash and utility companies and advised Commission to add condition for applicant to further work with Planning on details of concern and provide viable solutions.

Vice Chair Fung advises to not postpone project based on minor details.

Chairperson Wilson closed the public hearing.

Action Taken: The Planning Commission voted to adopt a resolution approving the requested Tentative Map (TM-24-02) and Design Review (DRB-24-080), subject to modified conditions of approval adding a condition for:

- Applicant must bring back to City Planner to review to ensure there is a viable option that helps protect the owners of Unit F from damage from trash enclosure usage.

Motion: Moved, by Commissioner Sam and seconded by, Commissioner Chiang motion carried by the following vote:

Ayes:	Commissioners:	Sam, Chiang, Wilson
Noes	Commissioners:	Fung, Kwok
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

Alternative Motion: Moved, by Vice Chair Fung and seconded by, Commissioner Kwok, a resolution approving the requested Tentative Map (TM-24-02) and Design Review (DRB-24-080) as is. Motion dies.

Assistant Attorney Tamayo states that the two motions will be voted on in reverse order. Commissioner Sam's motion is voted on first and passes, the alternative motion dies.

[5.] NEW BUSINESS:

NONE.

[6.] COMMISSION COMMUNICATIONS AND MATTERS:

NONE.

[7.] FUTURE AGENDA ITEMS:

NONE.

ADJOURNMENT:

There being no further business for consideration, the Planning Commission meeting was adjourned at 7:50 p.m.

_____

Beth Chow
Planning Manager

Planning Commission Staff Report

Date: September 9, 2025
Agenda Item Number: 8.A.

To: Planning Commission

From: Timothy Hou, Director of Community Development
Kevin Tan, Assistant Planner

Subject: 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.

Recommendation:
It is recommended that the Planning 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.

Executive Summary:
Run Yang (the “Applicant”) requests approval of a conditional use permit (“CUP”) to allow the operation of a new massage establishment at 230 South Garfield Avenue, Unit 101, pursuant to the Monterey Park Municipal Code (“MPMC”) §21.10.030, 21.10.040(T)(2) and 21.32.020 (the “Project”). The Project will occupy a tenant space, approximately 1,157 square feet in size,

within an existing commercial building.

The Subject Property is located in a commercially zoned area appropriate for personal services, with adequate parking and is consistent with the City's Municipal Code and the General Plan. The Community Development Director ("Director") recommends approving the Project, subject to the conditions of approval in Exhibit A of the Resolution (Attachment 1). Accordingly, a Notice of Categorical Exemption has been prepared for the proposed project (Attachment 2).

Type of Action (Quasi-Judicial):

The recommended action is to adopt a CUP. In considering such actions, the Planning Commission acts in a quasi-judicial role. In doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, non-involved reviewer.

The Planning Commission must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve a CUP (per MPMC § 21.32.020), the Planning Commission must find that:

1. The site is adequate in size, shape and topography for the proposed use including without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards prescribed in the MPMC;
2. The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
3. The proposed use is consistent with the General Plan and any applicable specific plan;
4. The proposed project will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City;
5. That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
6. That the use applied for at the location set forth in the application is properly one

authorized by conditional use permit pursuant to this code.

Background:
The Subject Property is located at the east side of South Garfield Avenue, approximately 170 feet north of its intersection with Newmark Avenue. It has a zoning designation Central Business Commercial ("C-B") zone with a Planned Development ("P-D") overlay zone and a General Plan land use designation of Mixed Use. The Subject Property is a tenant space (i.e. air space and common areas) contained in the 7,099 square feet two-story commercial building comprised of multiple tenant spaces and accessible off South Garfield Avenue (see Figure 1 and Attachment 3).

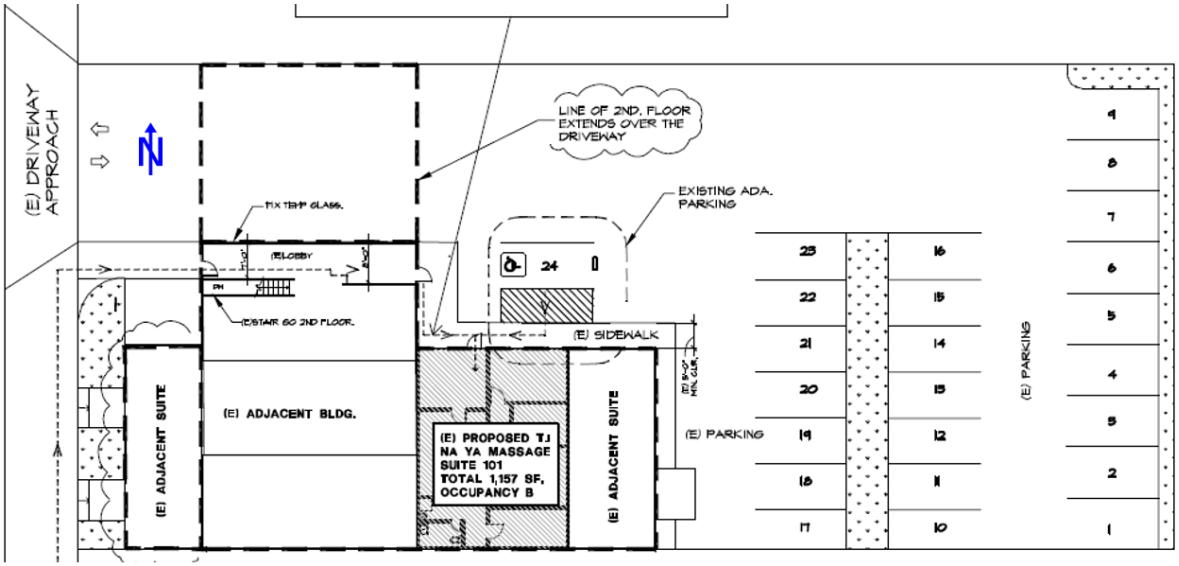


Figure 1: Site Plan

Surrounding land uses include commercial developments to the north, south, and west (across South Garfield Avenue). To the east are multi-family residential developments.

Analysis:

The Project will be located within Unit 101 of the Subject Property and massage is a conditionally allowed use in the C-B zone. Unit 101 is an approximately 1,157 square foot tenant space. if approved, the Applicant will apply for building permits to construct tenant improvements. The previous use of the tenant space was as a chiropractor's office with a parking ratio of 5.5 spaces per 1,000 square feet and the proposed massage use requires 5 parking spaces per 1,000 square feet. Since the proposed massage use requires fewer parking spaces than the previous chiropractor's office, the existing parking allocation is adequate to satisfy the applicable parking requirements.

The Applicant proposes to provide foot and body massage services with operating hours Monday through Sunday from 10:00 a.m. to 10:00 p.m. The Applicant represented that there will be two massage therapists that will provide services and a counter staff person. The establishment will have a reception, a waiting room, three massage rooms, an employee break room, and an all-gender restroom (Figure 2).

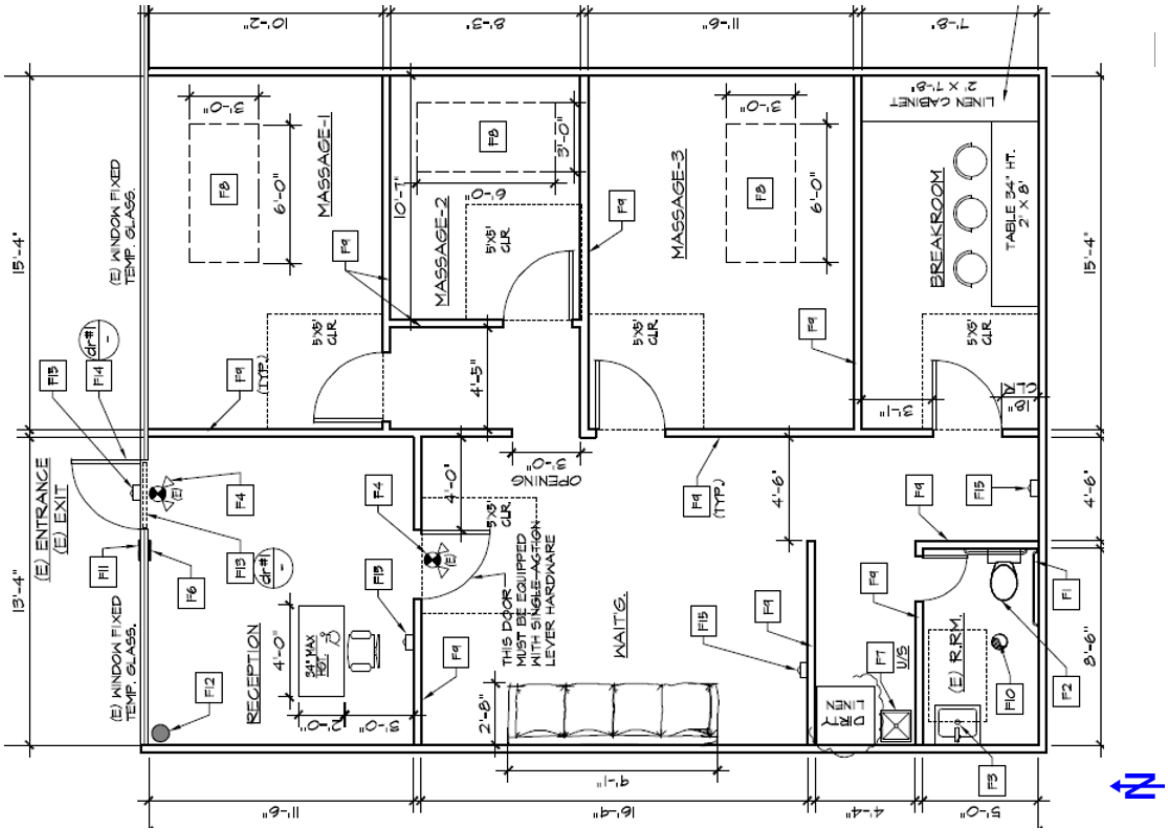


Figure 2: Proposed Floor Plan

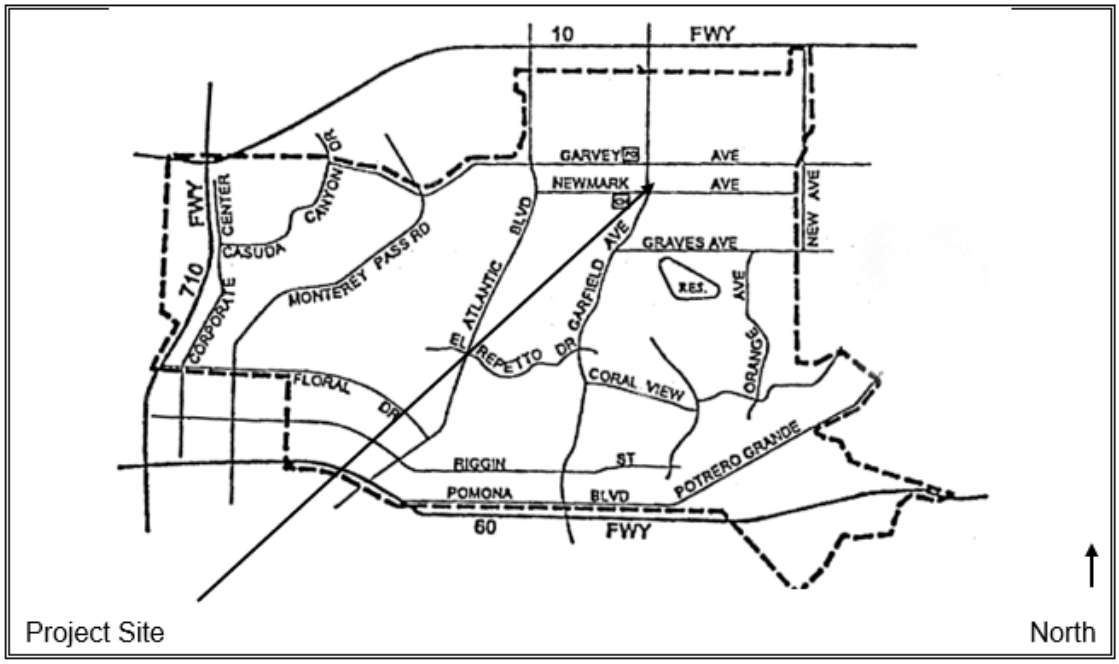
According to MPMC §21.10.030, massage establishments are subject to the approval of a CUP and must comply with the regulations in MPMC Chapter 5.28. MPMC §5.28 governs the licensing of massage establishments which is separate from the Planning Commission's consideration of the land use entitlements.

The Project is consistent with the MPMC and the General Plan and the Director recommends approval of CUP-25-01, subject to the conditions of approval contained in Exhibit A of the Resolution.

Legal Notification:

The legal notice of this hearing was published in the Monterey Park Press and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on August 28, 2025, with affidavits of posting on file. The legal notice of this hearing was mailed to 55 property owners within a 300-foot radius of the property on August 28, 2025.

Vicinity Map



Aerial Map

Fiscal Impact:

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

Attachments:

1. Resolution, with Exhibit "A"
2. Notice of Exemption
3. Site & Floor Plans

ATTACHMENT 1
Resolution, with Exhibit “A”

RESOLUTION NO.____

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 25-01 (CUP-25-01) TO ALLOW A MASSAGE ESTABLISHMENT ON REAL PROPERTY LOCATED AT 230 SOUTH GARFIELD AVENUE, UNIT 101 WITHIN THE CENTRAL BUSINESS COMMERCIAL ("C-B") ZONE WITH A PLANNED DEVELOPMENT ("P-D") OVERLAY ZONE

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

A. On March 19, 2025, Run Yang ("Applicant"), submitted an application, pursuant to Monterey Park Municipal Code ("MPMC") §§ 5.28.050, 21.10.030, 21.10.040(T)(2) and 21.32.020 requesting approval of Conditional Use Permit No. 25-01 ("CUP-25-01") to allow a massage establishment ("Project") at 230 South Garfield Avenue, Unit 101 (the "Subject Property");

B. The Project is located in the Central Business Commercial ("C-B") zone with a Planned Development Overlay ("P-D") overlay zone, where such massage use is permitted with a CUP for the zoning district;

C. The Project was reviewed by the Director of Community Development Department ("Director") for, in part, consistency with the General Plan, and conformity with the MPMC and California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*., "CEQA," and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines"));

D. The Director completed its review and scheduled a public hearing regarding the Project before the Planning Commission for September 9, 2025;

E. Notices of Public Hearing before the Planning Commission were duly given and published in the time, form, and manner as required by law;

F. On September 9, 2025, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Project including, without limitation, information provided to the Planning Commission by the Director and public testimony; and

G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its September 9, 2025 hearing including, without limitation, the staff report submitted by the Director.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

A. This Applicant is requesting approval of CUP-25-01 to establish a massage establishment within an existing mixed-use development. Unit 101 will have a reception, a waiting room, three massage rooms, an employee break room, and an all-gender restroom. The business operating hours will be Monday through Sunday from 10:00am to 10:00pm;

B. The Subject Property has a zoning designation of C-B with P-D overlay and a General Plan land use designation of Mixed Use. A massage business is a conditionally allowed use in the C-B zone;

C. The Subject Property is a tenant space contained in the 7,099 square feet two-story commercial building comprised of multiple tenant spaces, known as Assessor's Parcel Number 5257-015-009. The Subject Property is located at the east side of South Garfield Avenue approximately 170 feet north of its intersection with Newmark Avenue and accessible off South Garfield Avenue;

D. Located to the north, south, and west (across of South Garfield Avenue) are commercial developments. Located to the east are multi-family residential developments; and

E. The proposed tenant space is 1,157 square feet, which will generate minimal impacts to traffic and parking demands.

SECTION 3: *Environmental Assessment*. 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.

SECTION 4: *Conditional Use Permit Findings*. Pursuant to MPMC § 21.32.020(B), the Planning Commission finds as follows:

A. The Subject Property is adequate in size, shape, and topography for the proposed use in that the proposed use is a massage business within an existing commercial building with multiple tenant spaces. The tenant space of approximately 1,157 square feet is adequate in size and shape to accommodate the operation of the proposed massage establishment. No additional square footage would be added to the building footprint and no exterior changes are proposed to the site;

B. The Subject Property has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the

proposed use. Garfield Avenue will continue to be able to accommodate the amount of traffic generated by the proposed massage use that is to occupy the tenant space within an existing commercial building. The proposed use is not expected to significantly increase traffic;

C. The proposed use is consistent with the General Plan and conforms to objectives of the General Plan and the MPMC in that it promotes diverse uses in the area. The Subject Property is designated Mixed Use in the General Plan. The Mixed Use land use category allows for a broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses, including the proposed use of a massage establishment within an existing commercial building;

D. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other uses in the City. No improvements to the adjacent principal arterial of Garfield Avenue are required. Pursuant to the Circulation Element of the General Plan, principal arterials have an estimated daily capacity of 40,000 to 60,000 vehicles per day. The proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other uses in the City. No improvements to the adjacent principal arterial of Garfield Avenue are required. Pursuant to the Circulation Element of the General Plan, principal arterials have an estimated daily capacity of 40,000 to 60,000 vehicles per day. The proposed massage establishment is estimated to generate approximately 42 average daily trips (ADT), which is consistent with the trip generation of the previous use occupying the tenant space. As there is no net increase in ADT, the project is not anticipated to impact the Level of Service (LOS) on adjacent roadways, which are identified as LOS “E” or “F” in the Circulation Element. Therefore, traffic conditions are expected to remain unchanged. Therefore, said principal arterial is sufficient and adequate to handle any potential increase in vehicles to and from the proposed use.

E. Therefore, said principal arterial is sufficient and adequate to handle any potential increase in vehicles to and from the proposed use;

F. The proposed use will not have an adverse effect on the public health, safety, and general welfare because security measures and the limited size of the use will limit any potential adverse effects to neighboring properties. The Project complies with all MPMC requirements for this land use. Additionally, the Applicant is required to comply with all licensing provisions before it can receive a business license and begin operating. Lastly, conditions of approval are being imposed to adjust this use to the Subject Property and ensure that all specific impacts are mitigated.; and

G. MPMC § 21.10.030 specifically allows for a massage establishment in the C-B zone subject to CUP approval.

SECTION 5: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated by reference, the Planning Commission approves Conditional Use Permit (CUP-25-01).

SECTION 6: *Notice of Exemption*. The Director of Community Development, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062, and any other applicable law.

SECTION 7: *Reliance on Record*. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 9: *Limitations*. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 11: *Preservation*. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 12: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 13: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 14: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 15: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 16: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to MPMC § 21.32.060, and MPMC § 1.10.

SECTION 17: The Planning Commission Chairperson, or presiding officer, is authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Monterey Park, and the Planning Commission Secretary is directed to attest.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK THIS 9TH DAY OF SEPTEMBER 2025.

_____
Bethewel Wilson, Chairperson

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 9th day of September 2025, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Timothy Hou, Secretary

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By: _____
Justin A. Tamayo,
Assistant City Attorney

RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

230 SOUTH GARFIELD AVENUE, Unit 101

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Run Yang (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Conditional Use Permit No. 25-01 ("CUP-25-01).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in the Project Conditions use the definitions set forth in the MPMC.

PLANNING:

1. The Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of CUP-25-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of CUP-25-01, the Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.

2. CUP-25-01 is void 12 months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A one-year extension may be granted by the Planning Commission upon finding of good cause consistent with MPMC §21.32.160. An application requesting an extension must be filed with the Director, or designee.

3. The Permittee is responsible for maintaining the area adjacent to the business location and the site in general, including any parkways and alleys.

4. The Subject Property must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped August 5, 2025, unless revisions and/or additional conditions are specifically required herein.

5. The approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Project Conditions, are binding upon Permittee's successors in interest. The Project Conditions may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the MPMC.

6. Any proposed deviations from the Exhibits, Project Description or Project Conditions

must be submitted to the Director, or designee, for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.

7. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.

8. The effectiveness of the Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.

9. The Permittee must comply with all requirements of this Resolution, the MPMC, policies and regulations of any State, Federal or local agency with jurisdiction over the Project, and any other applicable law.

10. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, for example, without limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void.

11. Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this Project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

12. The Subject Property must remain well maintained and free of graffiti. The Permittee's failure to remove graffiti within 24 hours of written notice by the City will result in the City abating the graffiti at the Permittee's cost.

13. A copy of the Project Conditions for CUP-25-01 must be kept on the premises of the establishment and presented to any authorized City official upon request.

14. The Permittee must submit a floor plan reflecting the complete business operations, including the identification of all locations where foot or body massages are proposed, to the Director for review and approval.

15. The massage establishment must maintain the layout and floor plans approved as part of CUP-25-01. The Director is authorized to approve minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results as would strict compliance with said plans and conditions.

16. A list of all persons providing massage services at the establishment, including each person's full true name and other names used must be available on-site.

17. The permitted hours of operation of the business are from Monday through Sunday from 10:00 am to 10:00 pm. Customers are not allowed within the business outside of these business hours.

18. No persons other than those receiving a massage and those administering a massage may enter or remain within a room or delineated area where a massage is being given.

19. Massage beds or tables used in conjunction with the business must be a table designed and manufactured for medical and massage uses. No mattresses or sleeping beds are allowed.

LICENSING:

20. Each Massage License technician must obtain a Business License with the City.

POLICE:

21. The Permittee must install security video cameras operating during all hours. The video must record onto a digital storage device and be maintained for at least 30 days. The video footage must be made immediately available to any law enforcement officer acting in their sworn capacity, upon written notice.

22. The video cameras must be installed and cover all the main areas accessible to the public, including the entrance/exits and all interior(s) of each room. If the Chief of Police determines that it is necessary to have additional security cameras installed, or that the position of any cameras be changed the Permittee must comply with the request within seven days. The picture quality of the video cameras and recording devices installed must meet the approval of the Chief of Police. High Definition 1080 P is recommended.

23. The Permittee must ensure that the Project Site has an alarm system covering break-ins and robberies. The alarm must be monitored by an alarm monitoring company, which will notify the Monterey Park Police of any unauthorized access. Employees must have access to a hidden button that will trigger a silent alarm, notifying the alarm monitoring company that a robbery is occurring. The Permittee must obtain an alarm permit from the Monterey Park Police Department. The permit may be obtained by calling the Monterey Park Police Community Services Bureau at (626) 307-1215.

By signing this document, the Permittee, certifies having read and understood the Project Conditions, and agrees to comply with the Project Conditions.

_____

Run Yang, Permittee

ATTACHMENT 2
Notice of Exemption

Notice of Exemption

From: City of Monterey Park - Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Los Angeles, County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90651-1208

Project Title: Conditional Use Permit No. 25-01 (CUP-25-01)
Project Location - Specific: 230 South Garfield Avenue, Unit 101
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project: Approval of a Conditional Use Permit authorizing establishment of a massage business within an existing tenant spaces on the real property located at 230 South Garfield Avenue, Unit 101.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: Run Yang

Exempt Status: (*check one*)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: § 15301 (Class 1 – Existing Facilities)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project will not have a significant effect on the environment per CEQA Guidelines § 15301 (Class 1 Existing Facilities) because it consists of permitting of an existing property only and does not propose any physical improvements to the site or any physical changes to the existing building.

Lead Agency Contact Person: Kevin Tan Telephone (626) 307-1302

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Assistant Planner

☒ Signed by Lead Agency Date received for filing at OPR:

☐ Signed by Applicant

ATTACHMENT 3
Site & Floor Plans

List of Tenants at 230 S. Garfield Ave, MP

PARKING SUMMARY

Suite #	Tenant Name	Description of Service	Square Footage	Parking Requested
101	NaYa Massage	Massage	1130	4.5
102 & 103	dr. albert Oh	Dental Office	1700	6.8
108	Kennethe Ng	Real Estate Office	1000	4
200	Harmony Services	Real Estate Office	1400	5.6
202 A & D	Lai Bao Zhao	Attorney Services	350	1.4
202 B	Zhi Li Zhang	General Office	250	1
202 C	Michael Zhang	Insurance Services	150	0.6
202 E	Cuihua Wang	General Office	160	0.6
			Total	23.7

PARKING REQUIRED : 23.7
PARKING PROVIDED : 24

Business Name: Na Ya Massage

Business Address: 230 S. Garfield Ave, Suite 101, Monterey Park, CA91745

Occupancy only for this TI Group B
Type of Construction: TYP = V - B
(E) Area of Work: 1,157 Sq. Ft.
Total Number of Occupants: 1,157 / 100 = 11 OCC.

APN: 5257-015-009

Business Owner: Run Yang

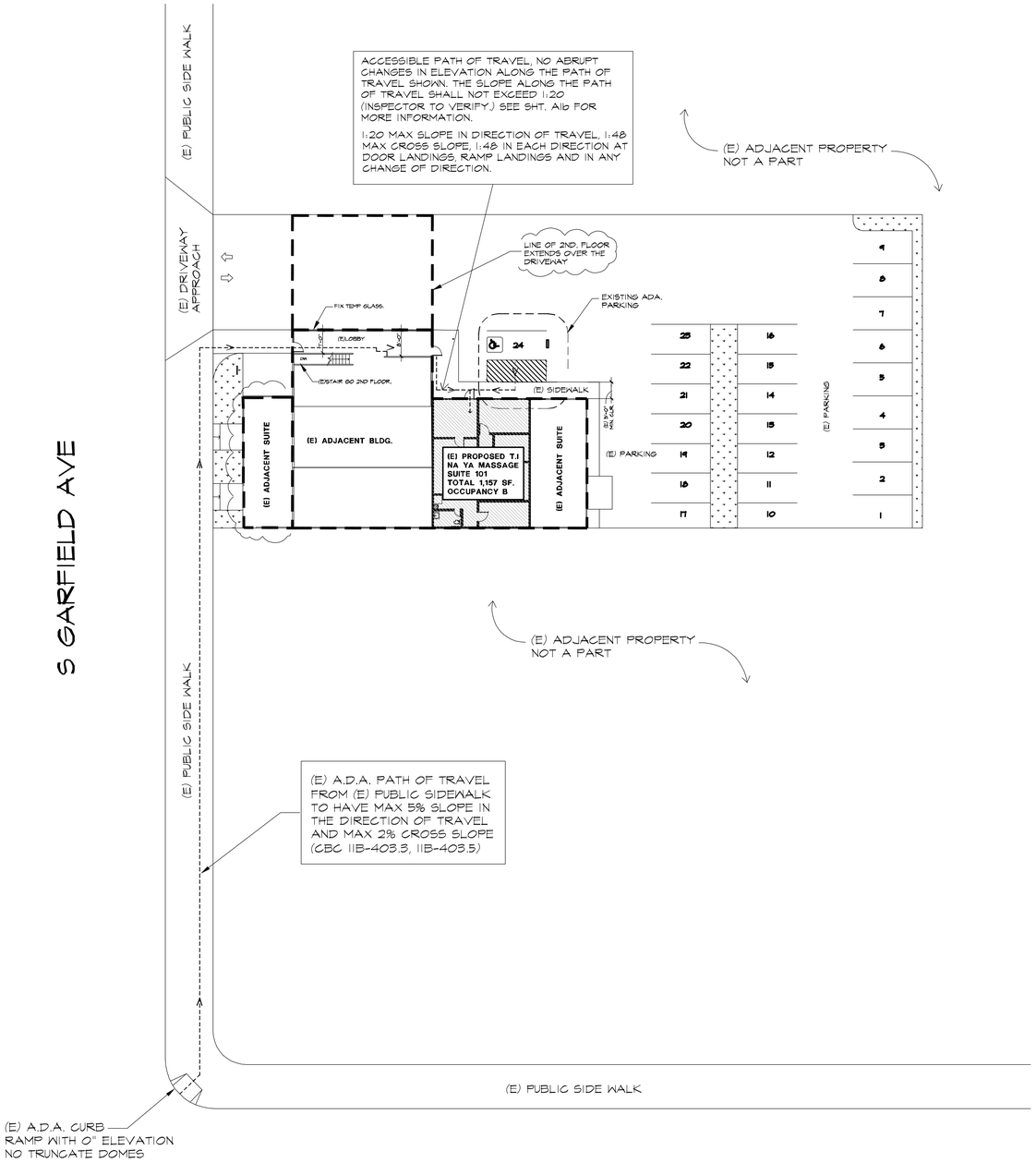
Phone£: (714) 234-9095

Email: mingqinhe888@gmail.com

Business Hours: Monday - Sunday
10:00 AM - 10:00 PM

Employee: 1 Massage Therapist (Maximum 3)

Scope of Work: Apply for Condition Use Permit for the massage



EXISTING SITE PLAN - UNCHANGED

ONLY FOR REFERENCE

SCALE: 1"=20'-0"

REVISIONS

R-1	PLAN CHECK CORRECTION -
R-2	
1ST. SUBMITAL:	
2ND SUBMITAL:	
3RD SUBMITAL:	
PERMIT#	
CITY PLANING	
CITY BUILDING	

CENTRAL PACIFIC
DESIGN/BUILD
COMMERCIAL AND RESIDENTIAL
VINCENT TRAN 714-719-4558

NA YA MASSAGE
230 S GARFIELD AVE, #101
MONTEREY PARK, CA 91754

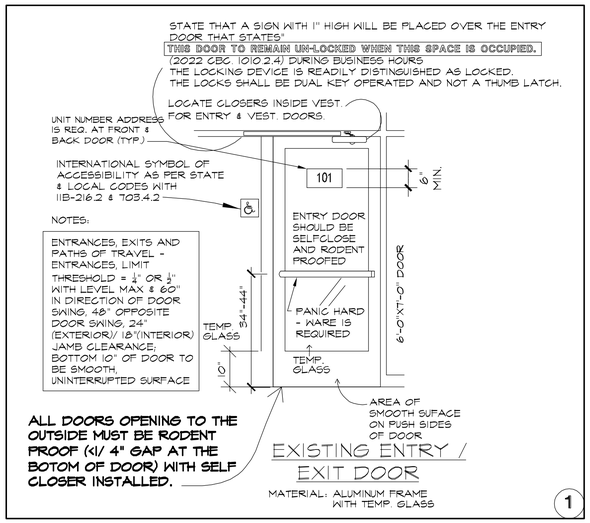
EXISTING SITE PLAN UNCHANGED

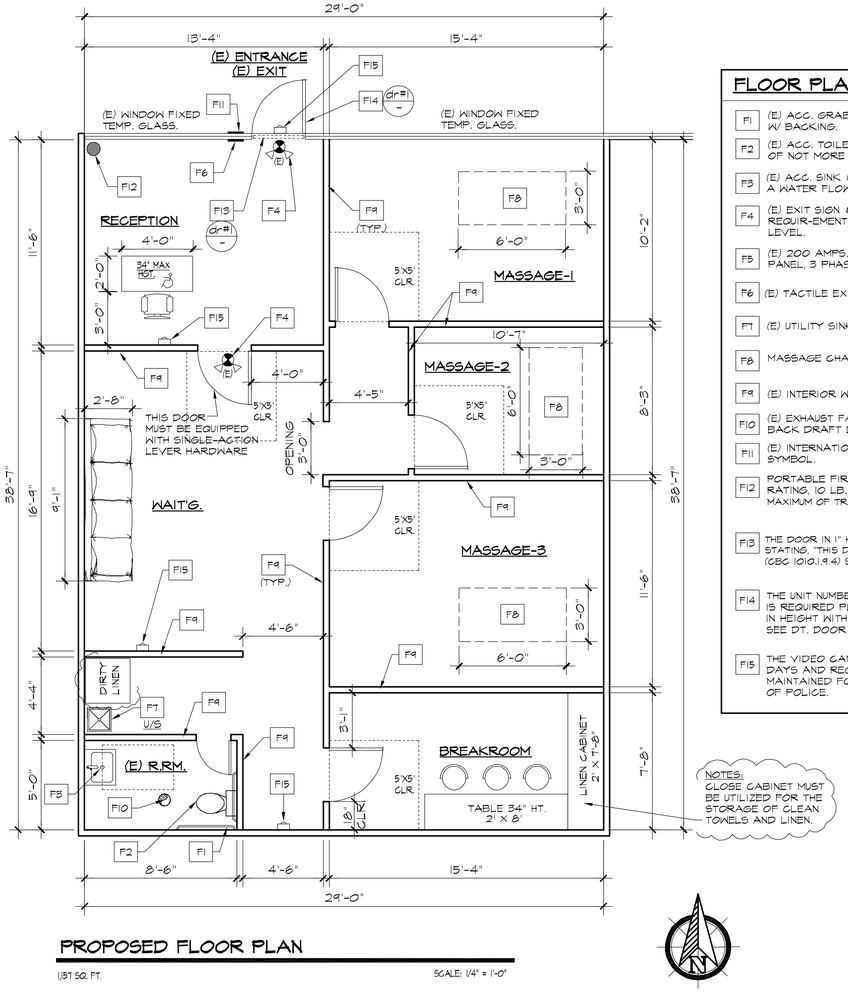
07-13-2025

SHEET: 1

A-1

OF:





PROPOSED FLOOR PLAN

1,151 SQ. FT.

SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

- F1 (E) ACC. GRAB BAR SEE DT. 1a/D2 FOR INSTALLATION W/ BACKING.
- F2 (E) ACC. TOILET SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH.
- F3 (E) ACC. SINK & MEET ADA REQUIREMENT, WITH FAUCET SHALL HAVE A WATER FLOW RATE NOT TO EXCEED 0.5 GALLONS PER MINUTE.
- F4 (E) EXIT SIGN & EMERGENCY LIGHT (SEE DT. 3/D1), ILLUMINATION REQUIR-EMENT OF MIN. 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL.
- F5 (E) 200 AMPS, ELECTRICAL PANEL, 3 PHASE.
- F6 (E) TACTILE EXIT SIGN PER CBC. 11B.1013.
- F7 (E) UTILITY SINK.
- F8 MASSAGE CHAIR (DIMESION: 6' X 3')
- F9 (E) INTERIOR WALL TO REMAIN UNCHANGED.
- F10 (E) EXHAUST FAN 80 CFM, W/, 4" Ø FLEX, METAL FLASHING & BACK DRAFT DAMPER, CAULKING FOR WEATHER PROOF.
- F11 (E) INTERNATIONAL DISABILITY ACCESS SYMBOL.
- F12 PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM ONE : 2-A:10-BC RATING, 10 LB. EXTINGUISHERS SHALL BE ACCESSIBLE WITHIN 75 FOOT MAXIMUM OF TRAVEL DISTANCE. (CFC 906.3.)
- F13 THE DOOR IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS," (CBC 1010.1.9.4) SEE DT. DOOR #1 OF THIS SHEET.
- F14 THE UNIT NUMBER ADDRESS ABOVE DOOR OR VISIBLE FROM STREET IS REQUIRED PLACE ON BOTH FRONT AND BACK DOOR WITH 6-INCHES IN HEIGHT WITH A 1-INCH STROKE IS REQUIRED FROM FIRE DEPT. SEE DT. DOOR #1 OF THIS SHEET.
- F15 THE VIDEO CAMERAS OPERATING DURING ALL HOURS AND WITHIN 7 DAYS AND RECORDED ONTO A DIGITAL STORAGE DEVICE AND MAINTAINED FOR AT LEAST 30 DAYS IS REQUIRED BY THE CHIEF OF POLICE.

FIRE NOTES:

1. ALL CONDITIONS IDENTIFIED BY THE FIRE DEPARTMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE FIRE CHIEF FOR DETERMINATION OF APPLICABILITY AND EXTENT TO WHICH ANY CONDITION MAY BE REQUIRED
2. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 6-INCH HIGH BY ½-INCH STROKE AND BE A CONTRASTING BACKGROUND.
3. IF STOREFRONT LOCKING HARDWARE IS USED ON THE MAIN EXIT DOOR, A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1-INCH HIGH ON A CONTRASTING BACKGROUND.
4. A MINIMUM 2A:10 BC FIRE EXTINGUISHER SHALL BE INSTALLED ADJACENT TO THE MAIN EXIT DOOR.
5. IF AS-BUILT PLANS ARE REQUIRED, ADDITIONAL FEES WILL BE DUE FOR THE REVIEW OF THE DRAWINGS.
6. FIRE HAS A REVIEW FEE TOTALING $404.00. (SEE ATTACHED PAYMENT INSTRUCTIONS)

POLICE DEPT. NOTES:

1. THE BUSINESS SHALL HAVE SECURITY VIDEO CAMERAS OPERATING DURING ALL HOURS. THE VIDEO SHALL BE RECORDED ONTO A DIGITAL STORAGE DEVICE AND MAINTAINED FOR AT LEAST 30 DAYS. THE VIDEO FOOTAGE MUST BE MADE IMMEDIATELY AVAILABLE TO ANY LAW ENFORCEMENT OFFICER REQUESTING AS A RESULT OF OFFICIAL LAW ENFORCEMENT BUSINESS.

   THE VIDEO CAMERAS SHALL BE INSTALLED AND COVER ALL THE MAIN AREAS ACCESSIBLE TO THE PUBLIC, INCLUDING THE ENTRANCE/EXITS AND ALL INTERIOR(S) OF EACH ROOM. IF THE CHIEF OF POLICE DETERMINES THAT IT IS NECESSARY TO HAVE ADDITIONAL SECURITY CAMERAS INSTALLED, THE OWNER MUST COMPLY WITH THE REQUEST WITHIN SEVEN DAYS. THE CHIEF OF POLICE CAN ALSO REQUIRE THE POSITION OF THE VIDEO CAMERAS TO BE CHANGED IF IT IS DETERMINED THAT THE CAMERA POSITION DOES NOT MEET SECURITY NEEDS. THE OWNER OF THE BUSINESS MUST COMPLY WITH THE REQUEST WITHIN SEVEN DAYS. THE PICTURE QUALITY OF THE VIDEO CAMERAS AND RECORDING DEVICES INSTALLED MUST MEET THE APPROVAL OF THE CHIEF OF POLICE. HIGH DEFINITION 1080 P IS RECOMMENDED.
2. THE BUSINESS SHALL HAVE AN ALARM SYSTEM COVERING BREAK-INS AND ROBBERIES. THE ALARM MUST BE MONITORED BY AN ALARM MONITORING COMPANY, WHICH WILL NOTIFY THE MONTEREY PARK POLICE OF ANY BREAK-INS OR ROBBERIES. EMPLOYEES MUST HAVE ACCESS TO A HIDDEN BUTTON THAT WILL TRIGGER A SILENT ALARM, NOTIFYING THE ALARM MONITORING COMPANY THAT A ROBBERY IS OCCURRING. THE MANAGER/OWNER WILL OBTAIN AN ALARM PERMIT FROM THE MONTEREY PARK POLICE DEPARTMENT. THE PERMIT MAY BE OBTAINED BY CALLING THE MONTEREY PARK POLICE COMMUNITY SERVICES BUREAU AT (626) 307-1215.
3. THE BUSINESS SHOULD PARTICIPATE IN THE MONTEREY PARK POLICE DEPARTMENT'S BUSINESS WATCH PROGRAM, A FREE SERVICE DESIGNED TO EDUCATE BUSINESSES ABOUT MINIMIZING CRIMINAL ACTIVITY.
4. THE MANAGER/OWNER SHALL MAINTAIN THE PROPERTY FREE OF LITTER AND GRAFFITI.
5. ADHERE TO THE CITY OF MONTEREY PARK'S BUSINESS LICENSES AND REGULATIONS SECTION CHAPTER 5.28 MASSAGES.

REVISIONS

R-1	PLAN CHECK CORRECTION -
R-2	

1ST. SUBMITAL:
2ND SUBMITAL:
3RD SUBMITAL:
PERMIT#
CITY PLANING
CITY BUILDING

CENTRAL PACIFIC
DESIGN/BUILD
COMMERCIAL AND RESIDENTIAL
VINCENT TRAN 714-719-4558

NA YA MASSAGE
230 S GARFIELD AVE, #101
MONTEREY PARK, CA 91754

V Celsun

PROPOSED FLOOR PLAN

07-13-2025

SHEET: 2

A-2

OF: