



Planning Commission of Monterey Park Agenda

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

**Tuesday, March 3, 2026
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 email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 8 hours before a meeting. Council Chambers are wheelchair accessible.

Pursuant to Government Code § 54954.3(a), the public may address the Commission/Board only on matters listed on this Agenda. No other public comment will be accepted. Pursuant to Rule 5 of Resolution No. 12226 (adopted February 17, 2021), speakers are limited to a total of five minutes for Public Comment. If desirable, the Commission/Board may change the amount of time allowed for speakers. Written Communication will be accepted up to 3 hours before the meeting by completing an online form at www.montereypark.ca.gov/CBC_comm.

- 1. Call to Order**
Chairperson Wilson
- 2. Flag Salute**
Commissioner Sam

3. Roll Call

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

4. Reorganization of the Planning Commission

Selection of Chair and Vice Chair

5. Telecommunications Announcement, if requested

N/A

6. Agenda Revisions and Additions

7. Public Communications

8. Presentation

8.A. American Planning Association Planning Officials Training - Essential Skills

1. Roles and Responsibilities

2. Managing the Meeting

9. 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.

9.A. Minutes

It is recommended that the Commission consider:

1. Approving the minutes from the regular meeting of September 09, 2025; and
2. Taking such additional, related, action that may be desirable.

10. Public Hearing

11. Old Business

12. New Business

13. Commission Communications

14. Future Agenda Items

15. Adjournment



Planning Commission Staff Report

Date: March 3, 2026

Agenda Item Number: 9.A.

To: Planning Commission
From: Timothy Hou, Director of Community Development
Subject: Minutes

Recommendation:

It is recommended that the Commission consider:

1. Approving the minutes from the regular meeting of September 09, 2025; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Executive Summary:

The minutes are a record of the official actions taken at the September 09, 2025 Planning Commission meeting.

Background:

It is recommended that the Planning Commission consider approving the minutes from the regular meeting of September 09, 2025.

Fiscal Impact:

N/A

Attachments:

1. Planning Commission Unofficial Minutes September 9, 2025

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
Tuesday, September 9, 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, September 9, 2025 at 6:30 p.m.

[1.] CALL TO ORDER:

Chairperson Wilson called the Planning Commission meeting to order at 6:37 pm.

[2.] FLAG SALUTE:

Commissioner Chiang led the Flag Salute.

[3.] ROLL CALL:

Community Development Director Hou called the roll:

Commission Members Present: Chairperson Bethelwel Wilson, Vice Chairperson Peter Fung, Commissioner Jack Chiang, Commissioner Tammy Sam, Commissioner Calvin Li (Sworn in at 7:22 p.m.)

Commission Members Absent: None

ALSO PRESENT: Community Development Director Timothy Hou, Assistant City Attorney Justin Tamayo, City Clerk Maychelle Yee, Planning Manager Beth Chow, Senior Planner Eliana Muñoz, Assistant Planner Kevin Tan

[4.] AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

Community Development Director Hou asked to move item 6.A to later in agenda, after the Public Hearing Item 8-A.

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.

[5.] ORAL AND WRITTEN COMMUNICATIONS:

NONE.

[6.] PRESENTATIONS:

[6.B.] Introduction of Community Development Director, Timothy Hou

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.

Planning Manager Chow introduced and welcomed Timothy Hou as the new Community Development Director who started in mid-August.

[6.C.] Recognition of former Planning Commissioner, Johnny Kwok

Community Development Director Hou recognized the efforts of Johnny Kwok who joined the Commission in 2024 and ended his tenure earlier this summer. Commission presented Johnny Kwok with a certificate of recognition.

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

[7.A.] Minutes

Action Taken: The Planning Commission voted to approve the minutes for the regular meeting of February 11, 2025.

Motion: Moved, by Commissioner Chiang and seconded by, Vice Chairperson Fung motion carried by the following vote:

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

[8.] PUBLIC HEARING:

[8-A] PUBLIC HEARING – 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.

Chairperson Wilson opened the public hearing.

Assistant Planner Tan provided a staff report on CUP-25-01.

Applicant Run Yang and Mandarin-to-English translator Kiana Chan made a statement in favor of business.

Commissioners and Assistant Planner Tan discussed parking requirement for massage establishments. Commissioners, Assistant City Attorney Tamayo, Planning Manager Chow, Assistant Planner Tan, and applicant with their translator discussed conditions listed and signage requirements.

Applicant Run Yang and Mandarin-to-English translator Kiana Chan made statement to address Commissioners’ concern about façade treatment.

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Chairperson Wilson closed the public hearing.

Action Taken: The Planning Commission voted to adopt a resolution approving CUP-25-01, subject to the conditions of approval with modification to Condition 20 to require that all massage technicians be certified and licensed by the California Massage Therapy Council (CAMTC), consistent with Chapter 5.28 of the Monterey Park Municipal Code.

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

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

[6.] PRESENTATIONS CONTINUED

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

City Clerk Maychelle Yee swore in new Planning Commissioner, Calvin Li at 7:22 p.m.

[9.] OLD BUSINESS:

NONE.

[10.] NEW BUSINESS:

NONE.

[11.] COMMISSION COMMUNICATIONS AND MATTERS:

Planning Commissioner Calvin Li introduced himself.

Chairperson Wilson and Commissioner Chiang asked for update about development proposals within the City. Planning Manager Chow provided update.

Commissioner Sam commented on benefit of the State of the City event and business grand openings.

Commissioners discussed concerns about work at 780 W. Garvey Ave. and 795 W. Garvey Ave. Community Development Director Hou acknowledged concerns.

Planning Manager Chow welcomed Commissioner Li and Community Development Director Hou, and stated that Commissioner Li was given the commissioner handbook and healthy workplace form prior to the meeting.

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[12.] FUTURE AGENDA ITEMS:

NONE.

[13.] ADJOURNMENT:

There being no further business for consideration, Planning Commission meeting was adjourned at 7:37 p.m.

Timothy Hou
Director of Community Development

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