CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN (DRB-25-131) AND
VESTING TENTATIVE TRACT MAP NO. 84935 (TM-26-03)
AT 2100 SATURN STREET AND 601 POTRERO GRANDE DRIVE

TAKE NOTICE that the City of Monterey Park Planning Commission will hold a public hearing to consider a development request submitted by Steve Armanino on behalf of The Olson Company. The request includes a Site Development Plan (DRB-25-131) and Vesting Tentative Tract Map No. 84935 (TM-26-03) to develop an approximately 8-acre site with a 159-unit condominium development, including eight live-work units, and eight affordable units. The project site is located at 2100 Saturn Street and 601 Potrero Grande Drive (Assessor's Parcel Numbers 5265-025-055, 056, and 058) ("Subject Property"). The Subject Property is located within the Saturn Park Innovation/Technology ("S-P") Zone and is designated Innovation/Technology in the Land Use and Urban Design Element of the General Plan. Consistency with applicable zoning and General Plan requirements will be evaluated pursuant to Public Resources Code § 21080.66(a)(4).

WHEN:	Tuesday, June 2, 2026 at 6:30 p.m. or as soon thereafter as the matter may be heard
WHERE:	City Hall Council Chambers 320 West Newmark Avenue Monterey Park, CA 91754

PURSUANT to 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"), the City has reviewed the proposed project and determined that CEQA does not apply to the project pursuant to Public Resources Code § 21080.66. The City has further determined that the project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption as required under subdivision (f).

ALL DOCUMENTS, including the application, plans and maps and all materials relating to the project's eligibility under Public Resources Code § 21080.66, are on file with the Community Development Department – Planning Division located at Monterey Park City Hall, 320 West Newmark Avenue. The staff report on this matter will be available in the Community Development Department – Planning Division on or about May 21, 2026, and available on the City's website at https://www.montereypark.ca.gov/AgendaCenter/Planning-Commission-11. Copies may be obtained at cost. For additional information, please call (626) 307-1315 or email planningpermitcounter@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their

opinion on the above matter. Any written materials must be provided to the City before or during the public hearing. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or before the public hearing.