**CITY OF MONTEREY PARK**
**PLANNING COMMISSION**
**NOTICE OF PUBLIC HEARING**

**MASTER SIGN PLAN NO. 26-01 (DRB-26-044)**
**AT 100-120 NORTH GARFIELD AVENUE & 103-123 NORTH LINCOLN AVENUE**

**TAKE NOTICE** that the City of Monterey Park Planning Commission will hold a public hearing to consider a request submitted by Lavender Fung with Signs Express Manufacturing Company, on behalf of Garfield and Lincoln Property, LLC (Applicant and Property Owner), for approval of Master Sign Plan No. 26-01 (DRB-26-044) to establish an integrated master sign plan for an existing commercial shopping center located at 100-120 North Garfield Avenue and 103-123 N. Lincoln Avenue (APNs 5255-008-006 and 5255-008-015).

**WHEN**: Tuesday, September 8, 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., the "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines § 15311 (Class 11 – Accessory Structures). Class 11 exempts qualifying projects consisting of construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The proposed project contemplates the establishment of a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required. If the proposed project is approved, the City will file a Notice of Exemption.

**DOCUMENTS**, including the applications and plans relevant to the proposed project, 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 September 3, 2026, and available on the City's website at https://www.montereypark.ca.gov/1251/Agendas-Minutes. Copies may be obtained at cost. For general information, please contact the Planning Division by phone at (626) 307-1315 or via email at planningpermitcounter@montereypark.ca.gov. For project specific questions, please contact Case Planner, Nikole Sanchez at (626) 307-1307 or nsanchez@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. You may mail or deliver comments to 320 West Newmark Avenue, Monterey Park, CA 91754, Attention Planning Division, or email comments to planningpermitcounter@montereypark.ca.gov.