CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

DENSITY BONUS NO. 26-01, DEVELOPMENT AGREEMENT No. 24-03, TENTATIVE MAP NO. 24-03 (COUNTY MAP NO. 84680), AND ZONE AMENDMENT NO. 26-01 AT 740-780 W. GARVEY AVENUE AND 220 S. ATLANTIC BOULEVARD

TAKE NOTICE that a public hearing will be held before the City of Monterey Park Planning Commission to consider a request submitted by Xiaonan Yang with Tecton, LLC, on behalf of ACEM, LLC (Applicant and Property Owner), for approval of Density Bonus No. 26-01, Development Agreement No. 24-03, Tentative Map No. 24-03 (County Map No. 84680), and Zone Amendment No. 26-01 (to activate the Business Recovery Development Agreement Zone (BRDZ)). The request would facilitate the construction of a five-story, mixed-use development consisting of approximately 20,740 square feet of commercial/retail floor area and 369 residential units at 740-780 W. Garvey Avenue and 220 S. Atlantic Boulevard (APNs 5257-001-042, 5257-001-083, 5257-001-084 and 5257-001-085). The applicant is requesting a State Density Bonus Law approval and is requesting one concession (increased Floor Area Ratio (FAR)) and one waiver (increased building height). The Planning Commission will serve as an advisory body to the City Council on this project and its recommendation on the project will be forwarded to the City Council for consideration at a future date.

WHEN: Tuesday, September 22, 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 pursuant to CEQA Guidelines § 15332 (Class 32 - In-Fill Development Projects) because the proposed project is consistent with the General Plan and applicable zoning regulations, located within city limits on a project site of not more than five acres substantially surrounded by urban uses, not valued as habitat for endangered, rare, or threatened species, not resulting in any significant effects relating to traffic, noise, air quality, or water quality, and adequately served by all required utilities and public services.

DOCUMENTS, including the application 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 Planning Division on or about September 17, 2026, and available on the City's website at https://www.montereypark.ca.gov/1251/Agendas-Minutes. Copies may be obtained at a cost. For general information, contact the Planning Division at (626) 307-1315 or planningpermitcounter@montereypark.ca.gov. For project specific questions, please contact Case Planner Jeff Anderson at janderson@montereypark.ca.gov.

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

their opinions 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 before or during 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.