LEGAL NOTICE
CITY OF MONTEREY PARK

TAKE NOTICE that, on November 18, 2026, the Monterey Park City Council will hold a public hearing to consider (1) introducing and waiving first reading of an ordinance approving Development Agreement No. DA-24-03 and Zone Amendment No. 26-01; and (2) adopting a resolution approving Density Bonus No. 26-01 and Tentative Map No. 24-03 (County Map No. 84680) to facilitate construction of mixed-use development consisting of approximately 20,740 square feet of commercial/retail floor area and 369 residential units (the "Project") 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). On October 13, 2026, the Planning Commission unanimously recommended that the City Council approve the Project, as conditioned.

WHEN: Wednesday, November 18, 2026, 6:30 p.m. or soon thereafter as the matter may be heard

WHERE: City Hall Council Chambers – 320 West Newmark Avenue

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 reviewed the Project and determined that the proposed Project is categorically exempt pursuant to CEQA Guidelines § 15332 (Class 32 In-Fill Development Projects). The Class 32 Infill Categorical Exemption exempts infill development within urbanized areas if it meets certain criteria. The proposed Project is consistent with the General Plan and applicable zoning regulations, located within city limits on a 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 are on file with the City Clerk's office located at Monterey Park City Hall, 320 West Newmark Avenue. The staff report on this matter will be available in the City Clerk's office on or about November 12, 2026, and on the City's website at https://www.montereypark.ca.gov/1251/Agendas-Minutes. Copies may be obtained at cost. For additional information, please call (626) 307-1359 or e-mail mpclerk@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. 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 City Council at, or prior to the public hearing. You may mail or deliver comments to 320 West Newmark Avenue, Monterey Park, CA, 91754, attention City Clerk's office.

Maychelle Yee
City Clerk, City of Monterey Park

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