CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TENTATIVE PARCEL MAP NO. 26-02 (COUNTY MAP No. 85075)
AT 141 CASUDA CANYON DRIVE

TAKE NOTICE that the City of Monterey Park Planning Commission will hold a public hearing to consider a request submitted by Linxuan Zhou with Mtpark, LLC, on behalf of Mtpark, LLC (Applicant and Property Owner), for approval of Tentative Parcel Map No. 26-02 (County Map No. 85075) to allow a condominium conversion of an existing four-unit, multi-family dwelling structure located at 141 Casuda Canyon Drive (APN: 5254-007-031).

WHEN: Tuesday, October 27, 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 §15301 (Class 1 – Existing Facilities). Class 1 exempts qualifying projects that include division of existing multiple family residences into common-interest ownership, where no physical changes occur which are not otherwise exempt. The proposed contemplates the condominium conversion of an existing four-unit, multi-family dwelling structure. Accordingly, no further environmental review is required. If the proposed project is approved, the City will file a Notice of Exemption.

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 Community Development Department – Planning Division on or about October 22, 2026, and available on the City's website at https://www.montereypark.ca.gov/1251/Agendas-Minutes. Copies may be obtained at cost. For additional general information, please contact the Planning Division by at (626) 307-1315 or planningpermitcounter@montereypark.ca.gov. For project specific questions, please contact Case Planner, Kevin Tan, at (626) 307-1302 or ktan@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. If you are unable to attend in person, you may submit written comments online at http://www.montereypark.ca.gov/CBC_comm or by email to planningpermitcounter@montereypark.ca.gov (reference the Agenda Item # in the subject line) or by mail to Planning Commission Secretary, 320 West Newmark Avenue, Monterey Park, CA 91754. Deadline to submit written comments is **6:30 p.m.** on the day before the meeting. Comments received after the deadline may not be distributed to the Planning Commission but will be made part of the record. Please note that if you challenge the decision on the above matter, 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 or City Council of the City of Monterey Park at, or prior to, the public hearing.