

PLANNING COMMISSION OF MONTEREY PARK AGENDA

REGULAR PLANNING COMMISSION MEETING Monterey Park City Hall Council Chambers 320 West Newmark Avenue

**Tuesday
January 23, 2024
6:30 PM**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplift the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

GENERAL INFORMATION

Documents related to an Agenda item are available to the public in the Community Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at <http://www.montereypark.ca.gov/AgendaCenter>.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Chairperson and Planning Commission Members may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting via email to planningpermitcounter@montereypark.ca.gov

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

CALL TO ORDER

Chairperson Chiang

FLAG SALUTE

Commissioner Wilson

ROLL CALL

Chairperson Jack Chiang, Vice Chairperson Tammy Sam, Commissioner Peter Fung, Commissioner Jasmine Pesantes, Commissioner Bethelwel Wilson

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS. While all comments are welcome, the Brown Act does not allow the Commission to take discuss, deliberate, or take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on agenda Items at this time. If you provide public comment on a specific agenda item at this time, however, you cannot later provide comments at the time the agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS – None.

[2.] CITY OF MONTEREY PARK – CONSENT CALENDAR - None.

[3.] PUBLIC HEARING

3-A. PUBLIC HEARING - TENTATIVE PARCEL MAP NO. 84092 (TM-23-03) AND DESIGN REVIEW (DRB-23-33) TO CONSTRUCT AND SUBDIVIDE AIR RIGHTS FOR THREE DETACHED RESIDENTIAL DWELLING UNITS AT 504 NORTH SIERRA VISTA STREET (ASSESSOR'S PARCEL NUMBER 5258-009-023)

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence received during the public hearing, adopting a resolution approving the requested Tentative Map (TM-23-03) and Design Review (DRB-23-33), subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

[4.] OLD BUSINESS – None.

[5.] NEW BUSINESS – None.

[6.] COMMISSION COMMUNICATIONS

[7.] FUTURE AGENDA ITEMS

ADJOURN

Next regular scheduled meeting is on February 13, 2024.



Planning Commission Staff Report

DATE: January 23, 2024

AGENDA ITEM NO: 3.A

TO: The Planning Commission
FROM: Jessica Serrano, Director of Community Development
SUBJECT: A public hearing to consider Tentative Parcel Map No. 84092 (TM-23-03) and Design Review (DRB-23-33) to construct and subdivide air rights for three detached residential dwelling units at 504 North Sierra Vista Street (Assessor's Parcel Number 5258-009-023) ("Subject Property").

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence received during the public hearing, adopting a resolution approving the requested Tentative Map (TM-23-03) and Design Review (DRB-23-33), subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

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"), this project will not have a significant effect on the environment. CEQA Guidelines § 15303 (New Construction) exempts new construction of up to three single family residences, and multi-family residential structures totaling no more than four dwelling units. This activity contemplates development of three detached dwelling units and the related subdivision of air rights. Accordingly, this activity is not subject to further review. A Notice of Categorical Exemption has been prepared.

EXECUTIVE SUMMARY:

The applicant, Robert Wang, on behalf of the property owner, requests approval of TM-23-03 and DRB-23-33 to construct and subdivide air rights for three detached residential dwelling units at the 504 North Sierra Vista Street ("Subject Property"). The Subject Property is within the City's R-2 (Medium-Density Residential) zone, and permits multi-family development. Under California law, a tentative map is required to subdivide air space for separate ownership for each unit. The proposed development is consistent with the Monterey Park Municipal Code ("MPMC") and the General Plan. Therefore,

recommends approval of TM-23-03 and DRB-23-33, subject to the conditions of approval contained in Exhibit A of the Resolution.

TYPE OF ACTION (QUASI-JUDICIAL)

The recommended action is to adopt a TM and DRB. In considering such actions, the Planning Commission acts in a quasi-judicial role. In doing so, the Planning Commission acts like a court: it applies facts gathered during a public hearing to existing law. Just like a court, the Planning Commission can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and
- The right to respond before a reasonably impartial, noninvolved reviewer.

The Planning Commission must base its decisions upon substantial evidence within the record. "Substantial evidence" generally means enough relevant information and reasonable inferences from information gathered during a public hearing that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. If the Planning Commission asks irrelevant questions and bases its decision-making on such questions, a court may overturn the Planning Commission's decision and potentially hold the City liable for violating the applicant's constitutionally protected due process rights.

To approve the TM (per MPMC § 20.04.070), the Planning Commission must find that the project is:

- Consistent with the Monterey Park General Plan;
- Consistent with any applicable specific plan or planned development;
- Consistent with the provisions of this code;
- In the interest of public health and safety; and
- A necessary prerequisite to the order development of the surrounding area.

To approve the Design Review (per MPMC § 21.36.060), the project must:

- Be compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located;
- Reflect the values of the community; enhance the surrounding environment; and harmonizes with its surroundings; and

- Provide a visually pleasing setting for structures on the site through landscaping.

BACKGROUND:

The Subject Property is located on the east side of Sierra Vista Street, approximately 440 feet north of its intersection with Emerson Avenue. The property is zoned R-2 (Medium-Density Residential) and designated Medium Density Residential by the General Plan. Properties located to the north, south, east, and west are R-2 zoned lots and are currently developed with a mix of single and multi-family residential structures. The Subject Property is approximately 80 feet wide and 167 feet deep, totaling 13,360 square feet in area (0.31 acres).

The Subject Property is currently improved with three structures that include two multi-family dwellings and a garage. All of these structures will be demolished to facilitate a three-unit condominium development.

SITE AND ARCHITECTURAL DESIGN

The proposed development will consist of three new two-story detached condominiums on the Subject Property, each structure will consist of a residential unit and attached garage. The Subject Property will be accessible by a single, gated, drive approach at the south end of the parcel which will continue for the depth of the property. The units will range size from 2,187 to 2,439 square feet in size. Each unit will have four bedrooms, a living room, dining room and kitchen. Two of the units will have a family room and four bathrooms and the last unit will not have a family room and will have three and one-half bathrooms.

As proposed, each of the units meets development standards found in the MPMC:

DEVELOPMENT STANDARD	MPMC REQUIREMENT	PROPOSED
Minimum Lot Size	7,200 sq. ft.	13,360 sq. ft.
Maximum Density (1 unit/3,000 sq. ft.)	4	3
Front Setback	Minimum 25'	25"
Side Setback	Minimum 5'	5'
Side Setback - 2 nd Story	Minimum 10'	10'
Height	Maximum 30'	27'-6"
Distance between Structures	Minimum 10'	10'
Driveway Width	Minimum 18'	18'
Required Parking		
- Enclosed (per unit)	2	2
- Guest (development)	3	3

DEVELOPMENT STANDARD	MPMC REQUIREMENT	PROPOSED
Open Space - Common - Private (per unit)	400 sq. ft. 250 sq. ft./unit	600 sq. ft. 440-574 sq. ft./unit

The architectural design of the proposed project includes a Mediterranean style of architecture, with touches of Spanish influence that can be found within the surrounding neighborhood and throughout the City. The units will feature a brown clay tile roof, light colored exterior stucco, decorative wrought iron doors and balcony. Details such as eave corbels and window and door trims are included and will feature darker accent colors that blend with the lighter exterior wall color. The decorative architectural features on the front of the units including trims, recessed doorway, and balcony will also help with the massing of the units and break up the façade. To further enhance the proposed development, the project includes new landscaping, but will also maintain some of the existing mature trees on the site to better blend in the existing residential neighborhood.

TENTATIVE MAP

The applicant is seeking approval of a TM to allow separate ownership for each dwelling unit. Condominium ownership would allow each unit to be sold individually, rather than the entire site having to be included in a single real estate transaction. Condominium owners own the air space of their particular structure, but mutually own the buildings and the parcel on which the condominiums are located. Condominium owners are mutually responsible for the maintenance of the structures and landscaping.

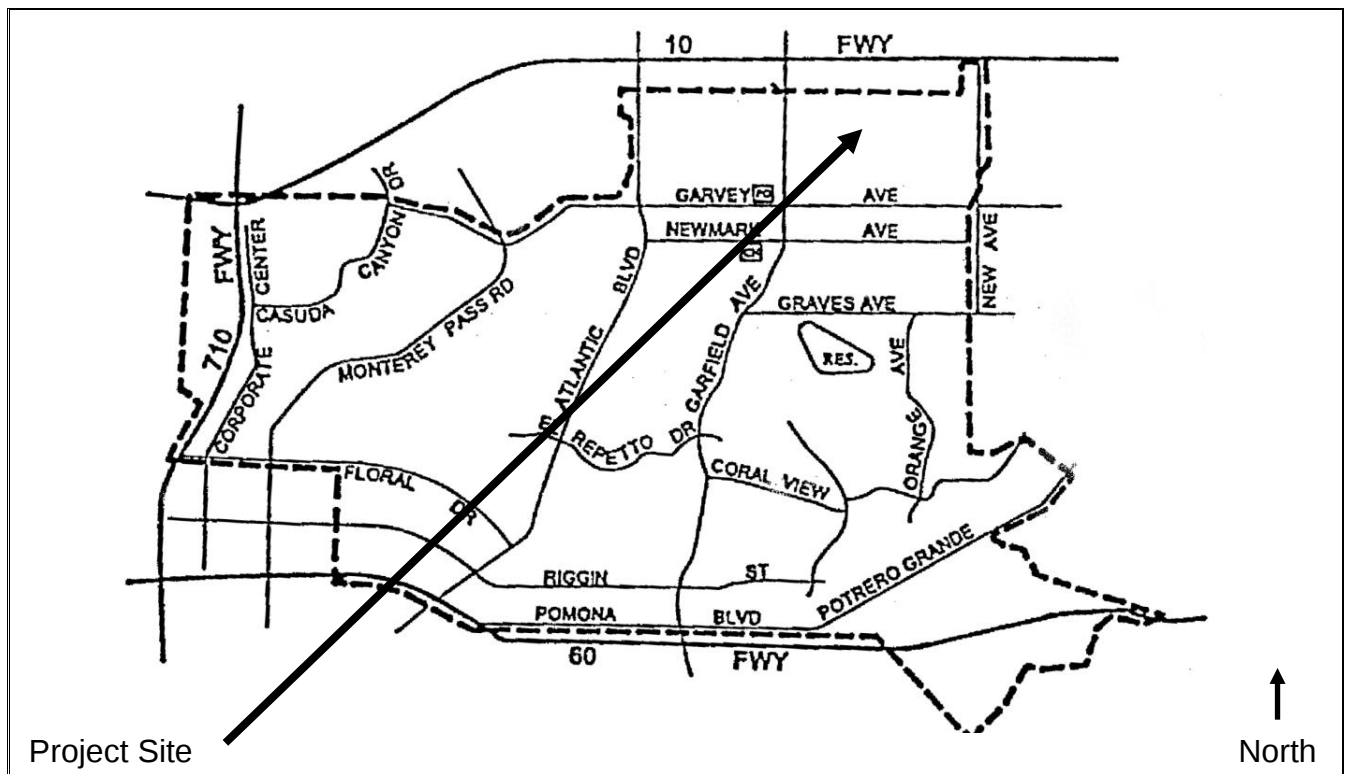
The proposed TM is consistent, in terms of density and use, with the zoning and General Plan designations. The Subject Property is zoned for multiple-family residences and the General Plan allows for a density between 8.1 and 16 dwelling units per acre. The TM will result in three condominium units with a density of nine dwelling units per acre, complying with the land use designation.

The Public Works Department, Fire Department and other agencies have reviewed the tentative map and plans, have issued conditions of approval, and recommended that the project proceed to hearing. Therefore, staff recommends that the Planning Commission approve the TM. If the Planning Commission approves the TM, the applicant will be required to prepare a final map which would be reviewed and approved administratively by City staff, upon demonstrating substantial compliance with the tentative map approval.

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in Monterey Park Press on January 11, 2024, with affidavits of posting on file. The legal notice of this hearing was mailed to 73 property owners within a 300-foot radius concerned on January 11, 2024.

Vicinity Map



Aerial Map



Respectfully submitted by:



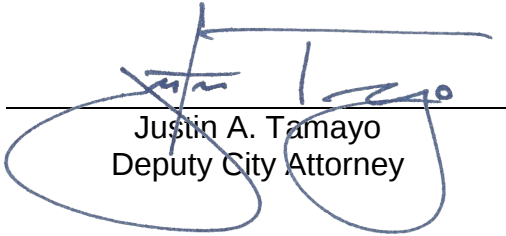
Jessica Serrano
Director of Community
Development

Prepared by:



Kevin Tan
Assistant Planner

Reviewed by:



Justin A. Tamayo
Deputy City Attorney

ATTACHMENTS:

- Attachment 1: Resolution, with Exhibit A
- Attachment 2: Architectural Plans, with Materials Board
- Attachment 3: Tentative Map No. 84902 (TM-23-03)
- Attachment 4: Notice of Exemption

ATTACHMENT 1

Resolution, with Exhibit "A"

RESOLUTION NO. _____

A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 84092 (TM-23-03) AND DESIGN REVIEW (DRB-23-33) TO CONSTRUCT AND SUBDIVIDE AIR RIGHTS FOR THREE DETACHED RESIDENTIAL DWELLING UNITS AT 504 NORTH SIERRA VISTA STREET.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On July 18, 2023 and March 24, 2023, Robert Wang (“Applicant”), submitted applications requesting approval of Tentative Parcel Map No. 84092 (TM-23-03) and Design Review (DRB-23-33), respectively, to construct and subdivide air rights for three detached residential dwelling units (“Project”) at 504 North Sierra Vista Street (“Subject Property”);
- B. The Subject Property is located in the R-2 (Medium-Density Residential) zone;
- C. The proposed Project was reviewed by the City of Monterey Park, Community Development Department for, in part, consistency with the General Plan, conformity with the Monterey Park Municipal Code (“MPMC”) and California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA,” and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”);
- D. The City Planner completed its review and scheduled a public hearing regarding the Project before the Planning Commission for January 23, 2024;
- E. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- F. On January 23, 2024, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by the City Planner and public testimony; and
- G. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its January 23, 2024 hearing including, without limitation, the staff report submitted by the City Planner.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The Applicant is requesting approval of TM-23-03 and DRB-23-33 to construct and subdivide air rights for three detached residential dwelling units;

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- B. The Subject Property is zoned R-2 (Medium-Density Residential) and designated Medium Density Residential in the Monterey Park General Plan. Medium Density Residential allows a broad range of dwelling unity types which may be attached or detached;
- C. The Subject Property is located on the east side of Sierra Vista Street, approximately 440 feet north of its intersection with Emerson Avenue. The properties located to the north, south, east, and west are zoned R-2 and are developed with a mix of single and multi-family residential units; and
- D. The Subject Property is 80 feet wide and 167 feet deep, totaling 13,360 square feet (0.31 acres) in area.

SECTION 3: Environmental Assessment. 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"), this project will not have a significant effect on the environment. CEQA Guidelines § 15303 (New Construction) exempts new construction of up to three single family residences, and multi-family residential structures totaling no more than four dwelling units. This activity contemplates development of three detached dwelling units and the related subdivision of air rights. Accordingly, this activity is not subject to further review. A Notice of Categorical Exemption has been prepared.

SECTION 4: Tentative Map Findings. The Commission finds as follows pursuant to Government Code § 66474 and MPMC § 20.04.070:

- A. The proposed project is consistent with the City's General Plan as required by Government Code § 66474 and set forth in this Section. The construction of three detached residential dwelling units, with associated improvements and the tentative map subdividing air rights at the Subject Property are consistent with the Land Use Element's policies, including without limitation, Policy 7.3 (protect neighborhoods from the encroachment of incompatible activities or land uses that may have a negative impact on the residential living environment), Policy 8.5 (require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities), Policy 8.6 (minimize the street presence and visibility of parking facilities from public streets and neighboring properties) Policy 9.1 (create homeownership opportunities by encouraging development of smaller scale, for-sale units such as condominiums, townhomes, and duplexes);
- B. The proposed project is not located within a specific plan or planned development area, and therefore must be consistent with the requirements found within the underlying Medium Residential Density Zone;

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- C. As proposed, the Project satisfies all development standards of the Medium Density Residential Zone;
- D. The proposed project is necessary for the orderly development of the surrounding area. As proposed, the location and characteristics of the residential project are consistent and compatible with the surrounding residential uses that also include other multi-family residential development; and
- E. The design of the subdivision and the proposed improvements is not likely to cause serious public health and safety problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all federal, state, and local regulations.

Section 5: Design Review Findings. The Commission finds as follows pursuant to and MPMC Title 21.36.060:

- A. The proposed project's architecture and mass of buildings and structures are compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood, in that the design of the buildings include decorative trims, recessed doorways, balconies, and wall offsets that help to break up the massing of the buildings.
- B. The proposed project's architecture includes a Mediterranean style of architecture, with touches of Spanish influence that can be found within the surrounding neighborhood which reflects the values of the community, enhances the surrounding environment and harmonizes with its neighborhood surroundings.
- C. The proposed project's landscaping will provide a visually pleasing setting for structures on the site as the preliminary landscape plans includes a mix of plant materials that include various heights of landscaping. The combination of new landscaping and maintaining of existing mature trees at the location allows the development to better blend in with the existing neighborhood.

SECTION 6: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated by reference, the Planning Commission approves Tentative Parcel Map No. 84092 (TM-23-03) and DRB-23-33.

SECTION 7: Notice of Exemption. The Director of Community Development, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062, and any other applicable law.

SECTION 8: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations

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constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 10: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11: Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 12: Preservation. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 13: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 14: Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 15: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 16: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

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SECTION 17: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to MPMC § 21.32.060, and MPMC § 1.10.

SECTION 18: The Planning Commission Chairperson, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Monterey Park, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK THIS 23rd DAY OF JANUARY 2024.

Jack Chiang, Chairperson

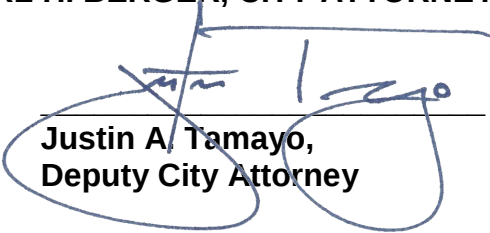
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of January 2024, by the following vote of the Planning Commission:

**AYES:
NOES:
ABSTAIN:
ABSENT:**

Jessica Serrano, Secretary

**APPROVED AS TO FORM:
KARL H. BERGER, CITY ATTORNEY**

By:


**Justin A. Tamayo,
Deputy City Attorney**

RESOLUTION NO.

Exhibit A

CONDITIONS OF APPROVAL

504 NORTH SIERRA VISTA STREET

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Robert Wang (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Tentative Map No. 84092 ("TM-23-03") and Design Review ("DRB-23-33").

PLANNING:

1. The Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-23-03 and DRB-23-33 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-23-03 and DRB-23-33, the Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. All conditions of approval must be superimposed on the construction drawings submitted for plan check and on the construction drawings for which a building permit is issued.
4. The Subject Property must remain well-maintained and free of trash or graffiti.
5. All work performed must be in substantial conformance with the plans date-stamped June 6, 2023, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the City Planner, require modification of this approval.
6. The Permittee owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within

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30 days of the effective date of this approval, or before the issuance of a building permit.

7. All conditions of this approval must be complied with prior to issuance of Planning Division's final approval for building permits.
8. All planting and irrigation systems must be installed and operating prior to building permit final inspection.
9. Landscaping/irrigation must be maintained in good condition at all times as determined by the City Planner, or designee.

FIRE:

10. All conditions identified by the Fire Department are subject to review and approval by the Fire Chief for determination of applicability and extent to which any condition may be required.
11. Fire Flow Verification. Prior to fire approval and/or map recordation, the Permittee must provide to the Fire Department, verification from the water purveyor that the water purveyor can provide the required fire flow.
12. Fire Apparatus Access Road must be a minimum of 20 ft and must meet all requirements per CFC Appendix D.
13. Dead-end fire apparatus access road in excess of 150 ft must be provided with a width and turnaround provisions in accordance with table D103.4 **CFC D103.4** or Red Line indicating "Fire Access Lane 150ft".
14. In the event of any loss of power, all access gates across roadways or entrances to facilities shall fail in the unlocked/open position.
15. The Permittee or Permittee's authorized agent is responsible for the development, implementation and maintenance of an approved, written safety plan establishing a fire prevention program at the Subject Site applicable throughout all phases of the construction work.

ENGINEERING:

16. The Permittee must record the Final Map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. The developer will provide the City with one transparent four mil thick mylar tracing, one electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two blueprints of the recorded map which must be filed with the City Engineer within three months of recordation.

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17. The Permittee must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles county tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
18. Permittee agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Permittee takes notice pursuant to Government Code 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code 66000, *et seq.*). Permittee is informed that it may protest DIFs in accordance with Government Code 66202.
19. For any future subdivision and or development, pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System ("NPDES") Permit," under which the City of Monterey Park is a permittee, that involves the disturbance of soils by grading, clearing and/or excavation, the Permittee is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Additionally, the project will require the preparation of a Low Impact Development (LID) Plan. The LID plan must be reviewed and approved by City prior to issuance of permits. Upon approval of the NPDES documents by the City, the Permittee must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a Building or Grading Permit.
20. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
21. For any future subdivision and or development, a Water Plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. A water system analysis must be provided by the Permittee to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the Permittee is responsible for upgrading the water main as necessary in the public right-of-way.
22. The Permittee must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
23. For any future subdivision and or development, a site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise

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acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site will be required for submittal to the City Engineer for review and for approval.

24. All drainage facilities serving the development must accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications, and to the satisfaction of the City Engineer prior to approval of the Grading and Drainage Plans.
25. For any future subdivision and or development, the Permittee must prepare a Street Improvement Plan which may include the full width resurfacing/reconstruction of Sierra Vista St along the development, and the rehabilitation of sidewalk, driveway approaches, and curb and gutter along the entire the property frontage. The Permittee is responsible for the construction installation costs of said improvements and any incidental work thereof and plans must be approved by the City Engineer.
26. Any damage to existing street improvements and utilities during construction must be repaired before the City issues any certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
27. All public improvements must comply with the latest standards and specifications of and/or used by the City. All public improvements must be completed and accepted by the City, or unless a public improvement guarantee and agreement is posted, prior to approval of the final map by the City Council.
28. For any future subdivision and or development, all electric, telephone and cable TV utility services must be installed underground according to City and public utility standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be completed to City and public utility standards. A utility plan must be prepared and submitted prior to approval of the grading and drainage Plans. The utilities may be shown on a separate plan or on the proposed site plan.
29. The tentative map must be in accordance with the Subdivision Map Act, adopted conditions of approval for the tentative map, and the specific criteria noted by the City Engineer. Verify and submit the correct drainage pattern of adjacent properties.

POLICE:

30. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.

**PLANNING COMMISSION
RESOLUTION NO.**

31. If security gates are installed on the property, a key card/code must be provided to the police department to access the property in case of an emergency.
32. The shrubbery on the property must be maintained in such condition to permit clear visibility of the units from the public right of way. Any shrubbery surrounding the complex and in the courtyard, areas must be planted and maintained where the height of the greenery would not easily conceal persons.
33. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
34. Any outside ladders leading to the rooftop must be secured to prevent unauthorized access to the roof.
35. Address numbers must be illuminated during hours of darkness and positioned so as to be readily visible from the public right of way. Numbers must be at least 12 inches in height.
36. Each distinct unit within the building must have its address displayed on or directly above the front door.
37. All common open areas must be well lit during the hours of darkness.
38. Proper signs must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unauthorized vehicles.
39. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must approve sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

By signing this document, the Permittee, certifies having read and understood the Project Conditions, and agrees to comply with the Project Conditions.

Robert Wang, Permittee

Staff Report, TM-23-03, DRB-23-33
January 23, 2024

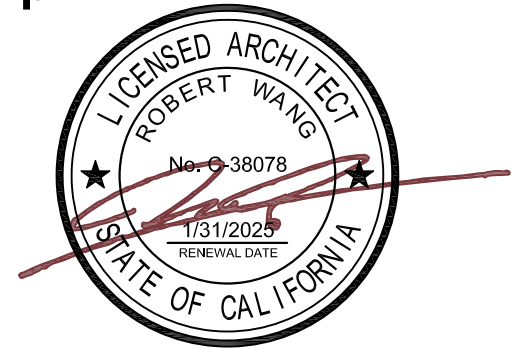
ATTACHMENT 2

Architectural Plans, with Materials Board



W Design & Architects
18575 Jamboree Road, Suite 600
Irvine, California 92612
WDA-Arch.com
949.336.2826 626-893-8839

Stamp



Client

Chang Condo Development
504 Sierra Vista Street
Monterey Park, CA 91770

PHONE NO. 888-888-8888
FAX NO. 888-888-8888

AHJ Stamp Approval

THREE NEW DETACHED
2-STORY CONDOMINIUM
DEVELOPMENT

504 N. Sierra Vista Street
Monterey Park, CA 91754

Sheet Issue & Revision Log

Sheet Date	May 24, 2023
△	△
△	△
△	△
△	△

It is the clients responsibility prior to or during construction to notify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

**CONCEPTUAL
COLOR RENDERING**

SITE PLAN KEY NOTES

- 1

EXISTING 6' HT. CONCRETE BLOCK WALL TO REMAIN
- 1A

NEW 6' HT. CONCRETE BLOCK WALL TO REPLACE EX. 4' HT CBW
- 1B

NEW 6' HT. CONCRETE BLOCK WALL TO REPLACE EX. 6' HT. WOOD FENCE
- 2

EXISTING PUBLIC TREE TO REMAIN.
- 3

EXISTING PUBLIC TREE TO BE REMOVED & RELOCATED PER CITY STANDARD.
- 4

EXISTING DRIVEWAY / DRIVEWAY APRON TO BE REMOVED AND REPLACED WITH NEW 21' WIDE DRIVEWAY APRON.
- 5

EXISTING GAS METER TO BE REMOVE & RELOCATED PER UTILITY CO. STANDARD.
- 6

EXISTING WATER METER LOCATION
- 6A

NEW PROPOSED WATER METER LOCATION. VERIFY LOCATION WITH UTILITY CO.
- 7

EXISTING STREET LIGHT POLE LOCATION
- 8

EXISTING OVERHEAD POWER LINE TO REMAIN.
- 8A

EXISTING OVERHEAD POWER LINE TO BE REMOVED.
- 9

NEW 12' DECOR. WROUGHT IRON AUTOMOBILE GATE MOUNTED BETWEEN 3' HT. X 24" SQUARE PILASTERS. SEE US FOR DETAIL.
- 10

NEW 3' HT. DECOR. WROUGHT IRON FENCE MOUNTED BETWEEN 3' HT. X 24" SQUARE PILASTERS. SEE US FOR DIMENSIONS.
- 11

NEW 6' HT. WHITE VINYL PRIVACY FENCE AND GATE.
- 12

NEW 3'-0" WIDE CONCRETE WALKWAY (U.O.N).
- 13

NEW 18' WIDE CONCRETE DRIVEWAY.
- 14

NEW LANDSCAPE AREA. SEE LANDSCAPE FOR DETAIL
- 15

NEW BUILT-IN OUTDOOR BBQ GRILL. SEE LANDSCAPE FOR DETAIL
- 16

OUTLINE OF PROPOSED SECOND FLOOR.
- 17

CONCRETE WHEELSTOP.

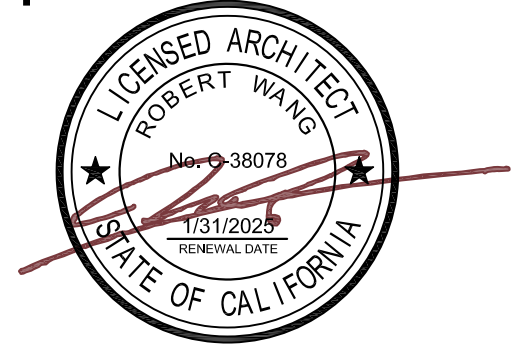
SITE PLAN NOTES

1. SITE PLAN IS SHOWN FOR REFERENCE ONLY FOR THE SUBMITTAL AND APPROVAL OF THE STRUCTURAL FRAMING PERMIT.
2. WRAP ALL BURIED METAL PIPE & CONDUIT WITH 2 LAYERS OF 30 MIL POLYETHYLENE TAPE, OR APPROVED EQUAL.
3. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR CONTINUATION OF UTILITIES INSIDE BUILDING.
4. PROVIDE WALKS AND SIDEWALKS WITH A CONTINUOUS SLIP RESISTANT SURFACE. PROVIDE WALKS WITH 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE. PROVIDE ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. SEE LANDSCAPE PLAN FOR SPECIFIC FINISH TYPES & REQUIREMENTS.
5. COORDINATE EXPECTED DEPTHS OF ROUGH GRADING & EXCAVATION OPERATIONS WITH DEPTHS OF PROPOSED AND EXISTING UTILITIES TO REMAIN, PRIOR TO BID & START OF GRADING WORK.
6. PATCH REPAIR, AT NO ADDITIONAL COST OR TIME TO CONTRACT, ANY CONDITIONS DAMAGED, OUTSIDE LIMIT OF WORK, BEYOND PROPERTY LINE AND IN PUBLIC WAY, AS A RESULT OF THE WORK PERFORMED UNDER THIS CONTRACT IN A MANNER THAT WILL MATCH ADJACENT SURFACES.
7. PROVIDE ALL WORK NECESSARY FOR A COMPLETE PROJECT, INCLUDING ANY UTILITY ALTERATIONS AND CONNECTIONS, PAVEMENT MARKING, IRRIGATION AND LANDSCAPING WORK OUTSIDE OF PROJECT LIMITS, OUTSIDE PROPERTY LINE AND IN PUBLIC WAY.
8. SLOPE FINISH GRADE TO PROVIDE DRAINAGE AWAY FROM BUILDING, REFER TO CIVIL DRAWINGS.
9. GRADING, DRAINAGE, & CONSTRUCTION OPERATIONS SHALL COMPLY WITH ALL AGENCY REQUIREMENTS.
10. ENSURE THAT GRADED SURFACES USED FOR OFF STREET CONSTRUCTION PARKING, MATERIAL LAY-DOWN OR AWAITING FUTURE CONSTRUCTION ARE STABILIZED FOR DUST CONTROL..
11. COORDINATE ANY LANE CLOSURES OR DETOURS WITH AGENCIES. PROVIDE NECESSARY TRAFFIC CONTROL MEASURES TO MINIMIZE CONFLICTS BETWEEN CONSTRUCTION ACTIVITY AND OFF-SITE PEDESTRIAN AND VEHICULAR TRAFFIC.
12. COORDINATE STAGING & CONSTRUCTION OPERATION AREAS WITH SITE CONSTRAINTS PRIOR TO BID & START OF CONSTRUCTION. CONFINE OPERATIONS TO AREA OF SITE DEFINED BY PROPERTY LINES.
13. COORDINATE STAGING & CONSTRUCTION OPERATION AREAS WITH SITE CONSTRAINTS PRIOR TO BID & START OF CONSTRUCTION. CONFINE OPERATIONS TO AREA OF SITE DEFINED BY PROPERTY LINES.
14. MAINTAIN JOBSITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. DO NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.



W Design & Architects
18575 Jamboree Road, Suite 600
Irvine, California 92612
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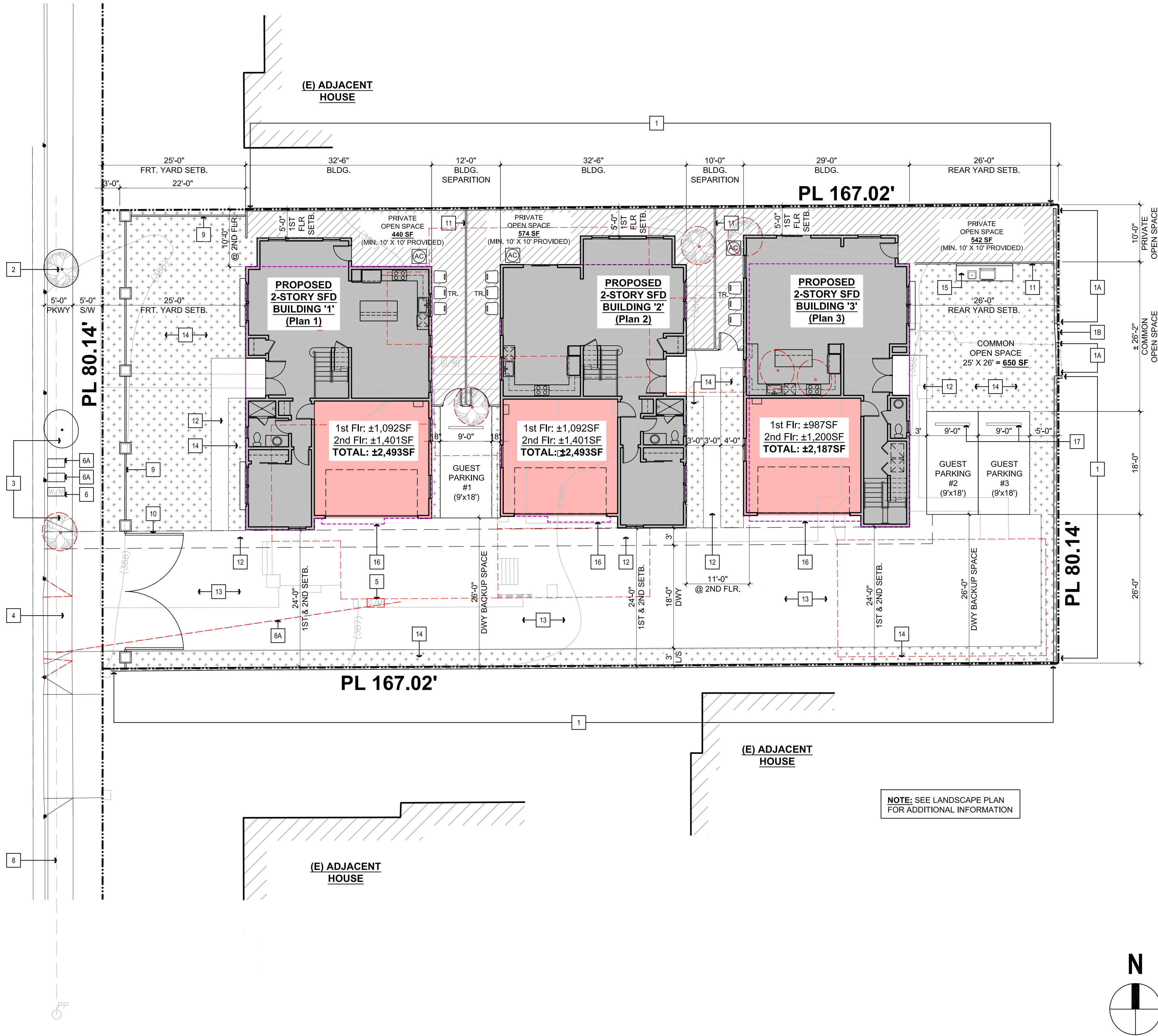
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ARCHITECTURAL
SITE PLAN

A1-00

SIERRA VISTA ST., MONTEREY PARK



ARCHITECTURAL SITE PLAN

1"=10'-0"

1

Staff Report, TM-23-03, DRB-23-33
January 23, 2024

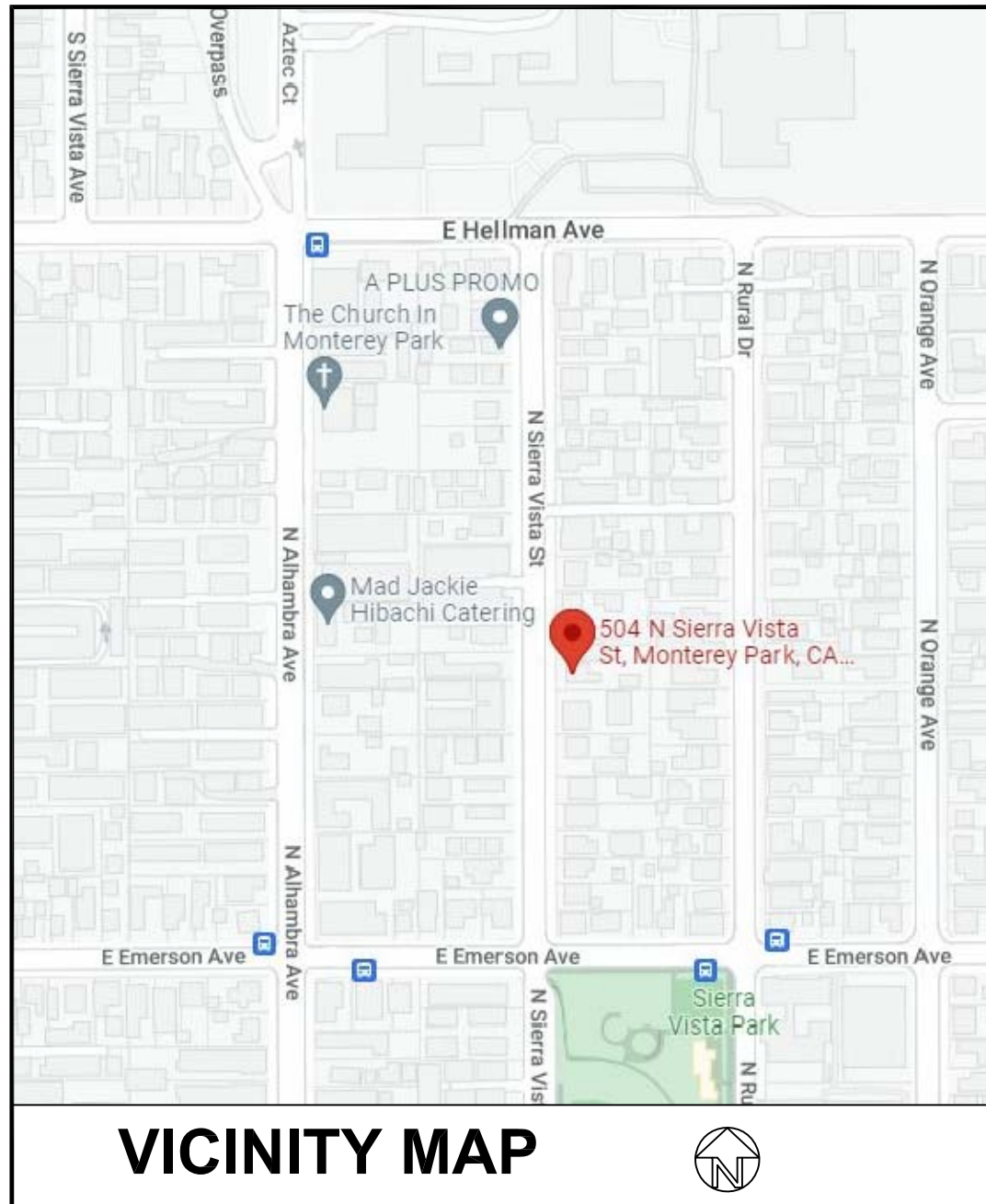
ATTACHMENT 3
Tentative Map No.84902
(TM-23-03)

TENTATIVE PARCEL MAP NO.84092

IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF LOT 17 OF TRACT NO. 2399, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 23, PAGE 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5258-009-023
FOR CONDOMINIUM PURPOSE



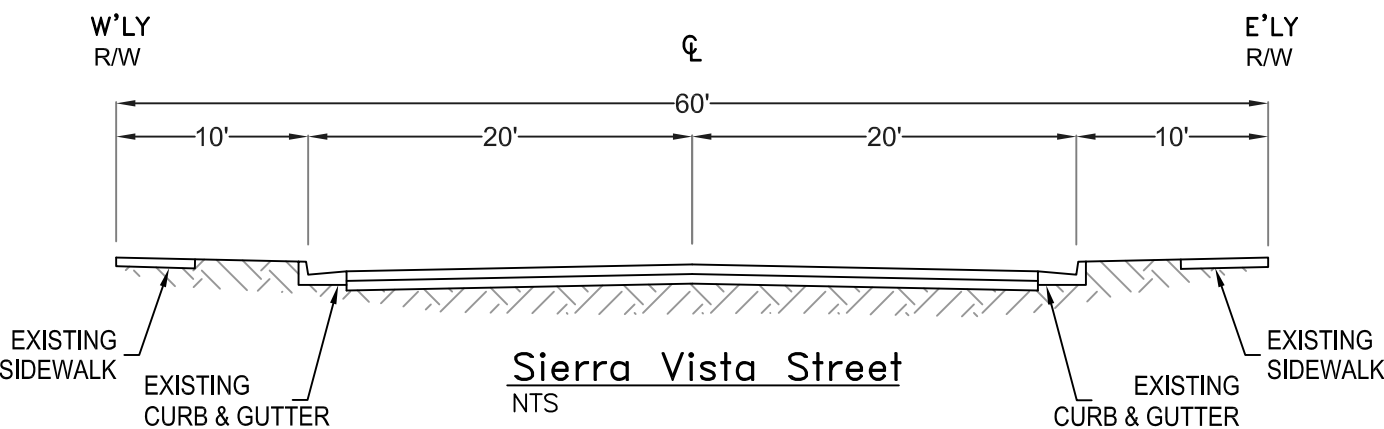
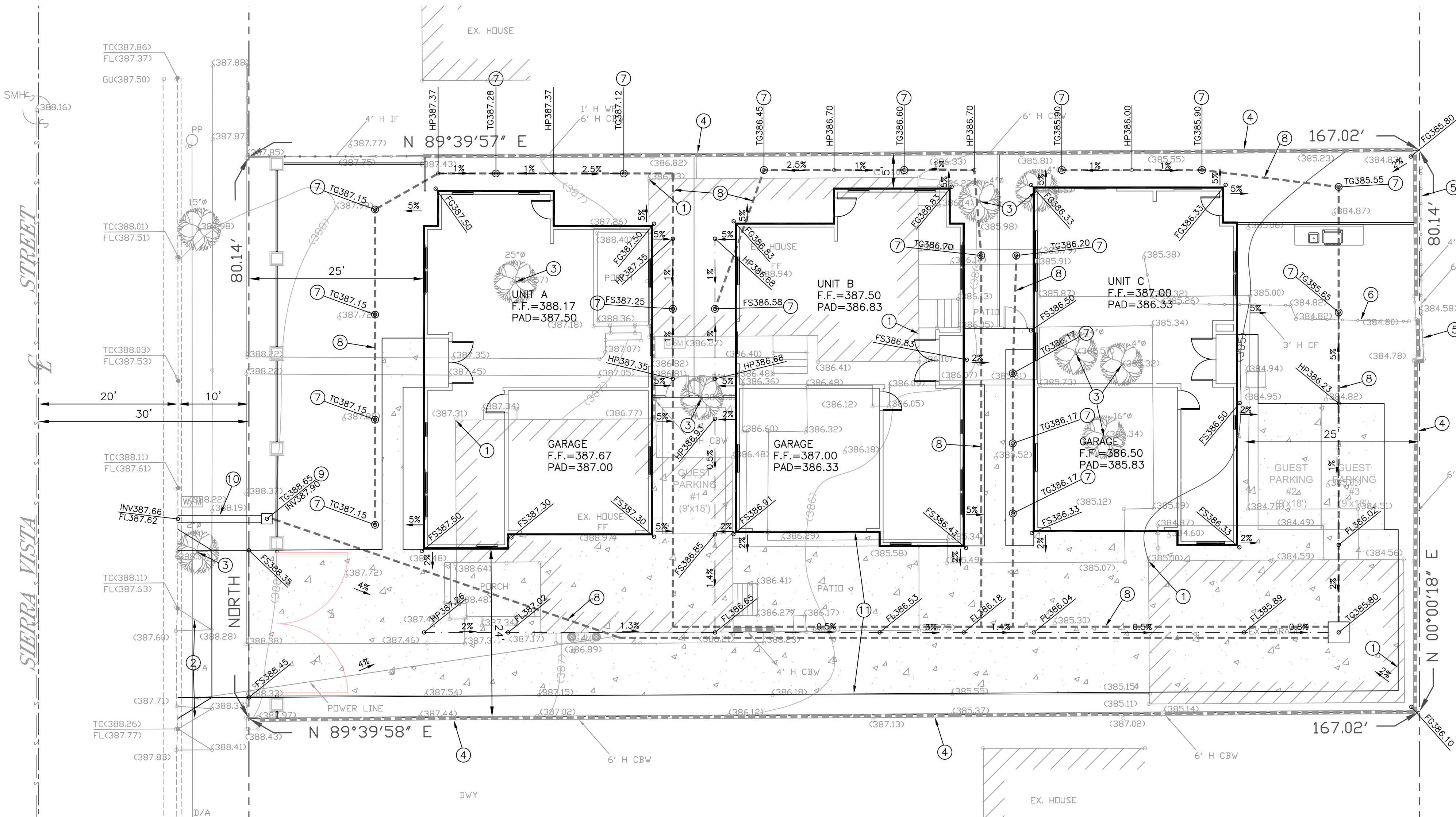
VICINITY MAP

ABBREVIATIONS

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE
GM..... GAS METER
MH..... MAN HOLE
FF.....FINISH FLOOR
S/W..... SIDEWALK
SD..... STORM DRAIN
FS..... FINISH SURFACE
TC..... TOP OF CURB
TW..... TOP OF WALL
WV..... WATER VALVE

LEGENDS:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
---(530)---.....EXISTING COUNTOUR
3%.....DRAINAGE PATTERN
---530---.....PROPOSED COUNTOUR
.....BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
.....CONSTRUCTION NOTES
.....EXISTING FIRE HYDRANT
W.....WATER LINE
S.....SEWER LINE
GAS.....GAS



CONSTRUCTION NOTES:

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING DRIVEWAY APPROACH TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- INSTALL 6" AREA DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CATCH BASIN
- PROPOSED PARKWAY DRAIN
- PROPOSED DRIVEWAY

BENCH MARK:

COUNTY BENCHMARK NO. LY6710
CSBM MON IN WELL 3.3FT E/O E CF @
SE COR EMERSON AVE & ALHAMBRA AVE
31FT S/O & 29.5FT E/O C/L INT MKD
(BM 31-19 1953 RE 63)

ELEVATION: 383.395' (NAVD 1988)

BASIS BEARING:

CENTERLINE OF SIERRA VISTA ST NORTH
AS PER TRACT NO. 2399 M.B. 23-17

PREPARED BY:

CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.,
BREA, CA 92821
TEL. NO.: (714) 671-1050
JACK LEE, R.C.E., G.E.

TOPO MAP BY:

CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.,
BREA, CA 92821
TEL. NO.: (714) 671-1050
JACK LEE, R.C.E., G.E.
DATE: 09/26/2022

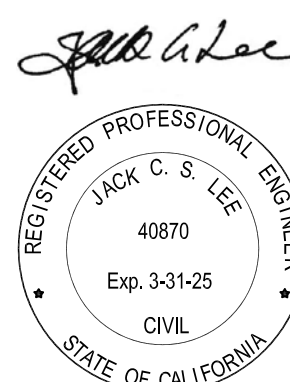
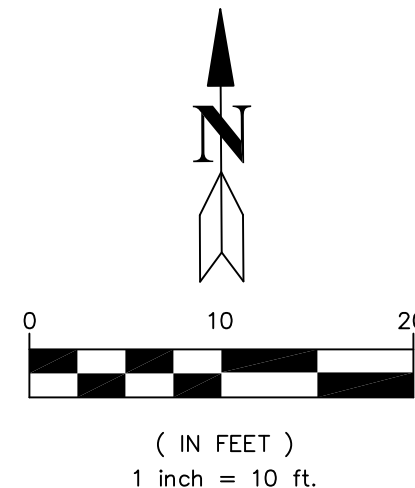
OWNER/SUBDIVIDER:

JOSE CHANG
820 Abbott Ave.
San Gabriel, CA 91776
TEL: (626) 926-8778

NOTES:

EXISTING ZONE:
LOT SIZE:
NO. OF EXISTING LOT:
NO. OF PROPOSED UNIT:
SEWERAGE DISPOSAL:

R-2
13,383.91 SF/0.307 AC
1
3
BY GRAVITY SEWER PIPES TO STREET MAIN



PROJECT LOCATION:

504 N SIERRA VISTA STREET,
MONTEREY PARK, CA 91755

DRAWN:

AS

CHECKED:

AS

DATE:

05-24-2023

JOB NO.:

22-019-064

SCALE:

1" = 10'

FILE NAME:

AS

T-1

Staff Report, TM-23-03, DRB-23-33
January 23, 2024

ATTACHMENT 4

Notice of Exemption

Notice of Exemption

From: City of Monterey Park Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

To:

- ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- ☐ Los Angeles, County Clerk
Environmental Filings
12400 Imperial Highway #1201
Norwalk, CA 90650
Attn: Business Filings and Registration

Project Title: Tentative Map (TM 23-03) and Design Review (DRB-23-33)
Project Location - Specific: 504 North Sierra Vista Street
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Approval to construct and subdivide air rights for three detached residential dwelling units at 504 North Sierra Vista Street.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: City of Monterey Park

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: § 15303 (Class 3 – New Construction)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act ((Public Resources Code §§ 21000, *et seq.*; "CEQA") and the CEQA Guidelines (14 Cal. Code of Regs. §15000, *et seq.*), the proposed use is not subject to additional environmental review. This project will not have a significant effect on the environment per CEQA Guidelines § 15303 (Class 3 – New Construction). Class 3 exempts new construction of up to three single family residences, and multi-family residential structures totaling no more than four dwelling units. This activity contemplates development of three detached dwelling units and the related subdivision of air rights. Accordingly, and is not subject to further review.

Lead Agency Contact Person: Kevin Tan Telephone (626) 307-1302

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: Assistant Planner

- ☐ Signed by Lead Agency Date received for filing at OPR: _____
- ☐ Signed by Applicant