

PLANNING COMMISSION OF MONTEREY PARK AGENDA

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

**Tuesday
February 11, 2025
6:30 PM**

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

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 Fung

FLAG SALUTE

Commissioner Wilson

ROLL CALL

Chairperson Peter Fung, Vice Chairperson Jack Chiang, Commissioner Tammy Sam, Commissioner Bethelwel Wilson, Commissioner Johnny Kwok

REORGANIZATION OF THE PLANNING COMMISSION

Selection of Chair and Vice Chair

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 MAP NO. 84533 (TM-24-02), DESIGN REVIEW (DRB-24-080) - CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION TO CONSTRUCT AND SUBDIVIDE AIR RIGHT FOR SIX CONDOMINIUM UNITS AT 422 MOONEY DRIVE (ASSESSOR'S PARCEL NUMBER 5256-005-017)

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, adopt a resolution approving TM-24-02 and DRB-24-080 to construct and subdivide air rights for three detached residential structures resulting in six condominium units; 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 25, 2025.



Planning Commission Staff Report

DATE: February 11, 2025

AGENDA ITEM NO: 3.A

TO: The Planning Commission
FROM: Jessica Serrano, Director of Community Development
SUBJECT: **PUBLIC HEARING – TENTATIVE MAP NO. 84533 (TM-24-02) AND DESIGN REVIEW (DRB-24-080)** – Consideration and possible action to adopt a resolution to construct and subdivide air rights for six condominium units at 422 Mooney Drive (Assessor's Parcel Number 5256-005-017) ("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, adopt a resolution approving TM-24-02 and DRB-24-080 to construct and subdivide air rights for three detached residential structures resulting in six condominium units; 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 (Class 3 – New Construction) exempts new construction of up to six dwelling units. The project contemplates construction and the subdivision of air rights for six dwelling units. Accordingly, this activity is not subject to further review. A Notice of Categorical Exemption has been prepared.

EXECUTIVE SUMMARY:

Philip Chan (the "Applicant") on behalf of the property owner, requests approval of TM-24-02 and DRB-24-080 to construct and subdivide air rights for three detached residential structures resulting in six condominium units (the "Project") at 422 Mooney Drive ("Subject Property"). The Subject Property is within the City's R-2 (Medium-Density Residential) Zone, and permits multi-family development. Pursuant to the Monterey Park Municipal Code ("MPMC") and the Subdivision Map Act, a tentative map is required to subdivide air space for separate ownership for each unit. The Project is consistent with the MPMC and

the General Plan. Therefore, the City Planner recommends approval of TM-24-02 and DRB-24-080, subject to conditions of approval.

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:

- Consistent with the Monterey Park General Plan;
- Consistent with applicable specific plan or planned development;
- Consistent with the provisions of the MPMC;
- In the interest of public health and safety; and
- A necessary prerequisite to the orderly 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;

- Provide a visually pleasing setting for structures on the site through landscaping; and
- The design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.

BACKGROUND:

The Subject Property (see Figure 1) is located on the south side of Mooney Drive between the southern terminus of Sefton Avenue and Alhambra Avenue, approximately 204 feet east of its intersection from Alhambra Avenue. It is zoned R-2 (Medium-Density Residential) and designated Medium-Density Residential in the General Plan. Properties to the north, northeast, and west, the surrounding properties are zoned R-2 and currently developed with a mix of single-family and multi-family residential structures. To the south and southeast the property is zoned O-S (Open Space) and is part of Garvey Ranch Park. The Subject Property is irregularly shaped, measuring 127.27 feet in width at the front and 29.69 feet at the rear. The sides measure 191.35 feet, 43.23 feet, and 187.08 feet in depth, encompassing a total area of approximately 17,572 square feet (0.40 acres).



Figure 1: Project Site Aerial – 422 Mooney Drive

The Subject Property is currently developed with two structures: a single-family dwelling and a detached garage. As part of the Project, both structures will be demolished to build a six-unit condominium development.

SITE AND ARCHITECTURAL DESIGN:

The Project will consist of three, two-story, detached, duplex condominiums with each structure containing two residential units and attached 2-car garages for each unit. The Subject Property will be accessible by a single drive approach at the north side of the parcel. The units will range in size from 1,508 to 1,945 square feet.

Each of the three proposed duplex structures, known collectively as Units A-F, will feature 3 bedrooms, 2 bathrooms, a powder room, a dining room, a kitchen, and a living room. Units A and B will have additional features, with Unit A containing a breakfast nook and Unit B having an office. The Project and all its units meet development standards set forth in the MPMC:

DEVELOPMENT STANDARD	MPMC REQUIREMENT	PROPOSED
Minimum Lot Size	6,000 sq. ft.	17,572 sq. ft.
Maximum Density (16 units/acre)	6	6
Front Setback	Minimum 25'	34'-3"
Garage (w/ right angle turn-in)	Minimum 15'	15'
Side Setback	Minimum 5'	5'
Side Setback - 2 nd Story	Minimum 10'	10'
Height	Maximum 30'	30'
Distance between Structures	Minimum 10'	15' – 18'
Driveway Width	Minimum 18'	18' – 26'
Required Parking		
- Enclosed (per unit)	2	2
- Guest (development)	1	3
Open Space		
- Private (per unit)	250 sq. ft./unit	251 – 318 sq. ft./unit
- Common	600 sq. ft.	926 sq. ft.

The architectural design of the Project includes a Spanish style, characterized by arched windows, wood siding and accent details, decorative corbels, single-hung windows, S-shaped roof tiles, and decorative Spanish tile accents that enhance the aesthetic appeal. Each unit is designed with a private open space of at least 200 square feet, in addition to a shared common open area for residents to enjoy. The common open area will have a trellis with benches for the residents to use.

TENTATIVE MAP

The Applicant is seeking approval of a TM to allow separate ownership for each dwelling unit. 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 MPMC 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 6 condominium units with a density of 8.3 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, the City Planner 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 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 30, 2025, with affidavits of posting on file. The legal notice of this hearing was mailed to 42 property owners within a 300-foot radius and current tenants of the property concerned on January 30, 2025.

Respectfully submitted by:



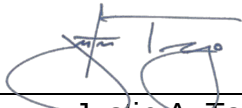
Jessica Serrano
Director of Community
Development

Prepared by:



Kevin Tan
Assistant Planner

Reviewed by:



Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

- Attachment 1: Resolution, with Exhibit A
- Attachment 2: Architectural Plans, with Materials Board
- Attachment 3: Tentative Map No. 084533 (TM-24-02)
- Attachment 4: Notice of Exemption

ATTACHMENT 1

Resolution, with Exhibit A

RESOLUTION NO. _____

**A RESOLUTION APPROVING TENTATIVE MAP NO. 84533 (TM-24-02)
AND DESIGN REVIEW (DRB-24-080) TO CONSTRUCT AND SUBDIVIDE
AIR RIGHTS FOR SIX CONDOMINIUM UNITS AT 422 MOONEY DRIVE.**

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 1, 2025, Philip Chan (“Applicant”), submitted applications requesting approval of Tentative Map No. 84533 (TM-24-02) and Design Review (DRB-24-080) to construct and subdivide air rights for three detached residential dwelling structures resulting in six condominium units at 422 Mooney Drive (“Subject Property”);
- B. The City Planner reviewed the project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA,” and the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”). CEQA and the CEQA Guidelines are collectively referred to as “CEQA Regulations.”
- C. The City Planner completed review of the Project and scheduled a public hearing before the Planning Commission for February 11, 2025;
- D. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- E. On February 11, 2025, 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
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its February 11, 2025 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-24-02 and DRB-24-080 to construct and subdivide air rights for three detached residential structures resulting in six condominium units;
- 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 category allows a broad range of dwelling unit types which may be attached or detached;

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- C. The Subject Property is located on the south side of Mooney Drive between the southern terminus of Sefton Avenue and Alhambra Avenue, approximately 204 feet east of its intersection from Alhambra Avenue. The properties located to the north, east, and west are R-2 zoned lots and currently developed with a mix of single-family and multi-family residential structures. The lot to the south is zoned O-S (Open Space) and is designated as Garvey Ranch Park; and
- D. The Subject Property is irregularly shaped, measuring 127.27 feet in width at the front and 29.69 feet at the rear. The sides measure 191.35 feet, 43.23 feet, and 187.08 feet in depth, encompassing a total area of approximately 17,572 square feet (0.40 acres).

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 (Class 3 – New Construction) exempts a new construction of up to six dwelling units. The project contemplates construction and the subdivision of air rights for six dwelling units. 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 Title 20:

- 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 structures resulting in six condominium units, with associated improvements and the tentative map subdividing air rights at the Subject Property are consistent with the Land Use and Urban Design Element 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 7.7 (strengthen neighborhood identity with new development that is architecturally compatible with surrounding structures), Policy 8.5 (require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities), and 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 R-2 Zone;
- C. As proposed, the Project satisfies all development standards of the R-2 Zone;

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- D. The design of the subdivision and the proposed improvements will not 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.
- E. The proposed project supports 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

SECTION 5: *Design Review Findings.* The Commission finds as follows pursuant to and MPMC § 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 enhanced design features such as arched windows, wood siding and accent details, decorative corbels, single-hung windows, S-shaped roof tiles, and varied roof lines and wall offsets that help to break up the massing of the buildings.
- B. The proposed project features Spanish-style architecture, incorporating design elements that reflect the region's architecture that can be found within the surrounding neighborhood. The design reflects the values of the community, enhances the surrounding environment, and harmonizes with its surrounding area.
- C. The proposed landscaping for the Project will create visually pleasing environment for structures on the site. The preliminary landscape plans feature a mix of plant materials with varying heights. The proposed new landscaping will allow the Project to seamlessly integrate with the surrounding neighborhood.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated by reference, the Planning Commission approves Tentative Map No. 84533 (TM-24-02) and Design Review (DRB-24-080).

SECTION 7: *Notice of Exemption.* The City Planner, 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 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.

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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.

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 Chapter 1.10.

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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 11th DAY OF FEBRUARY 2025.

Peter Fung, 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 11th day of FEBRUARY 2025, 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,
Assistant City Attorney**

RESOLUTION NO. XXX

Exhibit A

CONDITIONS OF APPROVAL

422 MOONEY DRIVE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Philip Chan (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Tentative Map No. 084533 ("TM-24-02") and Design Review ("DRB-24-080").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in the Project Conditions use the definitions set forth in the MPMC.

STANDARD PROJECT CONDITIONS:

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-24-02 and DRB-24-080 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-24-02 and DRB-24-080, 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. The Subject Property must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped January 22, 2025 unless revisions and/or additional conditions are specifically required herein. Future modifications that are not in substantial conformance, as determined by the City Planner, require modification of this approval.
4. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Project Conditions, are binding upon the property owners' successors in interest. The Project Conditions may be modified, terminated,

or abandoned in accordance with applicable law including, without limitation, the MPMC § 21.32.170.

5. Any proposed deviations from the Exhibits, Project Description or Project Conditions must be submitted to the City Planner for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
6. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
7. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
8. The Permittee must comply with all requirements of this Resolution, the MPMC, policies and regulations of any State, Federal or local agency with jurisdiction over the Project, and any other applicable law.
9. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this approval null and void.
10. Permittee must reimburse the city for all attorneys' fees expended by the City that are directly related to the processing of this Project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.
11. The Permittee's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this permit. The City may, in accordance with applicable law, undertake action and incur costs that may be required to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the Permittee or current property owners in accordance with applicable law.
12. 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.
13. The Permittee must contact the City Planner, or designee, to arrange one or more site inspections as necessary to ensure that the Permittee has complied with all Project Conditions before exercising any of the rights conferred by this Resolution.

14. The Permittee must sign and have notarized an affidavit acknowledging acceptance of these Project Conditions and return it to the Planning Division within 30 days of the effective dates of this approval, or before the issuance of a building permit.
15. This decision is not effective until the Permittee acknowledges acceptance of all Project Conditions, and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Permittee acknowledges agreement with the Project Conditions.
16. The Permittee must comply with all Project Conditions related to Project before the City will issue a certificate of occupancy

PLANNING

17. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required but construction has not commenced under a valid building permit. A total of four, one year, extensions may be granted by the Planning Commission upon finding of good cause. The total time of extensions cannot exceed six years from the initial expiration date. An application requesting an extension must be filed with the Community Development Department.
18. A final map must be approved and recorded before the City issues a certificate of occupancy.
19. The Subject Property must be kept in a clean and safe condition by, at a minimum, performing all of the following tasks:
 - a. Promptly removing, storing, and disposing all trash, litter, rubbish and debris on the Subject Property.
 - b. Promptly removing graffiti placed upon the Subject Property within forty-eight hours of its occurrence;
 - c. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the Subject Property clear and clean; and
 - d. Providing adequate lighting on the Subject Property.
20. All planting and irrigation systems must be installed and operating before building permit final inspection.
21. Landscaping/irrigation must be maintained in good condition at all times as determined by the Director of Community Development.

22. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") recorded for this property.
23. To ensure all common areas (e.g., driveway, hardscape, landscape) are properly maintained, a Homeowners' Association (HOA) and Covenants, Conditions and Restrictions (CC&R's) are required for the proposed Project. The Permittee must hire a management company for the HOA. During sales of the units, the sales managers must sit on the HOA board. The Permittee's representatives can remove themselves from the HOA board only when: 1) a new HOA board is selected from the new homeowners; 2) the new homeowners are trained on how to run the HOA; and 3) the units are fully occupied. The documents related to the HOA and CC&R's must be reviewed and approved by the City Attorney before the City approves a final map. In addition, the Permittee must pay for all attorney's fees associated with the review of the document.
24. The final approved floor plan for the residential units must be incorporated into CC&R's.
25. The Homeowners Association must maintain a current and active business license with the City for the life of the project. Association dues may not be collected unless the Association has a current and active business license with the City.
26. A copy of the final recorded CC&R's must be provided to the City before issuance of a certificate of occupancy or after modifications to the CC&R's.
27. Draft covenants, conditions and restrictions ("CC&Rs"), in a form approved by the City Attorney, must be approved by the City Planner, or designee, and include the following:
 - a. Payment of Municipal Charges. The amount of the assessments levied by the Association must include sums sufficient to cover the cost of all municipal charges imposed against the Property including, without limitation, sums sufficient to ensure the payment of invoices from the City of Monterey Park ("City") for water, wastewater, and solid waste charges. In addition, the Association and the Owners, and the management agent, if any, must continuously guarantee payment to the City of all such municipal charges.
 - b. Access and Entry. The Association and each Owner covenants, in favor of the City, to provide access and entry to all common areas of the Property, and all buildings, structures and units situated thereon, to any authorized Fire Inspector, Building Official and any other official charged with carrying out the laws of the City, the State of California, or the United States of America.

- c. Signs. Except as otherwise allowed by applicable law, the Association and each Owner covenant, in favor of the City, that no sign of any kind of advertising any service, business or other commercial project or venture can be displayed on the Property.
- d. Parking.
 - i. The Association and each Owner covenants, in favor of the City, that all automobiles used by an Owner or an Owner's invitees must be identified to a representative of the Association and subject to tow if parked in an area not designated for parking automobiles or in a guest parking space.
 - ii. All driveways and garages must be maintained in a neat and orderly condition and garage doors must be maintained in closed condition except as necessary to permit ingress and egress of authorized vehicles or to clean or work in the garage. The garages are to be used for the parking of standard authorized vehicles and may not be converted to living quarters or workshops or used for the storage of boats, trailers, campers or recreation vehicles in a way which will preclude the parking of the Owner's or occupant's authorized vehicles within the garage.
 - iii. Designated guest parking areas within the Common Areas are to remain open for use by guests only and are not to be used by Owners or other residents, either permanently or temporarily, for the parking of their authorized vehicles or the storage of boats, trailers or similar items of personal property, unless expressly authorized by the Association.
 - iv. No motor vehicle can be constructed, reconstructed or repaired within the Property and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, can be stored on the Property; provided, however, that the provisions of this Section does not apply to emergency vehicle repairs.
 - v. Campers, boats, trailers, motorcycles, commercial vehicles and trucks in excess of three-quarter tons cannot be parked within the Property, other than within enclosed garages except for periods not to exceed two hours for the purpose of loading and unloading.
 - vi. Personal property other than authorized vehicles cannot be stored in garages if such storage will necessitate or result in the parking of vehicles on streets within or adjacent to the Property. Parking by commercial vehicles for the purpose of making deliveries or service calls must be permitted in accordance with the Association Rules.

- vii. Each Owner must maintain their garage or parking spaces in a manner which ensures that it is capable of accommodating not less than the number of vehicles the space was designed to contain.
- e. Graffiti. The Association and each Owner covenants and agrees to maintain, or to cause to be maintained, all buildings and structures within the Property free of graffiti. In an event that the Association or an Owner fails to remove or to cause the removal of any graffiti within 24 hours of its receipt of written notice from the City requesting such removal, the City has the right and authority to enter upon the Property and remove or mask said graffiti. Any and all costs incurred by the City in connection with the removal or masking of such graffiti must be reimbursed to the City by the Association and/or the Owner, if any, of affected building or structure.
- f. Maintenance of Property. The maintenance of all common wastewater and storm drainage facilities, and all landscaping, irrigation systems, slopes, drainage facilities and retaining walls, if any, located within the Common Area are Association's responsibility, and the maintenance of all irrigation systems, slopes, drainage, facilities and retaining walls, if any, situated within an Exclusive Use Common Area are the responsibility of the Association in the event the applicable Owner fails to provide such maintenance.
- g. Filing of Information.
 - i. Filing (Unincorporated Associations Only). The Association must cause the names and addresses of the officers and members of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.
 - ii. Filing (Incorporated Associations Only). The Association must cause the names and address of the officers and members of the Board of Directors of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.
- h. Amendment of CC&Rs. Notwithstanding any other provision of this Declaration the contrary, the statements and covenants set forth herein in favor of the City of Monterey Park cannot be modified and rescinded without the prior written consent of the City of Monterey Park.

- i. Third-Party Beneficiary; Enforcement Rights. City Enforcement of Declaration. Notwithstanding any other provision of this Declaration to the contrary, the City of Monterey Park has the power and the right, but not the obligation, to enforce any or all provisions of this Declaration as a third-party beneficiary to the extent this Declaration contains provisions implementing the Monterey Park Municipal Code ("MPMC") or any condition of approval adopted by City Council resolution or ordinance. Failure by the City to enforce any restriction, covenant, condition, limitation or reservation imposed by the provisions of this Declaration does not constitute a waiver of the City's right to do so. The Association agrees to pay all costs associated with such enforcement including, without limitation, reasonable attorney's fees. The City may exercise its rights of enforcement without regard to any alternative dispute resolution provision in the CC&Rs or any other restriction on enforcement otherwise applicable to owners, tenants, other residents, or the Association including, without limitation, provisions with regard to notice.

FIRE

28. 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.
29. The minimum fire flow required must be determined as specified by the current adopted edition of the California Fire Code Appendix B with adopted amendments. Given the present plans and information, the required fire flow for the new structure is 500 gallons per minute at 20 psi for a minimum of a 1/2-hour duration. The applicant must verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.
30. Before fire approval and/or map recordation, the applicant must provide to the Fire Department, verification from the water purveyor that the water purveyor can provide the required fire flow of 500 gallons per minute at 20 psi for a minimum a ½ hour duration.
31. All structures must provide an approved automatic fire sprinkler system as set forth by the California Fire Code 903 and MPMC amendments.
32. The main driveway must be designated as an emergency access road. The driveway must be all-weather and capable of supporting a 75,000 lb load. The minimum width of the driveway must be 20 feet and have a minimum 13'-6" vertical clearance. Approved signage must be provided to prevent parking in the driveway.
33. A fire hydrant must be provided within 600 feet of all points of all structures.
34. An approved number or address must be provided in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½-inch stroke and be a contrasting background.

35. A Knox switch must be provided for any vehicle gates.
36. The owner or owner's authorized agent must be responsible for the development, implementation and maintenance of an approved, written safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction work.
37. If "As-built" plans are required, additional fees will be due for the review of the drawings.

ENGINEERING

38. The applicant must record the Final Map after the City approves in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable \$191 cash deposit must be submitted to guarantee that developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation. If recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$191 cash deposit.
39. The applicant/property owner 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.
40. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code 66020(d) that the City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code 66000, et seq.).
41. 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.
42. The applicant 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. Complied maps are not permitted unless prior approval is granted by the City Engineer. 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.
43. The developer/owner is responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.
44. Utility Plans must be submitted for review and approval by the City Engineer. These plans must comply with the City's Standards. Upon submittal, the City will review for

approval or provide comments or required modifications. The developer will be responsible for any required upgrade for utility lines.

45. Developer must connect a 4" lateral water line to the existing 8" water main and install a 4" water meter and backflow device after the meter instead of 6 proposed additional water meters on public right of way. There are 8" water main and 4" inches water main connecting with 4"x8" reducer on the frontage of the property. Developer must connect to the 8" inches side of water main.
46. 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 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 may be required for submittal to the City Engineer for review and approval.
47. All storm drainage facilities serving the development must accommodate a 25-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drains facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the City Engineer.
48. Applicant must submit a grading and drainage plan, and an erosion and sediment control plan to the City Engineer for review and approval.
49. The grading/drainage plan and the shoring plan (if applicable) must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
50. Streets Improvement plans must be submitted for the entire frontage of 422 Mooney Dr. The street improvement must consist of pavement grinding and rubberized asphalt overlay and may require localized pavement repairs depending on the conditions of the street. Construct new curb and gutter, main entry driveway, and full parkway width sidewalk. The improvements must be along entire property frontage as approved by the City Engineer.
51. Applicant must submit a landscape improvement plan. The plan must incorporate any proposed trees, size and species for review and approval.
52. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted prior to final map approved by the City Council.
53. The developer is responsible for constructing and rehabilitating or upsizing as necessary for the sewer line per recommendation of the sewer study or as the result of the sewer study. A sewer connection reconstruction fee will be assessed at the

time of issuance of a building permit in accordance with the provisions of Chapter 14.06 of the Municipal Code.

54. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.

55. Developer must submit a Title Report.

POLICE

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

57. If security gates are installed on the property, an access control system such as a keypad, card reader, or electric latch retraction devices should be installed at ingress and egress gates and doors to control and deter unwanted access to the property. A key card or key code must be provided to the police department to access the property in an emergency.

58. It is recommended that a camera surveillance/security system be installed in the common areas of the property, such as the common walkways, exterior storage areas, building perimeters, and stairwells. If a camera security system is installed, the cameras should operate 24 hours a day, seven days a week. All cameras should record onto a recording medium, and all recordings should be maintained in a secure and locked enclosure. It is recommended that recordings be kept for at least 30 days and made readily available for any law enforcement official who requests the recording(s) for official purposes.

59. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and, in the courtyard, must be planted and kept where the height of the greenery would not easily conceal persons.

60. The driveway leading into the complex must be constructed and maintained so that traffic is easily visible to those entering or leaving the location.

61. Any outside ladders leading to the rooftop must be secured to prevent unauthorized access to the roof.

62. Address numbers should be illuminated during hours of darkness and positioned as to be readily readable from the street. Numbers must be at least 12 inches in height.

63. All common open areas must be well-lit during the hours of darkness.

64. Proper signs must be posted at the guest parking areas and in the driveway leading into the complex to prevent illegal or overnight parking of unwanted guests.

65. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and personnel must always be maintained. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

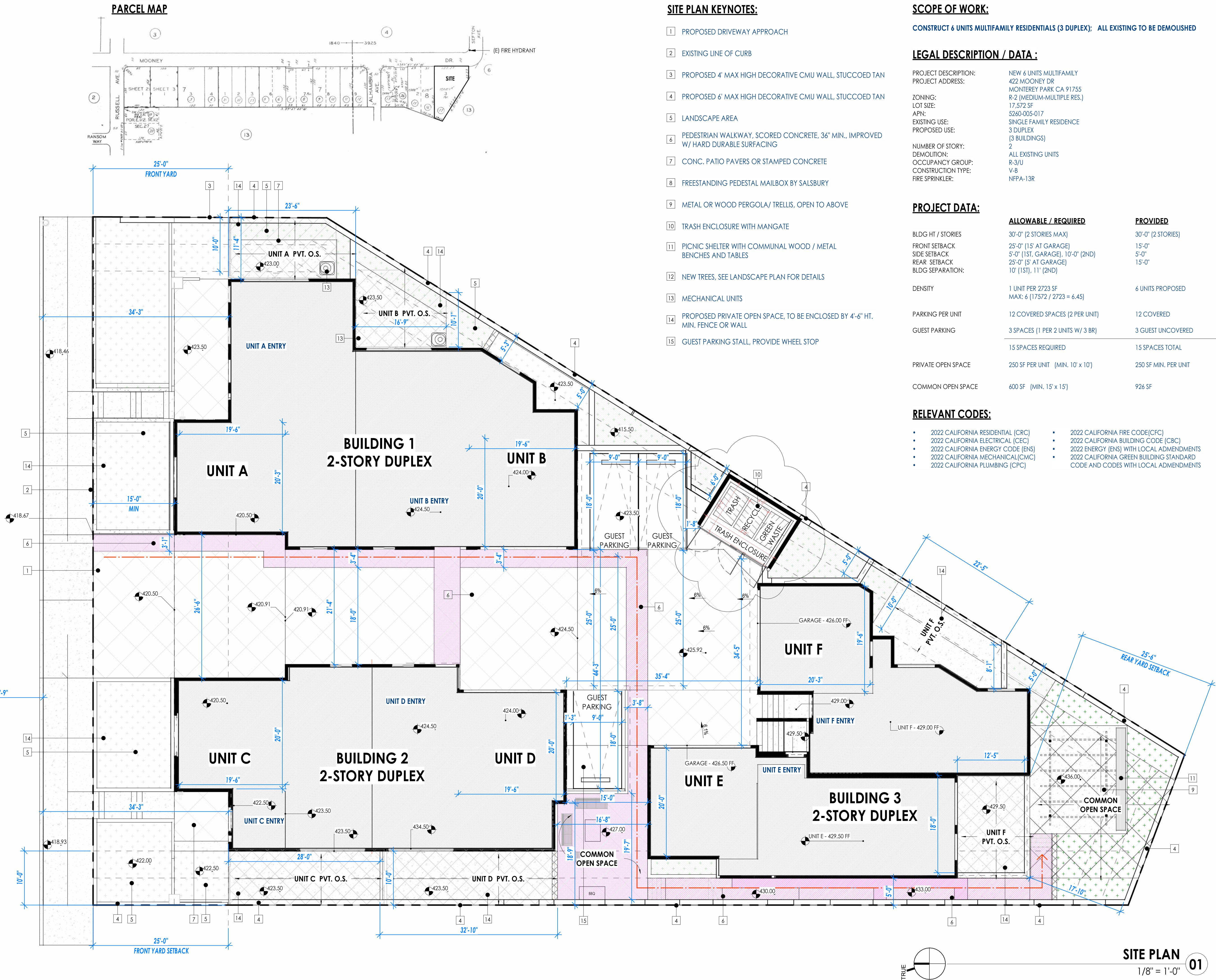
By signing this document, the Permittee, certifies having read and understood the Project Conditions, and agrees to comply with the Project Conditions.

Philip Chan, Permittee

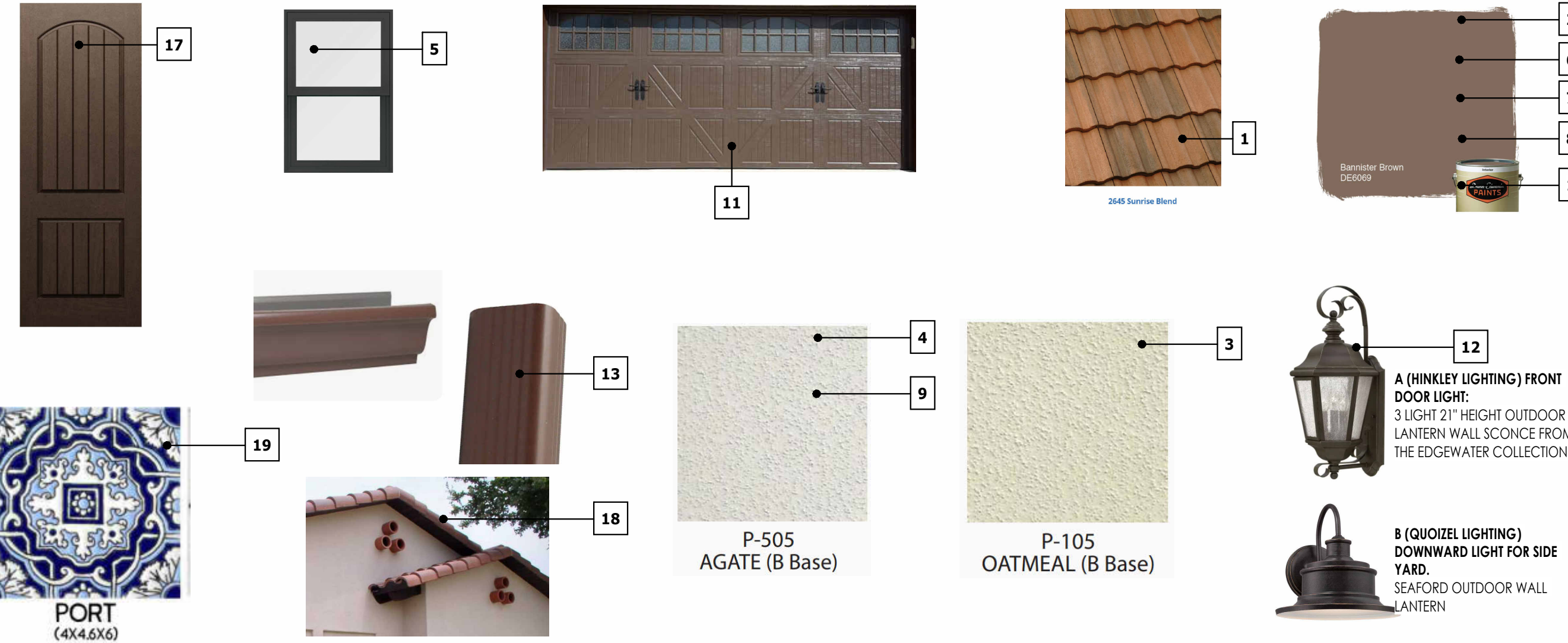
ATTACHMENT 2

Architectural Plans, with Materials Board

MOONEY DR.

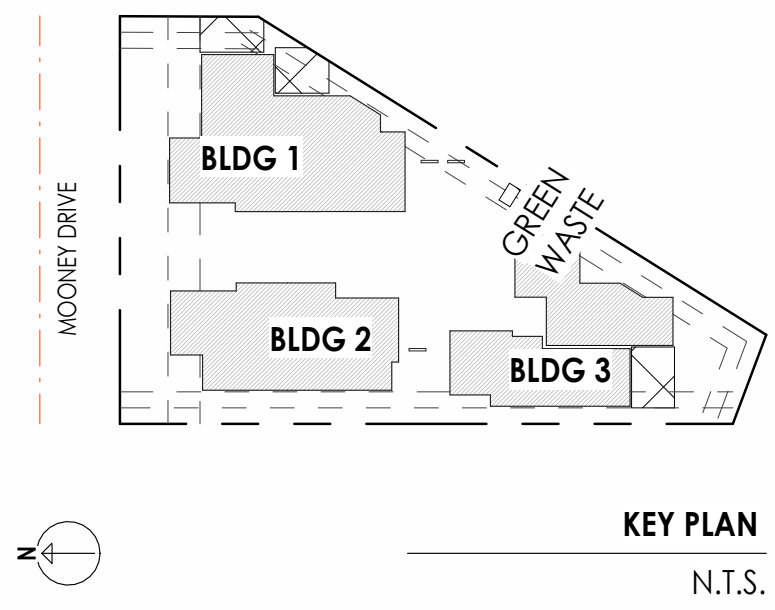


FINISH REFERENCE



EXTERIOR FINISH SCHEDULE

- # - MARK
- MATERIAL NAME (MANUFACTURER / SOURCE)
- MATERIAL FINISH / MATERIAL COLOR
1. CONCRETE ROOF TILE (EAGLE ROOFING TILE)
MALIBU 2645 SUNRISE BLEND
 2. 2X6 FASCIA BOARD (MILLWORK BY OTHERS)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARD PAINT)
 3. CROWN MOULDING (MERLEX STUCCO)
STUCCOED, COLOR: P-105 OATMEAL
 4. CEMENT PLASTER (MERLEX STUCCO)
SAND FINISH, COLOR: P-505 AGATE
 5. WINDOWS (MILGARD WINDOW)
TRINISIC WINDOW, COLOR: BRONZE
 6. WOOD SILL TRIM (WOODWORK BY OTHERS)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 7. DECORATIVE WOOD CORBEL / BRACKET / RAFTERS (MILLWORK BY OTHERS)
3X8 WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 8. WOODWORK / WOOD POST (WOODWORK BY OTHERS)
WOOD MDF, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 9. PRECAST TRIM (LA HABRA STUCCO)
PRECAST TRIM, COLOR: OATMEAL
 10. WALL TRELLIS FOR VINE GROWING
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 11. GARAGE DOOR (AMARR GARAGE DOOR)
CLASSICA COLLECTION, COLOR: BROWN
 12. EXTERIOR LIGHTING
SEE EXTERIOR LIGHTING SCHEDULE FOR SIZING
 13. DOWNSPOUT / RAIN GUTTER / LEADER HEAD (IRONWORKS BY OTHERS)
COLOR COATED ALUMINUM, COLOR: RUSTIC BROWN
 14. WOOD FENCING (MILLWORK BY LUMBER YARD)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 15. CHIMNEY SHROUD (METALWORK BY OTHERS, COLOR TO MATCH ROOFING)
 16. DOWNSPOUT / RAIN GUTTER / LEADER HEAD (IRONWORKS BY OTHERS)
COLOR COATED ALUMINUM, COLOR: RUSTIC BROWN
 17. FRONT ENTRY DOOR (PLASTPRO)
RUSTIC SERIES, TWO PANEL DOOR
 18. DECORATIVE CLAY GABLE VENT
COLOR: TO MATCH ROOFING
 19. SPANISH TILES AT FRONT DOOR
INSTALLED AT THE RECESSED SURROUNDS, COLOR: BLUE / WHITE



ARCHITECT SEAL:

PROJECT:
6-UNITS PUD

422 MOONEY DR
MONTEREY PARK CA 91755

PLOT DATE:

PROJECT NO:
REVISION DATE

NOTES:

NOT FOR CONSTRUCTION

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:

ELEVATIONS -
BLDG 1

SHEET NO:

BLDG 1 - SOUTH ELEVATION

3/16" = 1'-0"

3

BLDG 1 - EAST ELEVATION

3/16" = 1'-0"

1

BLDG 1 - NORTH ELEVATION

3/16" = 1'-0"

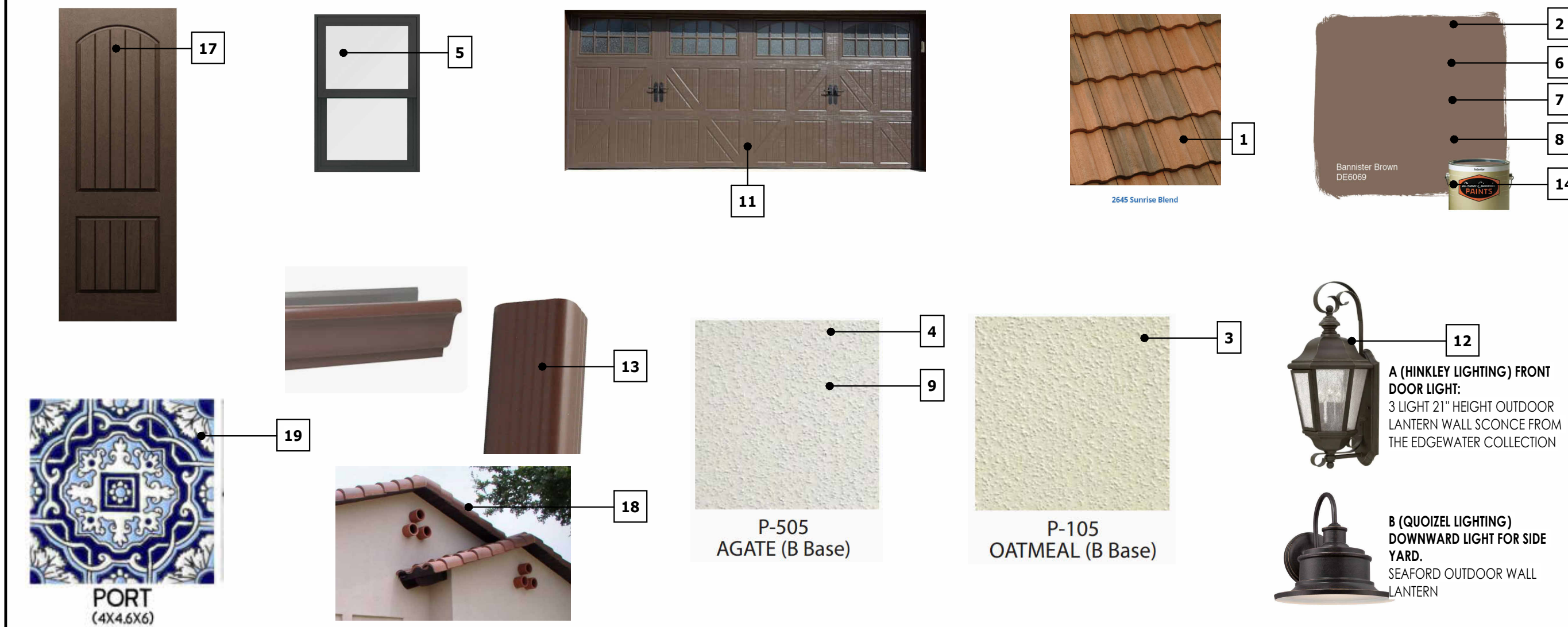
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BLDG 1 - WEST ELEVATION

3/16" = 1'-0"

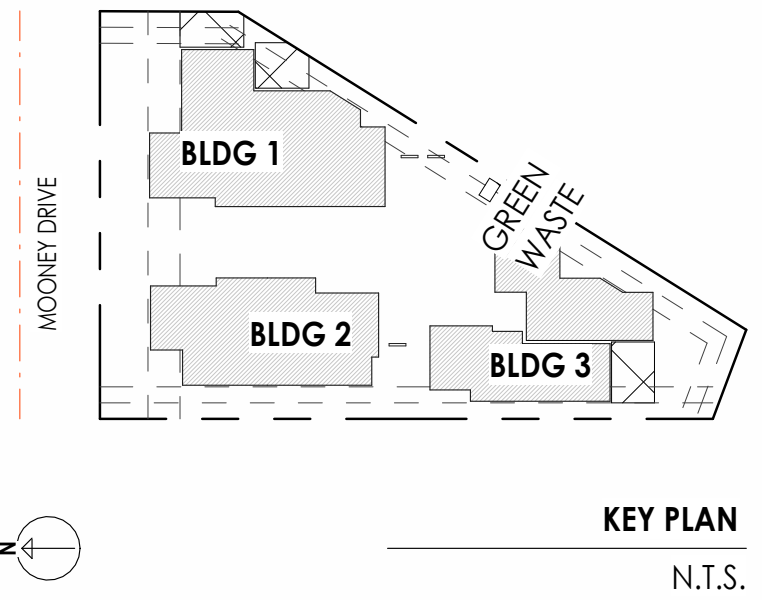
2

FINISH REFERENCE



EXTERIOR FINISH SCHEDULE

- # - MARK
- MATERIAL NAME (MANUFACTURER / SOURCE)
- MATERIAL FINISH / MATERIAL COLOR
1. CONCRETE ROOF TILE (EAGLE ROOFING TILE)
MALIBU 2645 SUNRISE BLEND
 2. 2X6 FASCIA BOARD (MILLWORK BY OTHERS)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARD PAINT)
 3. CROWN MOULDING (MERLEX STUCCO)
STUCCOED, COLOR: P-105 OATMEAL
 4. CEMENT PLASTER (MERLEX STUCCO)
SAND FINISH, COLOR: P-505 AGATE
 5. WINDOWS (MILGARD WINDOW)
TRINISC WINDOW, COLOR: BRONZE
 6. WOOD SILL TRIM (WOODWORK BY OTHERS)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 7. DECORATIVE WOOD CORBEL / BRACKET / RAFTERS (MILLWORK BY OTHERS)
3X8 WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARD PAINT)
 8. WOODWORK / WOOD POST (WOODWORK BY OTHERS)
WOOD MDF, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 9. PRECAST TRIM (LA HABRA STUCCO)
PRECAST TRIM, COLOR: OATMEAL
 10. WALL TRELLIS FOR VINE GROWING
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 11. GARAGE DOOR (AMARR GARAGE DOOR)
CLASSICA COLLECTION, COLOR: BROWN
 12. EXTERIOR LIGHTING
SEE EXTERIOR LIGHTING SCHEDULE FOR SIZING
 13. DOWNSPOUT / RAIN GUTTER / LEADER HEAD (IRONWORKS BY OTHERS)
COLOR COATED ALUMINUM, COLOR: RUSTIC BROWN
 14. WOOD FENCING (MILLWORK BY LUMBER YARD)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARDS)
 15. CHIMNEY SHROUD (METALWORK BY OTHERS, COLOR TO MATCH ROOFING)
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COLOR: TO MATCH ROOFING
 19. SPANISH TILES AT FRONT DOOR
INSTALLED AT THE RECESSED SURROUNDS, COLOR: BLUE / WHITE



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6-UNITS PUD

422 MOONEY DR
MONTEREY PARK CA 91755

PLOT DATE:

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NOT FOR CONSTRUCTION

CHECKED BY: Checker

SCALE: As indicated

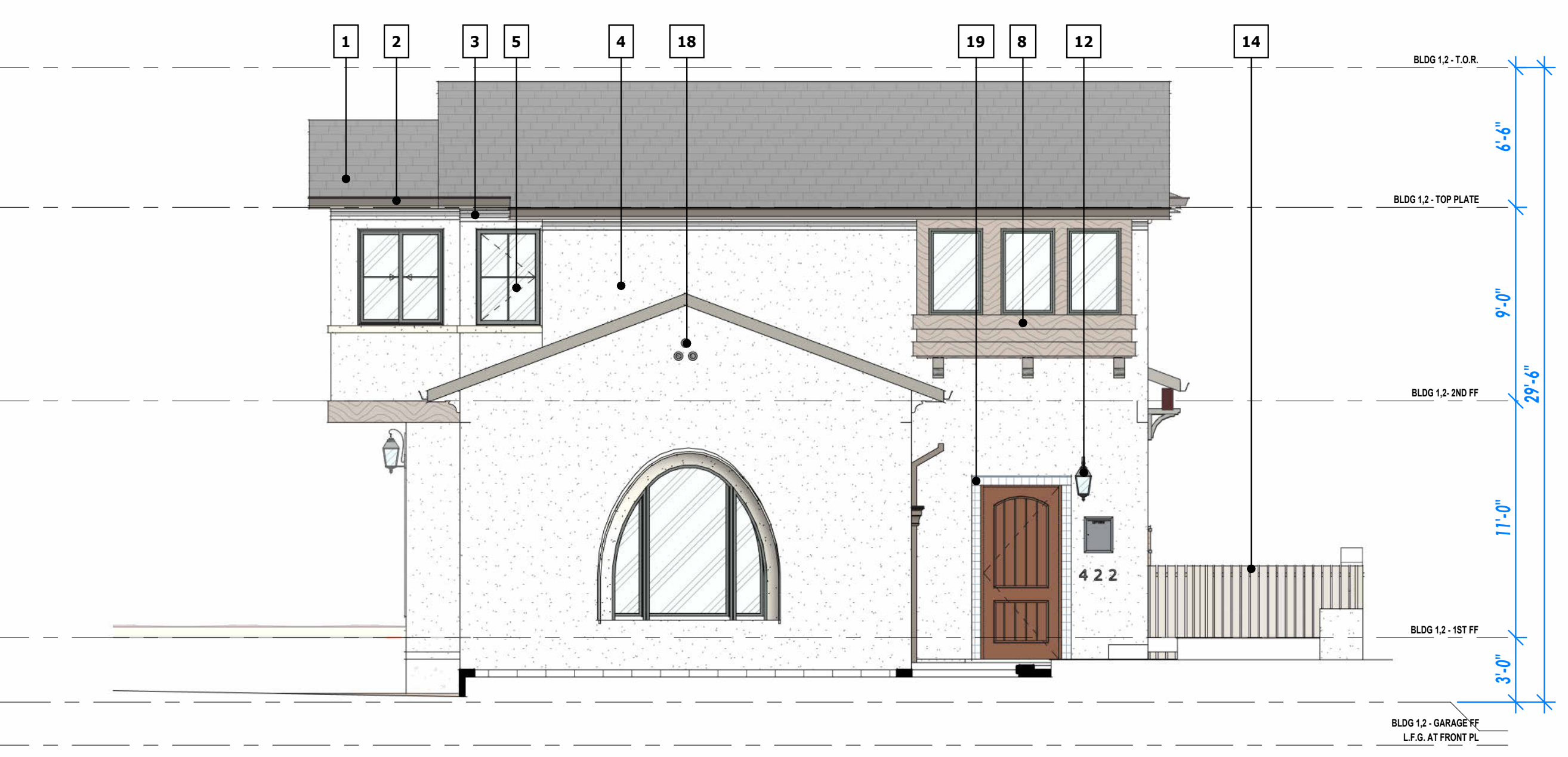
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ELEVATIONS -
BLDG 2

SHEET NO:



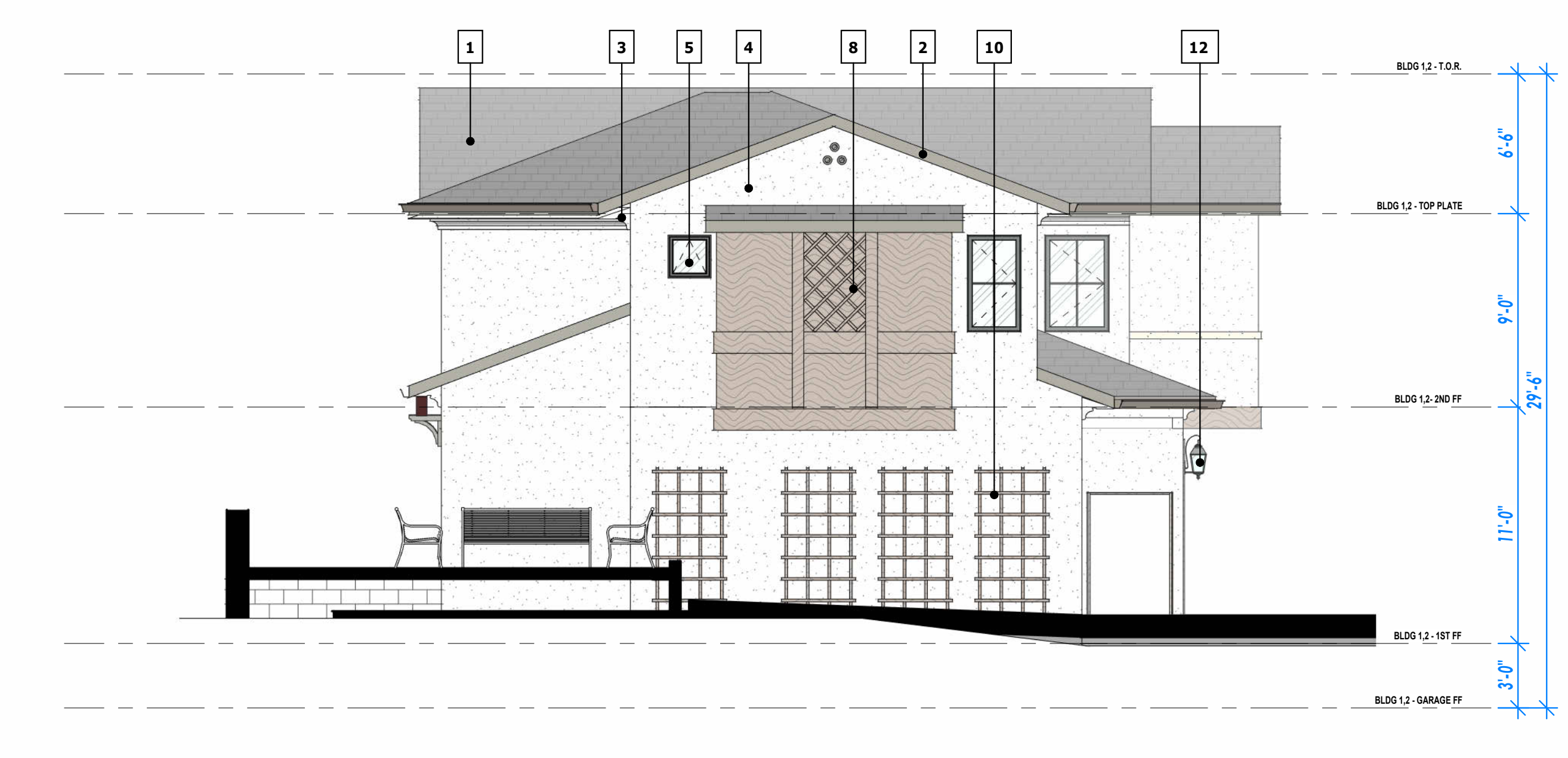
BLDG 2 - EAST ELEVATION
3/16" = 1'-0" 3



BLDG 2 - NORTH ELEVATION
3/16" = 1'-0" 1

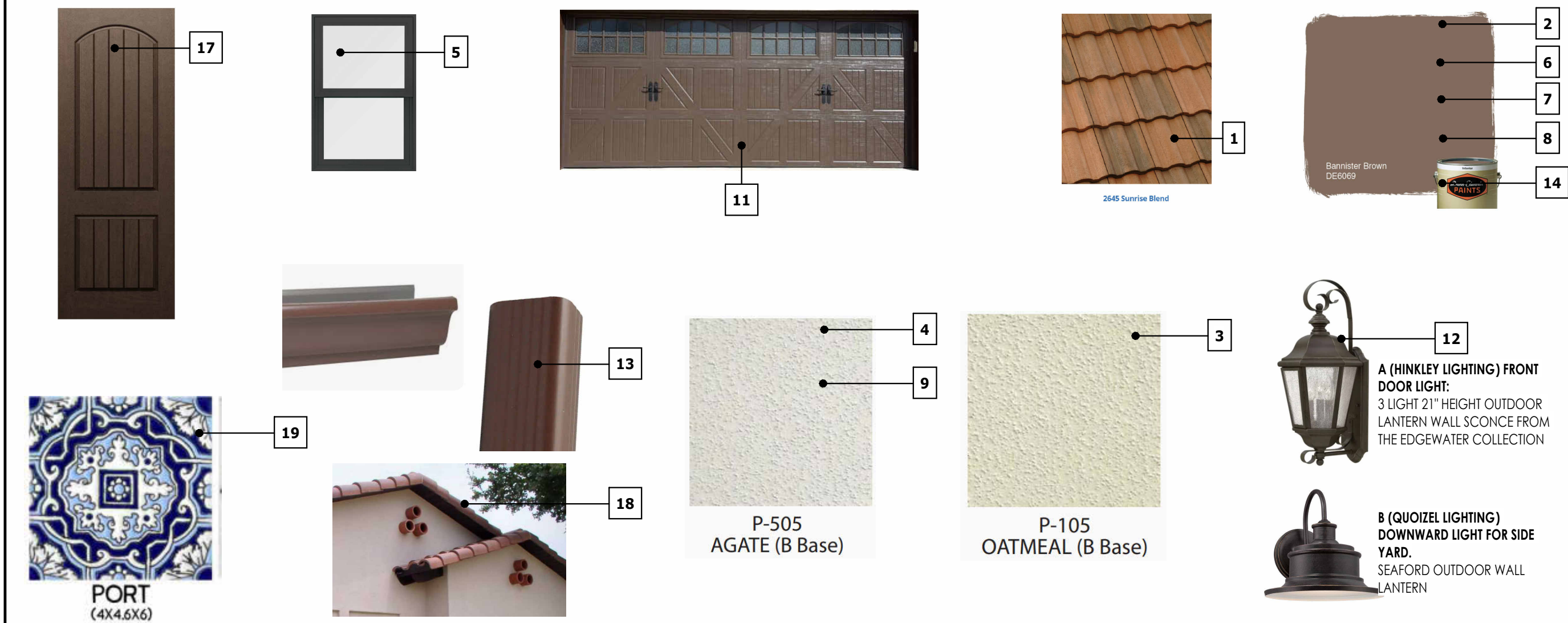


BLDG 2 - WEST ELEVATION
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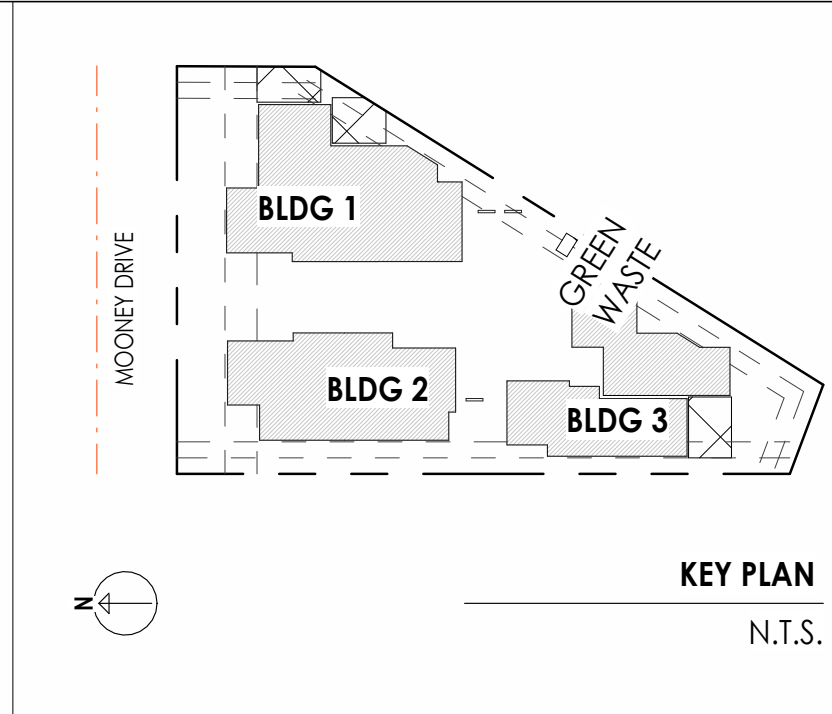
BLDG 2 - SOUTH ELEVATION
3/16" = 1'-0" 2

FINISH REFERENCE



EXTERIOR FINISH SCHEDULE

- # - MARK
- MATERIAL NAME (MANUFACTURER / SOURCE)
- MATERIAL FINISH / MATERIAL COLOR
1. CONCRETE ROOF TILE (EAGLE ROOFING TILE)
MALIBU 2445 SUNRISE BLEND
 2. 2X6 FASCIA BOARD (MILLWORK BY OTHERS)
WOOD, PAINTED, COLOR: BANNISTER BROWN (DUNN EDWARD PAINT)
 3. CROWN MOULDING (MERLEX STUCCO)
STUCCOED, COLOR: P-105 OATMEAL
 4. CEMENT PLASTER (MERLEX STUCCO)
SAND FINISH, COLOR: P-505 AGATE
 5. WINDOWS (MILGARD WINDOW)
TRINISIC WINDOW, COLOR: BRONZE
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 11. GARAGE DOOR (AMARR GARAGE DOOR)
CLASSICA COLLECTION, COLOR: BROWN
 12. EXTERIOR LIGHTING
SEE EXTERIOR LIGHTING SCHEDULE FOR SIZING
 13. DOWNSPOUT / RAIN GUTTER / LEADER HEAD (IRONWORKS BY OTHERS)
COLOR COATED ALUMINUM, COLOR: RUSTIC BROWN
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ARCHITECT SEAL:

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422 MOONEY DR
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REVISION .. DATE ..

NOTES:

NOT FOR CONSTRUCTION

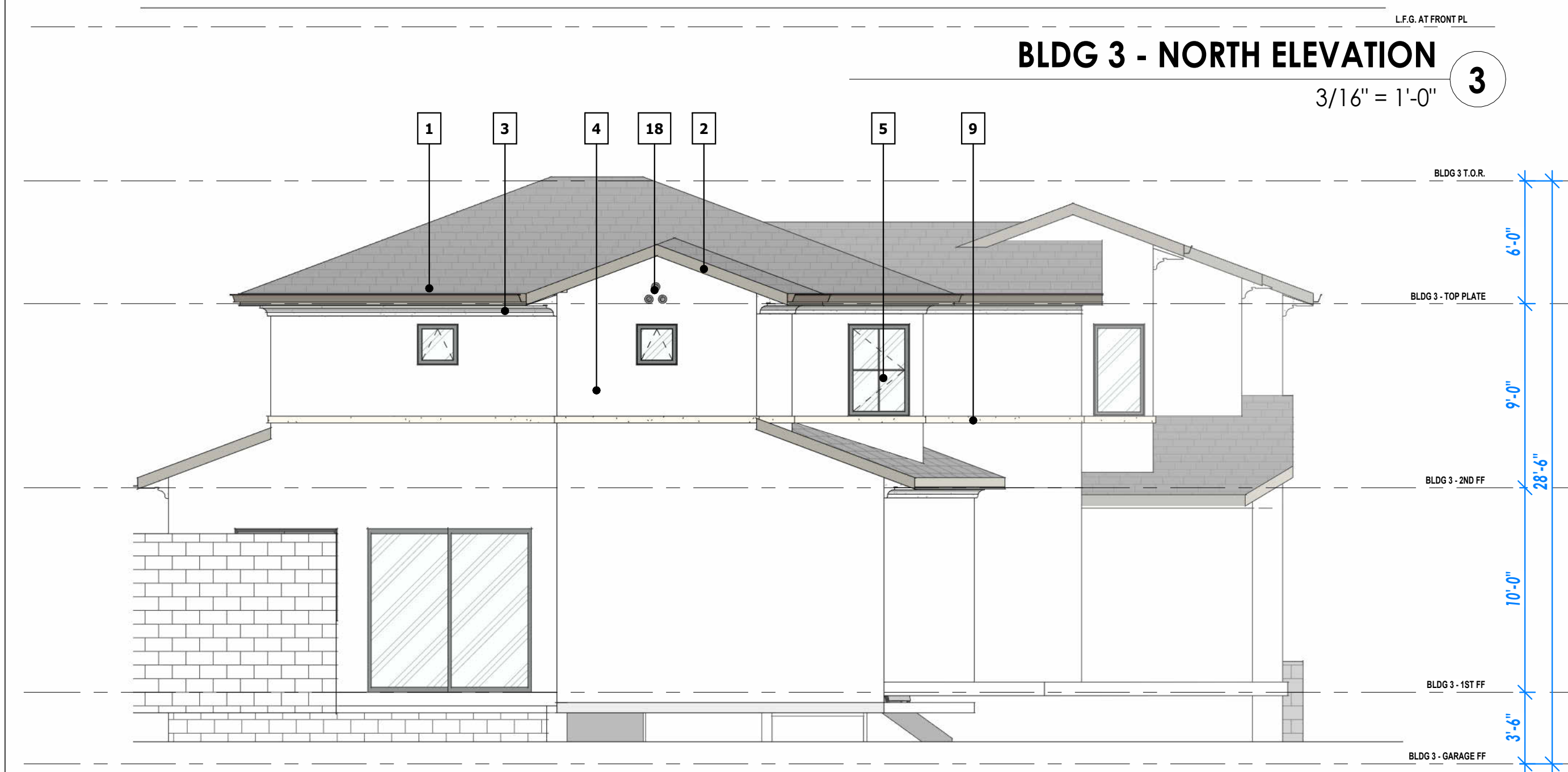
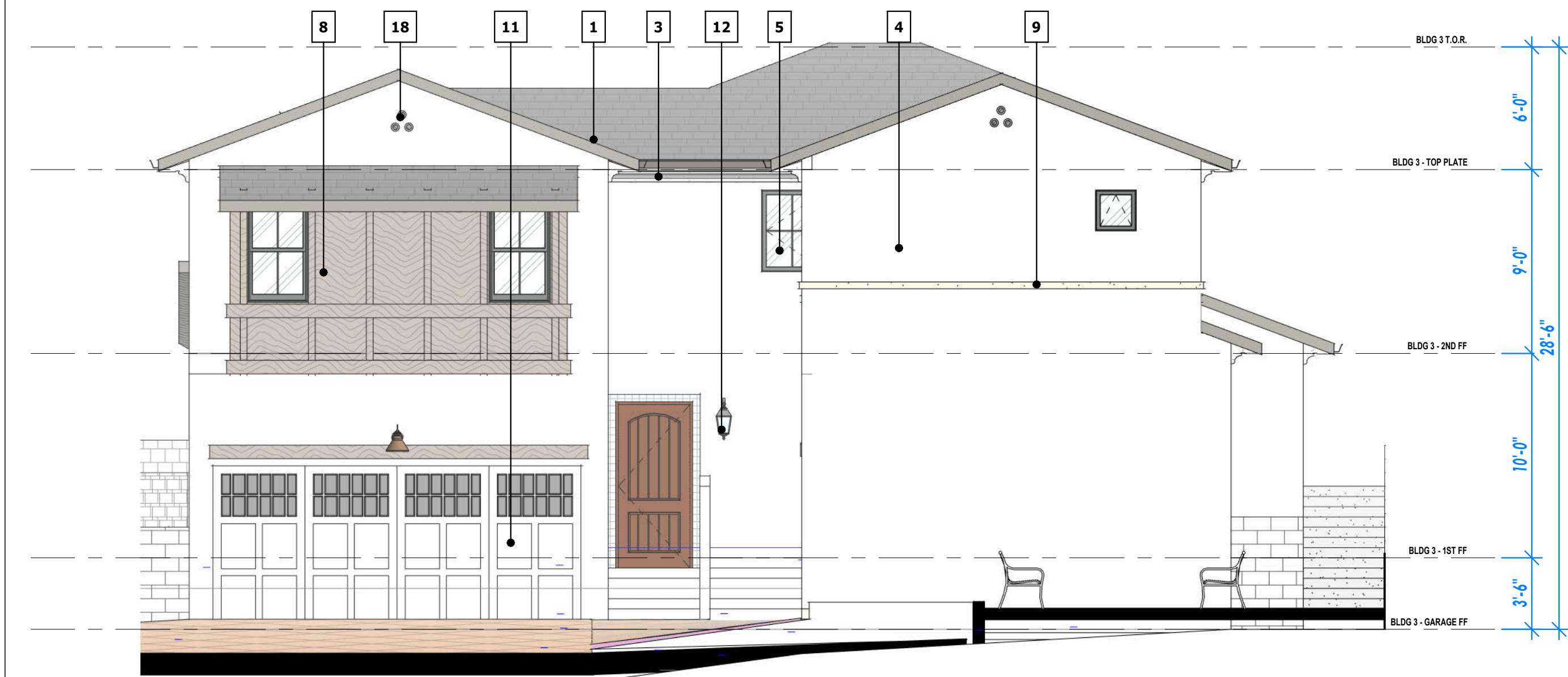
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SCALE: As indicated

SHEET NAME:

ELEVATIONS -
BLDG 3

SHEET NO:



Staff Report, TM-24-02 and DRB-24-080
February 11, 2024

ATTACHMENT 3
Tentative Map No. 84533 (TM-24-02)

TENTATIVE TRACT MAP NO. 084533

OWNER/SUBDIVIDER:
HUBERT TRIEU
515 S MYRTLE AVE
TEL: (626)-674-2956

PREPARED BY:
HANK JONG, PE
EGL ASSOCIATES, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588

NOTES:
ZONING: R-2 (PRESENT)
ZONING: R-2 (PROPOSED)
APN: 5260-005-017
NO. OF EX. LOT: 1
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 1
NO. OF PROP. UNITS: 6
NO. OF PROP. PARKINGS: 12 (GARAGE) 3 (GUEST)
NO. OF PROP. FLOORS: 2 STORIES (NO BASEMENT)
AREA OF LOT: 15,902 SQ. FT. (0.37ACRE)

BENCHMARK:
BENCH MARK: 63
ELEVATION = 433.83'
CITY BENCH MARK CHISLED BOX ON WEST CURB ON
LINCOLN AVE 5.0' SOUTH OF SOUTH CURB RETURN AT
LINCOLN AVE AND CECIL ST
SURVEY WAS CONDUCTED BY ALFRED J. THELWELL, LS 6999
ON JUL 20, 2023, MANAGED BY HANK JONG.

IN CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF A PORTION OF LOT 3, BLOCK 8 OF TRACT 4461, AS PER MAP RECORDED IN
BOOK 59, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.
FOR CONDOMINIUM PURPOSE

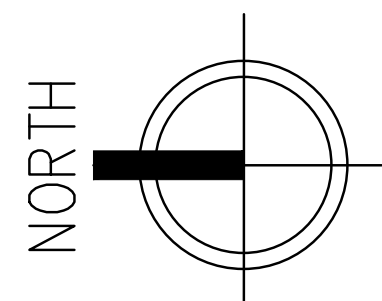
UTILITY SERVICES:
WATER ----- CITY OF MONTEREY PARK WATER DIVISION
SEWER ----- COUNTY OF LOS ANGELES SANITATION DISTRICT
GAS ----- SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- AT&T
SCHOOL ----- GRAVEY SCHOOL DISTRICT
FIRE ----- CITY OF MONTEREY PARK FIRE DEPARTMENT
POLICE ----- CITY OF MONTEREY PARK POLICE DEPARTMENT

SOILS ENGINEER:
ENVIRONMENTAL GEOTECHNOLOGY LAB
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588

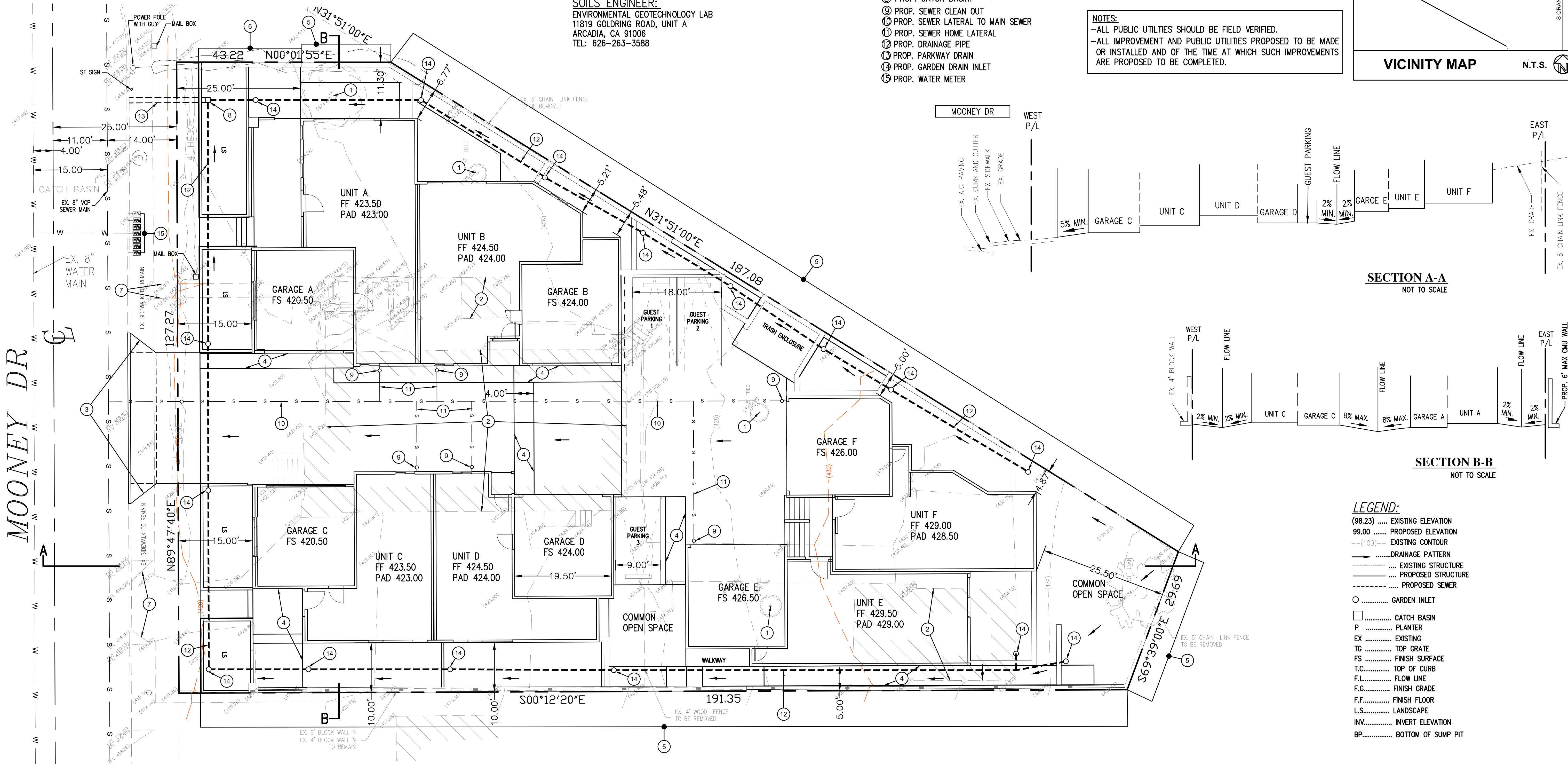
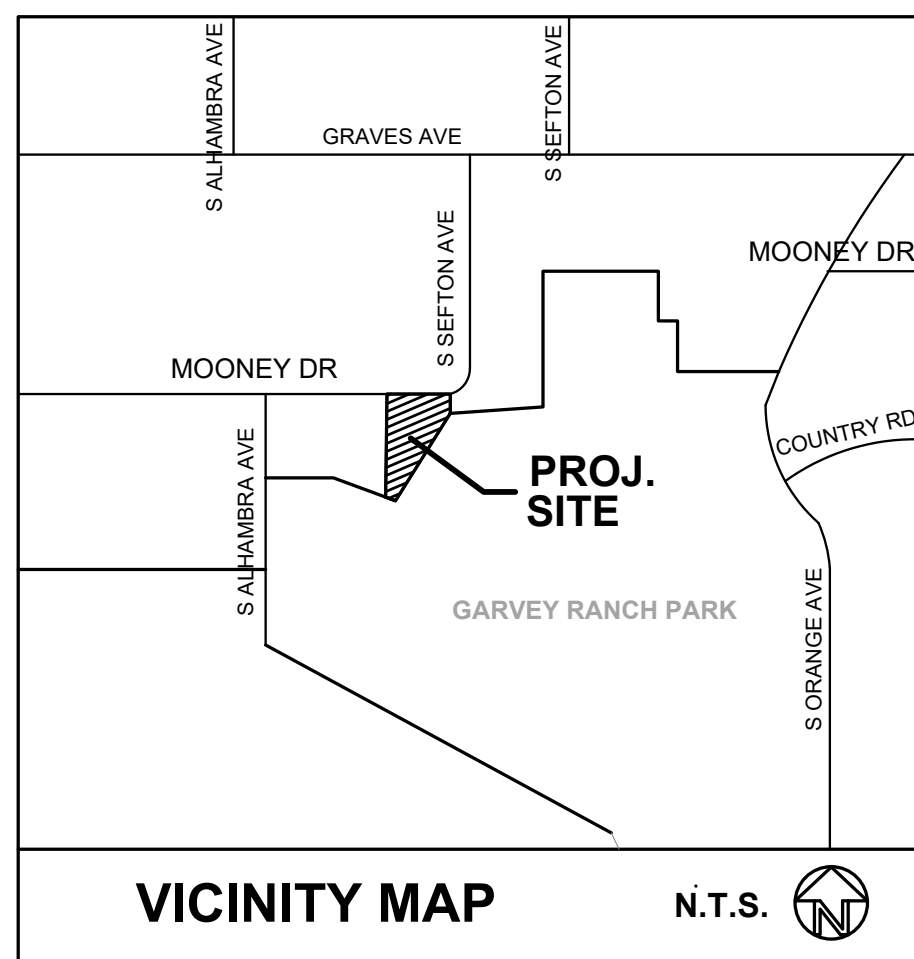
CONSTRUCTION NOTES:
① EX. TREE TO BE REMOVED
② EX. STRUCTURE TO BE REMOVED
③ CONSTRUCT NEW DRIVEWAY APPROACH.
④ PROP. CONCRETE WALKWAY
⑤ PROP. 6' MAX CUM WALL.
⑥ PROP. 4' MAX CUM WALL.
⑦ REMOVED EX. DRIVEWAY APPROACH AND
CONSTRUCT NEW SIDEWALK, CURB AND
GUTTER CONNECTED TO EXISTING.
⑧ PROP. CATCH BASIN.
⑨ PROP. SEWER CLEAN OUT
⑩ PROP. SEWER LATERAL TO MAIN SEWER
⑪ PROP. SEWER HOME LATERAL
⑫ PROP. DRAINAGE PIPE
⑬ PROP. PARKWAY DRAIN
⑭ PROP. GARDEN DRAIN INLET
⑮ PROP. WATER METER

EASEMENT NOTES:
① AN EASEMENT FOR PUBLIC UTILITIES PURPOSE GRANTED TO
GARVEY WATER COMPANY RECORDED IN BOOK 811, PAGE
276 OF DEEDS.
(BLANKET IN NATURE)
② AN EASEMENT FOR PIPES AND DITCHES PURPOSE GRANTED
TO B.J. BALDWIN RECORDED IN BOOK 679, PAGE 23 OF
DEEDS.
(BLANKET IN NATURE)

NOTES:
-ALL PUBLIC UTILITIES SHOULD BE FIELD VERIFIED.
-ALL IMPROVEMENT AND PUBLIC UTILITIES PROPOSED TO BE MADE
OR INSTALLED AND OF THE TIME AT WHICH SUCH IMPROVEMENTS
ARE PROPOSED TO BE COMPLETED.



SCALE: 1"=10'



SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

LEGEND:
(98.23) EXISTING ELEVATION
99.00 PROPOSED ELEVATION
-(100) EXISTING CONTOUR
..... DRAINAGE PATTERN
..... EXISTING STRUCTURE
..... PROPOSED STRUCTURE
..... PROPOSED SEWER
O GARDEN INLET
□ CATCH BASIN
P PLANTER
EX EXISTING
TG TOP GRATE
FS FINISH SURFACE
T.C. TOP OF CURB
F.L. FLOW LINE
F.G. FINISH GRADE
F.F. FINISH FLOOR
L.S. LANDSCAPE
INV. INVERT ELEVATION
BP. BOTTOM OF SUMP PIT

PROJECT LOCATION:

6-UNIT CONDOMINIUM
422 MOONEY DR
MONTEREY PARK, CA 91755
APN: 5260-005-017

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used for other projects. If EGL Associates,
Inc. any questions or comments from these
drawings should be directed to EGL
Associates in a written format.

REVISIONS BY

RELEASED DATE

PREPARED FOR:

MR. HUBERT TRIEU
515 S MYRTLE AVE, #B
MONROVIA, CA 91016
TEL: (626) 674-2956

EGL Associates, Inc.



11819 GOLDRING ROAD, Unit A
ARCADIA, CA 91006
Tel: (626) 263-3588
Fax: (626) 263-3599

DRAWN BY
CHECKED BY
DATE 05/10/2024
JOB NO. 23-203-007
SCALE 1"=10'
FILE

DRAWING 1 of 1

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 No. 84533 (TM 24-02) and Design Review (DRB-24-080)
Project Location - Specific: 422 Mooney Drive
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Approval to construct and subdivide air rights for six condominium units at 422 Mooney Drive.

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:

Class 3 exempts new construction of a duplex or similar multi-family residential structure totaling not more than six dwelling units in urbanized areas. This activity contemplates development and subdivision of six condominium units. Accordingly, this project 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