City Council of Monterey Park
The City Council Acting on Behalf of the Successor Agency of the Former Redevelopment Agency, the Housing Authority, the Monterey Park Financing Authority and the Monterey Park Geologic Hazard Abatement District Agenda

Regular Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, August 5, 2026
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 uplifting 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 City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours.
Visit www.montereypark.ca.gov/agendas for agenda documents, policies, procedures, and instructions for remote participation.

Special Accommodation
Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 hours before a meeting. Council Chambers are wheelchair accessible.

Viewing a Live Broadcast Meeting

- **City's Cable Channel** – MPKTV: AT&T U-verse Channel 99 or Charter Communications Channel 182
- **City's Website** – http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos
- **Zoom** – https://us06web.zoom.us/j/83333642600, Meeting ID: 833 3364 2600

Public Participation

- **In Person** – Council Chambers, 320 W. Newmark Ave, Monterey Park, CA 91754.

Complete a guest's speaker card and submit it to the City Clerk. When called upon, approach the podium.

- **Zoom** – https://us06web.zoom.us/j/83333642600, Meeting ID: 833 3364 2600
  To join the speaking queue, use the "raise hand" feature if using a device. Speakers will be unmuted and called on to speak.
- **Telephone** – Dial 1(669) 444-9171 or 1(253) 205-0468, enter Meeting ID: 833 3364 2600 and press #. To join the speaking queue, press *9 to raise hand and press *6 to unmute when called on to speak.
- **Written Public Comment** – Accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm. Written communications are provided to the City Council and filed as part of the City's administrative record but not read during the council meeting.

Addressing the Council
Pursuant to Rule 4 of Resolution No. 2026-R23, public comments for all agenda items will be taken at the beginning of the meeting, except public hearing which will be taken at the time it will be heard using the same method for each item. The time allotted is determined by the number of speakers in accordance with the format listed below. If desirable, the Mayor and City Council may change the time limits.

Requests to make public comment or speak on any item other than a public hearing item must be submitted before the Public Comment period begins. Requests to speak on a public hearing item must be submitted before the applicable public hearing begins. No additional speaker requests will be accepted after those times.

- 5 or fewer speakers: 5 minutes each.
- 6–20 speakers: 3 minutes each.
- 21–40 speakers: 2 minutes each.
- 41 or more speakers: 1 minute each.

Live Translation
Meetings may be translated (transcribed or audio) to the language selected. Availability may vary by language and technology platform.

- **Wordly** – Go to https://attend.wordly.ai/join/ERPR-7201, click on the arrow to select language and then click **Attend**. Use captions on your device or listen with a headset.
- **Zoom** – Click **More (…)**, select **Show Captions**, then hover over the **Gear** icon to choose your language.

Standard of Decorum
Any person addressing the Council who disrupts, disturbs, impedes, or otherwise renders infeasible the meeting's orderly conduct, who, after a request by the presiding officer, refuses to cease such behavior may be removed from the City Council chambers or remote participation platform.

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1. **Call to Order**
   Mayor

2. **Flag Salute**

The Monterey Park Fire Explorers

3. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

4. Telecommunications Announcement, if requested

5. Agenda Revisions and Additions

6. Presentation

6.A. Recognition of Fire Department Explorers

7. Public Comments

8. Staff Communications

8.A. Bruggemeyer Library

8.B. Recreation & Community Services Department

9. Old Business

9.A. Consideration and possible action to place a proposition on the November 3, 2026 ballot amending the Land Use and Urban Design Element to create HOME overlays in the City's commercial and industrial areas, as identified on a land use policy map, and to direct preparation of the implementing HOME Overlay Zoning regulations

It is recommended that the City Council consider:

1. Adopting Resolution No. ___ Adding a Proposition to the Ballot Creating HOME (Housing Overlay – Mixed Environments) Overlays in the City's Commercial and Industrial Areas for the November 3 General Municipal Election Pursuant to Elections Code § 9222 (Attachment 1);
2. Separately, adopting Resolution No. ___ adopting Land Use Policy Maps for the HOME Land Use Designation (Attachment 2);
3. Adopting Resolutions No. ___ (Attachment 3) and No. ___ (Attachment 4) requesting an impartial analysis, and establishing procedures for ballot arguments, respectively;
4. Determining whether the City Council should submit an argument in favor of the ballot proposition;
5. Directing staff to return with the implementing HOME Overlay Zoning regulations for the City Council's consideration and adoption in the event the HOME Proposition is approved by the voters; and
6. Taking such additional, related, action that may be desirable.

<u>CEQA (California Environmental Quality Act):</u>
The City Council is required to conduct environmental review of matters it places onto the ballot pursuant to Elections Code § 9222. Placing this matter onto the November 3, 2026 ballot is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.) for the reasons stated in Section 4 of the draft Proposition. Amending the LUE by voter proposition is a legislative act that establishes policy for future development; it does not approve any particular project and does not commit the City to any development that could result in a physical change to the environment. If the

voters approve the HOME Proposition, the City Council's subsequent adoption of the implementing HOME Overlay Zoning regulations, and its discretionary approval of any project activating a HOME overlay on a particular parcel, will each be reviewed under CEQA at that time.

10. Consent Calendar

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

10.A. Minutes

It is recommended that the City Council consider:

1. Approving the minutes from the regular meetings of May 6, 2026, May 20, 2026 and June 3, 2026, and the special meetings of May 27, 2026, June 2, 2026 and June 3, 2026 and;
2. Taking such additional, related, action that may be desirable.

10.B. Monthly Investment Report

It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

10.C. Ratification of Letters Due to Los Palos Fire Incident

It is recommended that the City Council consider:

1. Ratifying the City's letters sent to Lineage, Inc. and Elected Officials, regarding an urgent request for immediate fire remediation and abatement, on behalf of City Council; and
2. Taking such additional, related, action that may be desirable.

10.D. 2026/2027 CTFGP Grant Award

It is recommended that the City Council consider:

1. Accepting and appropriating grant funds and authorizing the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Department of California Highway Patrol ("CHP") in the amount of $381,449.96 for the Cannabis Tax Fund Grant Program ("CTFGP");
2. Adopting a Resolution authorizing the City Manager, or designee, to receive and appropriate grant funds in Fiscal Year 2026-27, and execute an agreement, in a form approved by the City Attorney, with the CHP in the amount of $381,449.96 for the CTFGP; and
3. Taking such additional, related, action that may be desirable.

10.E. Accepting a monetary donation from the Friends of the Seniors Langley Senior

Citizens Center for $29,510 on behalf of the City of Monterey Park

It is recommended that the City Council consider:

1. Accepting a monetary donation from Friends of the Seniors Langley Senior Citizens Center for $29,510 on behalf of the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

10.F. Authorize The Purchase of a 2027 CNG Freightliner 114SD Sewer Vactor Truck and 2027 Caterpillar 420 Backhoe Loader

It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4) (cooperative purchasing), and authorizing the City Manager to purchase a 2027 CNG Freightliner 114SD sewer vactor truck from Haaker Equipment Company for $595,043 and a Caterpillar 420 backhoe loader from Quinn Company for $177,853;
2. Approving an appropriation of $640,043 to the FY2026-27 budget from the Sanitary Sewer Maintenance Fund (411) for the purchase of 2027 CNG Freightliner 114SD sewer vactor truck from Haaker Equipment Company; and
3. Taking such additional, related, action that may be desirable.

10.G. Library Elevator Modernization – Award of Contract

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Maverick Elevator Service CA LLC, in the amount of $175,173.00 for the Library Elevator Modernization, Specification No. 2026-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed $17,517 (10%) over the total contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

10.H. Amendment to Agreement No. 2520-A, with SA Associates concerning the Garvey Sewer Improvements Project Construction Inspection Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an Amendment to Agreement No. 2520-A a form approved by the City Attorney, with SA Associates, to provide additional construction inspection services for an additional amount of $60,000, increasing the total contract amount to an amount not to exceed $140,000;
2. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed action approves an amendment to an existing professional services agreement for additional construction inspection services for the Garvey Sewer Improvements Project. The amendment does not modify the scope of the underlying project or authorize additional physical improvements. The underlying project is categorically exempt from CEQA under the Class 1 exemption for Existing Facilities. (Cal. Code Regs., tit. 14, § 15301.) Because the amendment is limited to additional professional services for the exempt project and does not change the scope or environmental effects of the approved work, no additional CEQA review is required.

10.I. National Back-to-School Month Resolution (As Requested by Mayor Pro Tem Sanchez)

It is recommended that the City Council consider:

1. Approving the attached resolution; and
2. Taking such additional, related, action that may be desirable.

11. Public Hearing

11.A. A public hearing to consider an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01) and a resolution approving Tentative Map No. 26-05 (County Map No. 82800) for a mixed-use development consisting of 169 residential units and approximately 16,300 square feet of commercial/retail space located at 114 E. Garvey Avenue

It is recommended that the City Council 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: introducing and waiving the first reading of an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01); and adopting a resolution approving Tentative Map (TM) No. 26-05 (County Map No. 82800); and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The request includes the construction of a seven-story, mixed-use development consisting of 169 rental residential units and approximately 16,300 square feet of commercial/retail tenant space (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 Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City has reviewed the Project and determined that the Project is exempt from CEQA under Public Resources Code § 21080.66 and that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 3) as required under Public Resources Code §§ 21008, 21152 for the Project. Accordingly, no environmental impact report, negative declaration, or mitigated negative declaration is required for the Project.

Public Resources Code § 21080.66, enacted by Assembly Bill (“AB”) 130, exempts qualifying housing development projects from CEQA if they satisfy specified criteria. Because the Project qualifies for this statutory exemption, technical studies otherwise

associated with CEQA review, such as air quality and noise analyses, were not required. A traffic study was nevertheless prepared for the Project and is discussed later in this report.

To qualify for the streamlining exemption under Public Resources Code § 21080.66, a project must satisfy statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 4), and staff determined that the Project satisfies those eligibility requirements, including project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted tribal consultation in accordance with the statute and incorporated tribal cultural resource conditions into the Project's Conditions of Approval at the request of one of the consulted tribes (Conditions of Approval 28-33).

Finally, AB 130 requires a Phase I Environmental Site Assessment ("ESA"). The Applicant submitted a Phase I ESA for the Project (Attachment 5) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

12. New Business

13. City Communications (City Council) / Future Agenda Items

14. Closed Session (if Required; City Attorney to Announce)

15. Adjournment

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 9.A.

To: The Honorable Mayor and City Council

From: Timothy Hou, Director of Community Development

Subject: Consideration and possible action to place a proposition on the November 3, 2026 ballot amending the Land Use and Urban Design Element to create HOME overlays in the City's commercial and industrial areas, as identified on a land use policy map, and to direct preparation of the implementing HOME Overlay Zoning regulations

Recommendation:
It is recommended that the City Council consider:

1. Adopting Resolution No. ___ Adding a Proposition to the Ballot Creating HOME (Housing Overlay – Mixed Environments) Overlays in the City's Commercial and Industrial Areas for the November 3 General Municipal Election Pursuant to Elections Code § 9222 (Attachment 1);
2. Separately, adopting Resolution No. ___ adopting Land Use Policy Maps for the HOME Land Use Designation (Attachment 2);
3. Adopting Resolutions No. ___ (Attachment 3) and No. ___ (Attachment 4) requesting an impartial analysis, and establishing procedures for ballot arguments, respectively;
4. Determining whether the City Council should submit an argument in favor of the ballot proposition;
5. Directing staff to return with the implementing HOME Overlay Zoning regulations for the City Council's consideration and adoption in the event the HOME Proposition is approved by the voters; and
6. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The City Council is required to conduct environmental review of matters it places onto the ballot pursuant to Elections Code § 9222. Placing this matter onto the November 3, 2026 ballot is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.) for the reasons stated in Section 4 of the draft Proposition. Amending the LUE by voter proposition is a legislative act that establishes policy for future development; it does not approve any particular project and does not commit the City to any development that could result in a physical change to the environment. If the voters approve

the HOME Proposition, the City Council's subsequent adoption of the implementing HOME Overlay Zoning regulations, and its discretionary approval of any project activating a HOME overlay on a particular parcel, will each be reviewed under CEQA at that time.

Executive Summary:
On July 15, 2026, after receiving the "Vacant to Vibrant" community engagement summary, the City Council directed staff to return with the documents necessary to create HOME (Housing Overlay – Mixed Environments) overlays throughout the City and to place a ballot proposition effecting that change before the voters at the November 3, 2026 General Municipal Election. If approved by voters, the proposed proposition would amend the Land Use and Urban Design Element (the "LUE") to identify the commercial and industrial areas where a HOME land use designation may be applied. A separately adopted resolution would identify areas within the City's jurisdiction that may utilize the HOME land use designation. That resolution would be ratified by voters through the HOME Proposition.

The ballot proposition would not itself adopt zoning regulations. If the voters approve it, the City Council may then adopt the implementing HOME (Housing Overlay – Mixed Environments) zoning regulations by ordinance. Thereafter, a HOME zoning overlay would be activated on a particular parcel only through approval by the City Council, following public hearings and community input. Activation of the HOME zoning overlay would not apply automatically; it would be an optional designation, applied project by project, and every step after voter approval would remain within the City Council's discretion. The last day to place a measure on the November 3, 2026 ballot is August 7, 2026 (Elections Code § 9222), and this matter is presented now so the City Council may act within that deadline.

Background:
The City Council may not amend the LUE without voter ratification. This most recently occurred with Measure NDC, prohibiting data centers.

Since 2020, the City has seen a growing number of vacant and underused commercial and industrial properties, some of which have sat idle for many years. Post-pandemic shifts in how businesses and residents work and shop have accelerated this trend, leaving obsolete office and retail space that generates limited economic benefit and, where vacancy persists, contributes to blight. Saturn Park illustrates the problem with portions of this area being vacant for well over a decade. Measure JJ set a fixed vision for these areas but did not give the City the ability to respond proactively as economic and housing conditions changed.

The City also faces significant housing pressures. Residents have described a shortage of affordable and multigenerational housing that makes it difficult for younger residents and long-time families to remain in the community. Failing to update the City's housing and land use policies also leaves the City vulnerable to State penalties and to projects that invoke State laws which can circumvent local zoning and housing controls. Reusing vacant commercial and industrial land for housing can help the City meet State requirements to plan for an additional 5,257 new housing units between 2021 and 2029 while providing workforce housing, such as townhomes and condominiums.

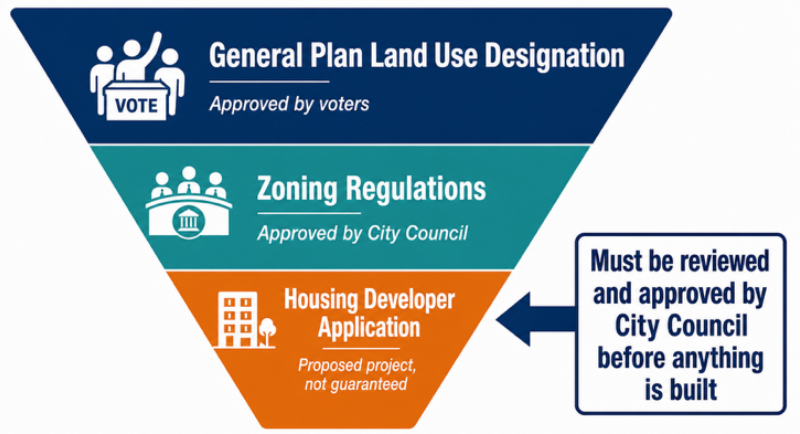
THE JULY 15, 2026 "VACANT TO VIBRANT" DIRECTION

On July 15, 2026, the City Council received and filed the Vacant to Vibrant community engagement summary and considered staff's report on creating HOME overlays throughout the City. Having reviewed the community's priorities—returning vacant commercial and industrial properties to productive use, addressing housing affordability so that younger residents and multigenerational families can remain in the community, protecting established single-family neighborhoods, applying rigorous standards for matters such as height and parking, and preventing data centers—the City Council directed that a draft ballot proposition be prepared for consideration at the August 5, 2026 meeting.

Specifically, the City Council directed staff to prepare the documents necessary to (1) amend the LUE and its land use policy map to identify the commercial and industrial areas where a HOME land use designation may be applied, excluding established single-family and low-density residential zones such as R-1 and R-2; (2) draft a proposition effecting that amendment before the voters at the November 3, 2026 General Municipal Election; and (3) draft the implementing HOME Overlay Zoning regulations for adoption if the voters approve the proposition. This report and the accompanying resolutions carry out that direction.

THE PROPOSAL: HOME OVERLAYS AND THE LAND USE MAP

The recommended approach would empower the City Council to create HOME overlays throughout the City. At its core is an amendment to the LUE. The amendment would identify, on one or more maps separately adopted by the City Council (Attachment 2), the portions of the City where a HOME land use designation may be applied. Those areas would consist of the City's commercial and industrial areas; established single-family and low-density residential zones (for example, R-1 and R-2) would be excluded. The Proposition would not itself adopt zoning regulations. It would amend the LUE to authorize the City Council to adopt the zoning regulations needed to implement the HOME overlay, in the same manner that Measure JJ authorized the implementing zoning for its designations.



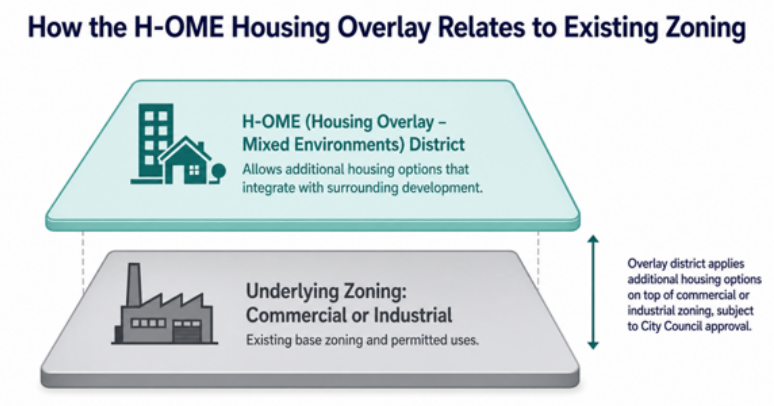
The approach would operate in layers. First, the voters would approve the proposition amending the LUE and its land use policy map. Second, the City Council may adopt zoning regulations that establish the standards and the process for a HOME overlay. Third, a property owner or developer may apply to activate the HOME overlay on a particular parcel under those standards. Each layer depends on the one above it. Nothing in the amended LUE would require the City Council to adopt implementing zoning; the amendment would only authorize it to do so, and the earliest point at which any development could proceed under a HOME overlay would follow the adoption of those regulations.

A HOME overlay would not apply automatically to any parcel, even if the voters approve the amendment. It would be an optional, flexible designation applied parcel by parcel. The City Council would retain a completely discretionary approval process: it may decline to make the HOME overlay available in a given area through the zoning process, and it may deny any individual project even where the land use map allows the HOME overlay. This structure is not new to the City. It follows the model of the City's existing Business Recovery Development Agreement Zone (the "BRDZ"), which activates overlay zoning through a discretionary development agreement adopted by the City Council.

HOW THE HOME OVERLAY WOULD OPERATE

The HOME overlay would operate through three distinct layers, each approved by a different action and each depending on the one before it:

1. **The HOME designation sits in the general plan (approved by voters).** The HOME designation—Housing Overlay – Mixed Environments—is a land use designation established in the LUE and shown on the LUE's land use policy map. Because the LUE was approved by the voters as Measure JJ, this designation can be created only by the voters. The proposition on the November 3, 2026 ballot would add the HOME designation. Separately, the City Council would identify, on the LUE's land use policy map, the commercial and industrial areas in which the HOME designation may be applied. That resolution would be ratified by the HOME Proposition. Voter approval authorizes, but does not compel, the City Council to implement the HOME overlay.
2. **The City Council approves the HOME Overlay Zone regulations.** If the voters approve the proposition, the City Council may adopt implementing zoning regulations by ordinance—proposed as a new Chapter 21.46 (HOME Overlay Zone) of the Monterey Park Municipal Code—in the same manner that Measure JJ authorized the City Council to adopt the zoning needed to effectuate its designations. Those regulations may establish the HOME Overlay Zone as a holding zone laid over an eligible parcel's underlying commercial or industrial zone, identify the range of housing uses allowed, and set the standards and process for activation. Adoption of the zoning regulations is itself a discretionary legislative act; nothing requires the City Council to adopt them, and the earliest point at which any development could proceed under a HOME overlay would follow adoption of such zoning regulations.



3. **Activation of the HOME overlay—requested by a housing developer, and never automatic.** Even where the land use policy map allows the HOME overlay and the City Council has adopted the implementing HOME Overlay Zone regulations, the HOME

overlay does not attach to any parcel by right. A property owner or developer seeking to build housing under the HOME overlay must apply for and obtain development approval by the City Council following a Planning Commission recommendation and public hearings.

THE 2020 BRDZ AS EXAMPLE FOR THE HOME OVERLAY FRAMEWORK

The proposed HOME overlay framework is similar to the BRDZ that the City Council established in 2020 as part of the Monterey Park Business Recovery Program. Under the BRDZ, the allowed land uses on a site are limited to those specified in the applicable development agreement; the development agreement sets the development and land use standards; the permit requirements of the underlying zone continue to apply except as the development agreement provides; and the zoning map is annotated to reflect the overlay once it is activated. Approval of the BRDZ and of any associated development agreement rests solely within the City Council's discretion.

The proposed HOME Overlay Zone may carry this proven structure forward and adapts it to housing. It differs from the BRDZ in two principal respects: it may be combined with the City's commercial and industrial zones (the BRDZ was limited to commercial zones), and the uses it is intended to enable are residential rather than the general business-recovery uses contemplated by the BRDZ. Because the HOME designation is a land use designation within the voter-approved LUE, its creation additionally requires voter approval, which the BRDZ (adopted as an implementing zoning measure) did not.

FACTUAL BASIS: COMMUNITY INPUT AND SURVEY FINDINGS

The Vacant to Vibrant outreach surfaced consistent community priorities. Residents asked the City to prohibit data centers; to address housing affordability so that younger residents and multigenerational families can remain in the community; to prevent homelessness; to protect existing neighborhoods; to create local jobs and economic opportunity that enhance community character; and to position the City to respond to changing market conditions and State housing requirements.

Participants in the in-person workshops expressed openness to zoning flexibility within the commercial areas, particularly where it would not affect their single-family neighborhoods and where it could support more affordable housing or a more active commercial environment. Public input emphasized revitalizing vacant areas, preserving local control over land use decisions, applying rigorous standards for matters such as height and parking, and preventing data centers.

BALLOT PROPOSITION AND ELECTION PROCEDURES

The draft Proposition included with this report would, if approved by the voters, amend the LUE and its land use policy map to create the HOME land use designation and identify the commercial and industrial areas in which it may be applied. The Proposition would not itself adopt zoning regulations; it would authorize the City Council to adopt the implementing HOME Overlay Zone regulations by ordinance, in the same manner that Measure JJ authorized the City Council to adopt the zoning needed to effectuate its designations.

The City Council has the authority to place a measure on the ballot up until 88 days before the election (Elections Code § 9222). For the November 3, 2026 General Municipal Election, the last day to place the Proposition on the ballot is August 7, 2026; the accompanying resolutions are presented now so the City Council may act within that deadline.

Pursuant to Elections Code § 9280, the City Council has the discretion to direct the City Clerk to transmit the measure to the City Attorney, and per that same section the City Attorney may be directed to prepare an impartial analysis of the measure for inclusion in the Sample Ballot and Voters Information Pamphlet.

The City Council also has the discretion of authorizing its membership, by majority vote, to file written argument(s) regarding the measure and to adopt provisions to provide for the filing of rebuttal arguments. An argument for or against the measure may not exceed 300 words and may be submitted by the City Council, Councilmembers authorized by the City Council, voters eligible to vote on the measure, a bona fide citizens' association, or any combination of voters and associations. An argument cannot be accepted unless it is accompanied by the name(s) of the person(s) submitting it, and only the first five signatures will be printed. If more than one argument is submitted on a side, the City Clerk must select among them, giving preference and priority first to the City Council or Councilmembers it authorizes, then to a bona fide association of citizens, then to individual voters eligible to vote on the measure.

If the City Council adopts the provisions of Elections Code § 9285(a) by majority vote before the election, rebuttal arguments may be included. In that event, the City Clerk sends each direct argument to the opposing side, and each side may submit a rebuttal not exceeding 250 words within 10 days after the deadline for filing direct arguments; each rebuttal is printed immediately following the direct argument it rebuts. The City Clerk will set a reasonable deadline for submitting arguments, allowing at least 10 calendar days for public examination of the election materials before printing, and staff will confirm the specific filing and examination dates on the Los Angeles County elections calendar for the November 3, 2026 election.

Following the November 3, 2026 election, the City Clerk will certify the results. If the voters approve the Proposition, the amendment to the LUE and its land use policy map takes effect, and staff will return with the implementing HOME Overlay Zone regulations (proposed Chapter 21.46) for the City Council's consideration and adoption. If the voters reject the Proposition, the LUE remains unchanged and no HOME designation is created.

Strategic Plan Goal:
Calling the election and placing this Proposition before the voters will advance the City Council's Strategic Plan Goal to "Strengthen our local economy and enhance housing opportunities" by creating the means to return vacant and underused commercial and industrial land to productive use and to expand the range of housing available in the City.

Fiscal Impact:
No additional fiscal impact is anticipated. Placing the Proposition on the November 3, 2026 ballot would incur election-related costs charged by the County of Los Angeles, including the cost of a citywide reach of voters and additional printed materials in the Official Sample Ballot. The FY 2026-27 City Clerk's Office budget includes an allocation of $275,000 for the November 3, 2026 ballot, which is anticipated to fully cover the election related costs for the

Proposition. Preparing the HOME Overlay Zone regulations for later consideration can be accomplished with existing staff resources and has no separate fiscal impact.

Attachments:

1. Resolution No. ___ Adding a Proposition to the Ballot Creating HOME Overlays for the November 3, 2026 Election
2. Resolution No. ___ Adopting Land Use Policy Maps for the HOME Land Use Designation
3. Resolution No. ___ Directing City Attorney to Prepare an Impartial Analysis of the Proposition Creating HOME Overlays
4. Resolution No. ___ Establishing Requirements for Ballot Arguments to be Included with Voter Information for the November 3, 2026 Election

ATTACHMENT 1

Resolution No. ____

Adding a Proposition to the Ballot Creating HOME Overlays for the November 3, 2026 Election

RESOLUTION NO.

A RESOLUTION ADDING A PROPOSITION TO THE BALLOT CREATING HOME (HOUSING OVERLAY – MIXED ENVIRONMENTS) OVERLAYS IN THE CITY'S COMMERCIAL AND INDUSTRIAL AREAS FOR THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council has called a General Municipal Election to be held on Tuesday, November 3, 2026, for the purpose of placing a proposition on the ballot for voter consideration.

SECTION 2. Pursuant to Elections Code § 9222, the City Council places a proposition captioned the "HOME Housing Overlay Measure" on the ballot for the General Municipal Election scheduled for Tuesday, November 3, 2026 pursuant to Resolution No. XXX, adopted XXX.

SECTION 3. Pursuant to the requirements of Elections Code § 10403, the Board of Supervisors of the County of Los Angeles is requested to consent and agree to the consolidation of a proposition on the ballot for the General Municipal Election consolidated with the statewide General Election on Tuesday, November 3, 2026.

SECTION 4. *Environmental Review.* To ensure compliance with all applicable law including, without limitation, *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, the City Council finds and determines that this Proposition is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*.; "CEQA") for the following reasons:

A. It will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)). Amending the Land Use and Urban Design Element to create the HOME land use designation is a legislative act that establishes policy for future development; it does not approve any particular project or commit the City to any development that could result in a physical change to the environment.

B. There is no possibility that the Proposition may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). The Proposition does not itself adopt zoning regulations or authorize any development; it authorizes, but does not require, the City Council to adopt implementing regulations, and the City Council's subsequent adoption of the HOME Overlay Zone regulations and its approval of any project activating a HOME overlay on a particular parcel will each be reviewed under CEQA at that time.

C. This Proposition, by itself, does not constitute a "project" as defined in the

CEQA Guidelines (14 Cal. Code Regs. § 15378).

D. Additionally, CEQA Guidelines § 15168(c)(2) provides that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to [14 Cal. Code of Regs.] Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the … EIR, and no new environmental document would be required." The City Council finds that it certified a Final Environmental Impact Report ("FEIR") for the Monterey Park Land Use and Urban Design Element (as adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) which was filed as State Clearing House No. 2001-01-1074. This Proposition will not result in any new environmental impact not already considered in the FEIR and no further environmental review is required.

SECTION 5. A copy of the Proposition to be considered by the voters is attached as Exhibit "A," and incorporated by reference.

SECTION 6. Pursuant to Elections Code §§ 9222 and 13119, the exact form of the question to be voted on at the election as it should appear on the ballot is as follows:

Proposition to Create HOME Housing Overlays in Monterey Park	
Shall a measure amending the Monterey Park Land Use Element to keep residential neighborhoods intact through maintaining voter-approved land use restrictions and Monterey Park's local control over the state for housing decisions, continue prohibiting data centers, provide housing for residents, prevent crime/homeless encampments, attract businesses, and improve the local economy by allowing limited residential uses in underutilized industrial, commercial/office areas, requiring public input, ensuring environmental protections, protecting public safety, parks/open space, be adopted?	**YES** **NO**

SECTION 7. The vote requirement for the proposed ballot measure to pass is a majority (50% + 1) of the votes cast.

SECTION 8. The County election department is authorized to canvass the returns of the General Municipal Election. The election will be held in all respects as if there were only one election and only one form of ballot may be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide or special election.

SECTION 9. The Board of Supervisors is requested to issue instructions to the County election department to take all steps necessary for the holding of the consolidated election.

SECTION 10. The City of Monterey Park recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 11. The City Clerk is directed to file a certified copy of this Resolution with the Board of Supervisors and the County election department of the County of Los Angeles.

SECTION 12. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 13. 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 14. The City Clerk must certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 15. The Mayor, or presiding officer, is hereby authorized to affix a signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or designee, is directed to attest thereto.

SECTION 16. This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 5TH DAY OF AUGUST, 2026.

Henry Lo, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

Attachment:
Exhibit A – Full Text of Ballot Proposition to be Submitted Directly to the Voters

Exhibit A: BALLOT PROPOSITION TO BE SUBMITTED DIRECTLY TO THE VOTERS

The People of the City of Monterey Park do ordain as follows:

SECTION 1: *Creation of the HOME (Housing Overlay —Mixed Environments) Designation*. The Monterey Park Land Use and Urban Design Element, as adopted by Ordinance No. 2198 (approved by voters as Measure JJ on November 3, 2020), is amended to create the HOME land use designation and to identify, on the land use policy map, the commercial and industrial areas in which it may be applied, as follows:

"**HOME (Housing Overlay – Mixed Environments) Designation**

HOME Designation: The HOME – Housing Overlay – Mixed Environments designation (the "HOME designation") is established as a land use designation within the Land Use and Urban Design Element. The HOME designation may be applied only to those commercial and industrial areas identified for it on the land use policy map; it may not be applied to any parcel in the R-1, R-2, or other single-family or low-density residential zoning districts, or to any area not so identified on the land use policy map. The HOME designation authorizes, but does not require, the development of housing – including multifamily dwellings, townhomes, condominiums, and mixed-use development that includes housing – on commercial and industrial land. The HOME designation is an optional, floating designation. It does not apply automatically to any parcel and does not itself authorize any development or supersede any underlying zoning; a HOME overlay may be activated on a particular parcel only through a specific development project approval by the City Council, following a Planning Commission recommendation and public hearings, and approval of any such development project rests solely within the City Council's legislative discretion. This designation does not itself adopt zoning regulations; it authorizes the City Council to adopt the zoning regulations needed to implement the HOME overlay by ordinance."

SECTION 2: *Ratification of Land Use Policy Map Amendments; Resolution No. XXX*. On August 5, 2026, the City Council adopted Resolution No. XXX that, upon ratification by the voters pursuant to this Proposition, amends the Land Use Policy Map (Figure LU-3). Resolution No. XXX is incorporated by reference and its adoption is ratified by voters through this Proposition.

SECTION 3: *Implementation of this Proposition.*

A. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council's authority set forth in this, or any other, Proposition, the City Council is authorized and directed pursuant to Elections Code § 9217 to promptly take appropriate actions needed to implement this Proposition including, without limitation, adopting all zoning regulations needed to effectuate this Proposition by ordinance; making technical amendments to the Land Use

and Urban Design Element to codify this Proposition; and amending the Land Use Policy Map (Figure LU-3) to identify the areas eligible for a HOME Designation in accordance with the voter's actions in Section 2 of this Proposition.

B. In the event another ballot measure (a "Competing Proposition") appears on the same ballot as this Proposition that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Proposition, that differ in any respect to or supplement, those contained in this Proposition, the voters declare their intention that, if both the Competing Proposition and this Proposition receive a majority of votes cast, the Competing Proposition and this Proposition be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a "provision by provision" basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Proposition receiving the greater number of votes will prevail.

SECTION 4: *Interpretation*. This Proposition must be interpreted to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Proposition is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Proposition. The voters declare that this Proposition, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Proposition is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Proposition that can be given effect without the invalid application.

SECTION 5: *Repeal and Supersession*. The People adopt this Proposition with the specific intent of superseding any contrary regulation, including those previously adopted by the People, or administrative policy and procedure. Consequently, all regulations that conflict with this Proposition are repealed or modified to reconcile them with this Proposition.

SECTION 6: *Construction*. This Proposition must be broadly construed to achieve the purposes stated in this Proposition. It is the People's intent that the provisions of this Proposition be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Proposition.

SECTION 7: *Enforceability*. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Proposition's effective date. Any such

repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Proposition.

SECTION 8: *Validity of Previous Code Sections*. If this entire Proposition or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other ordinance by this Proposition will be rendered void and cause such previous MPMC provision or other the ordinance to remain in full force and effect for all purposes.

SECTION 9: *Severability*. If any portion of this Proposition is held by a court of competent jurisdiction to be invalid, the remainder of the Proposition and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Proposition by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Proposition, and then adopting or reenacting such portion as necessary or desirable to allow implementation of this Proposition.

SECTION 10: *Effective Date*. This Proposition will be submitted to the general municipal election on November 3, 2026 for voter approval. If a majority of voters vote in favor of this Proposition, it will become valid and binding 10 days after the date that the City Council certifies the election results in accordance with Elections Code § 9217. The Mayor will sign this Proposition, and the City Clerk will attest and certify to the passage and adoption of this Proposition.

PASSED AND ADOPTED this ___ day of November, 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

ATTACHMENT 2

Resolution No. XXX

Adopting Land Use Policy Maps

for the HOME Land Use Designation

RESOLUTION NO.

A RESOLUTION ADOPTING LAND USE POLICY MAPS FOR THE HOME (HOUSING OVERLAY - MIXED ENVIRONMENTS) LAND USE DESIGNATION, TO BE RATIFIED BY VOTERS ON NOVEMBER 3, 2026

The City Council of the City of Monterey Park finds and determines as follows:

SECTION 1: *Findings*. The City Council finds as follows:

A. The Land Use and Urban Design Element includes a land use policy map, Figure LU-3 (the Land Use Policy Map), which shows the land use designations that apply throughout the City.

B. Through its Vacant to Vibrant campaign, the City Council identified areas of investment opportunity and areas of vacancy in its commercial and industrial corridors — Corporate Center, Garfield Village, the Garvey Avenue Corridor (Downtown), Mid-Atlantic Boulevard, Monterey Pass Road, North Atlantic Boulevard, North New Avenue, Saturn Park and South Atlantic Boulevard— as suitable for revitalization and housing reinvestment under the Commercial (C), Mixed Use (MU), Innovation/Technology (I/T), and Corporate Center (CC) land use designations.

C. The City Council placed the HOME Housing Overlay Measure (the HOME Measure) on the ballot for the General Municipal Election on Tuesday, November 3, 2026. If the voters approve it, the HOME Measure creates the HOME (Housing Overlay - Mixed Environments) land use designation and identifies, on the Land Use Policy Map, the commercial and industrial areas where the City may apply that designation. This designation does not itself adopt zoning regulations; it authorizes the City Council to adopt the zoning regulations needed to implement the HOME designation by ordinance.

D. The HOME Measure contemplates that the City Council will adopt, when it places the HOME Measure on the ballot, a resolution amending the Land Use Policy Map (Figure LU-3) to identify the commercial and industrial areas eligible for the HOME designation. That amendment takes effect only after the voters approve the HOME Measure.

E. The City Council intends to adopt the land use policy maps that show the City's areas of investment opportunity and to amend Figure LU-3 accordingly, subject to voter approval of the HOME Measure.

SECTION 2: *Adoption of Land Use Policy Maps*. The City Council adopts the land use policy maps for the HOME Designation as set forth in attached Exhibit "A," which is

incorporated by reference. Collectively, these maps constitute the HOME Policy Map ("HOME Map"). The maps constituting the HOME Map may be accessed on the City's website at the following web site address: http://www.montereypark.ca.gov/MPKHOME.

SECTION 3: *Amendment of Figure LU-3*.Figure LU-3 (Land Use Policy Map) of the Land Use and Urban Design Element is amended to incorporate the land use policy maps adopted in Section 2 and to identify the commercial and industrial areas eligible for the HOME (Housing Overlay for Mixed-zoning Enhancement) designation. The City may apply the HOME designation only to the HOME Map.

SECTION 4: *Contingency; Voter Approval*. Adopting the HOME Map and Land Use Policy Map will take effect only after the voters approve the HOME Measure at the General Municipal Election on November 3, 2026. If the voters do not approve the HOME Measure, the amendment to Figure LU-3 has no force or effect, and Figure LU-3 remains as previously adopted.

SECTION 5: *Certification*. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 6: *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 7: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 8: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded, except that the adoption of the HOME Map will take effect only upon voter approval of the HOME Measure.

PASSED AND ADOPTED this 5th day of August 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

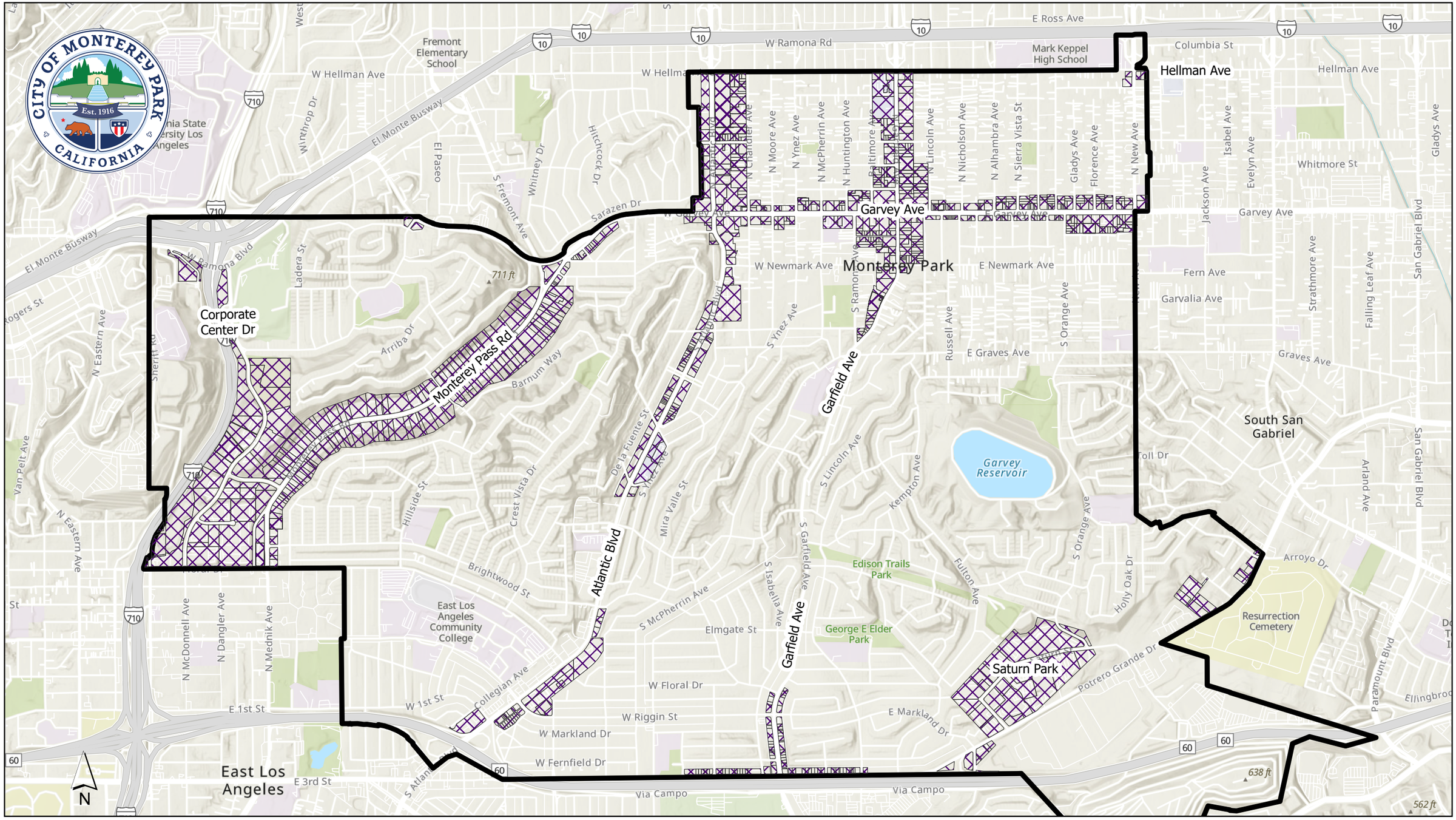
APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

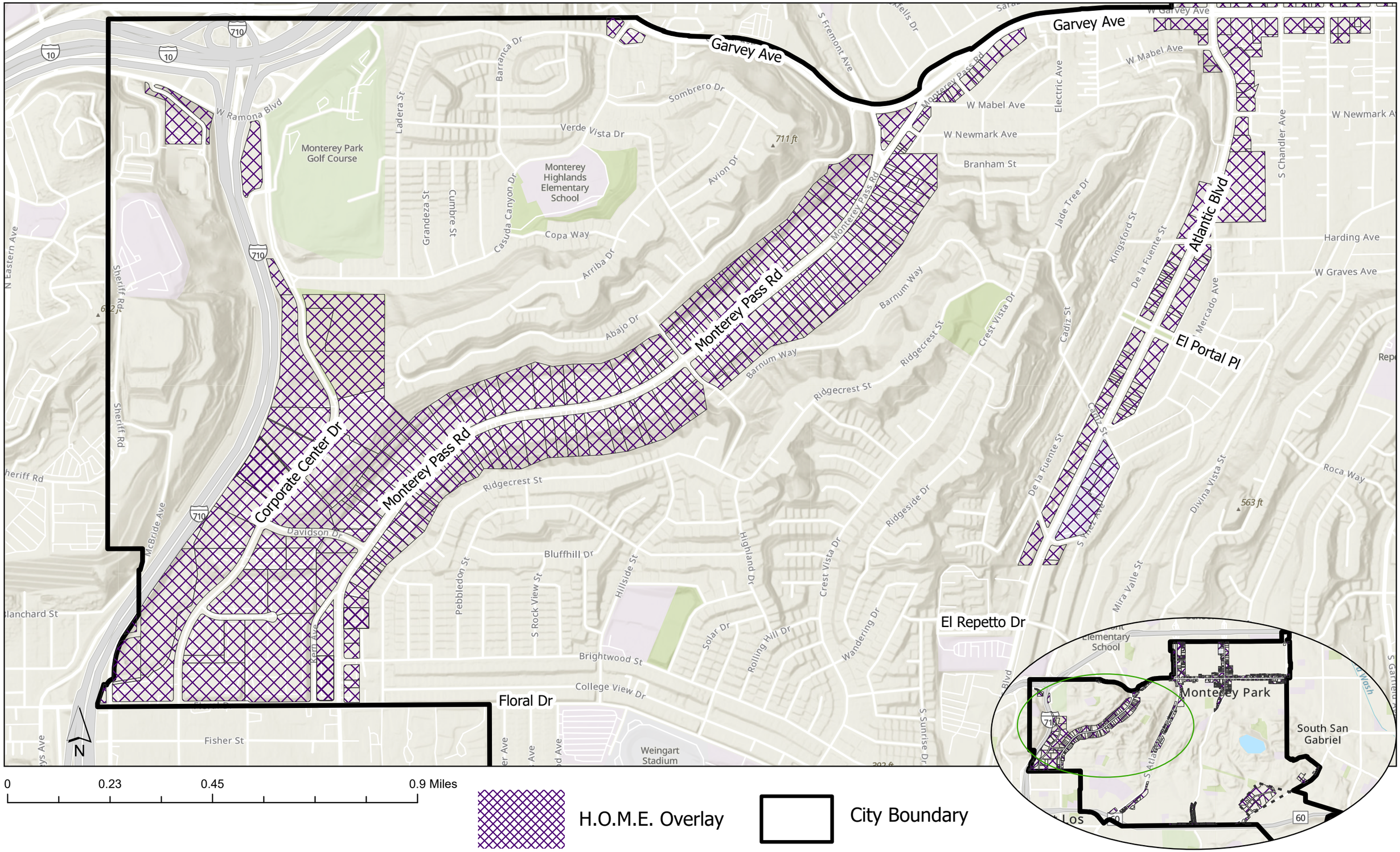
Attachment:
Exhibit A – HOME Policy Map

ATTACHMENT 2 - EXHIBIT “A”
HOME Policy Map

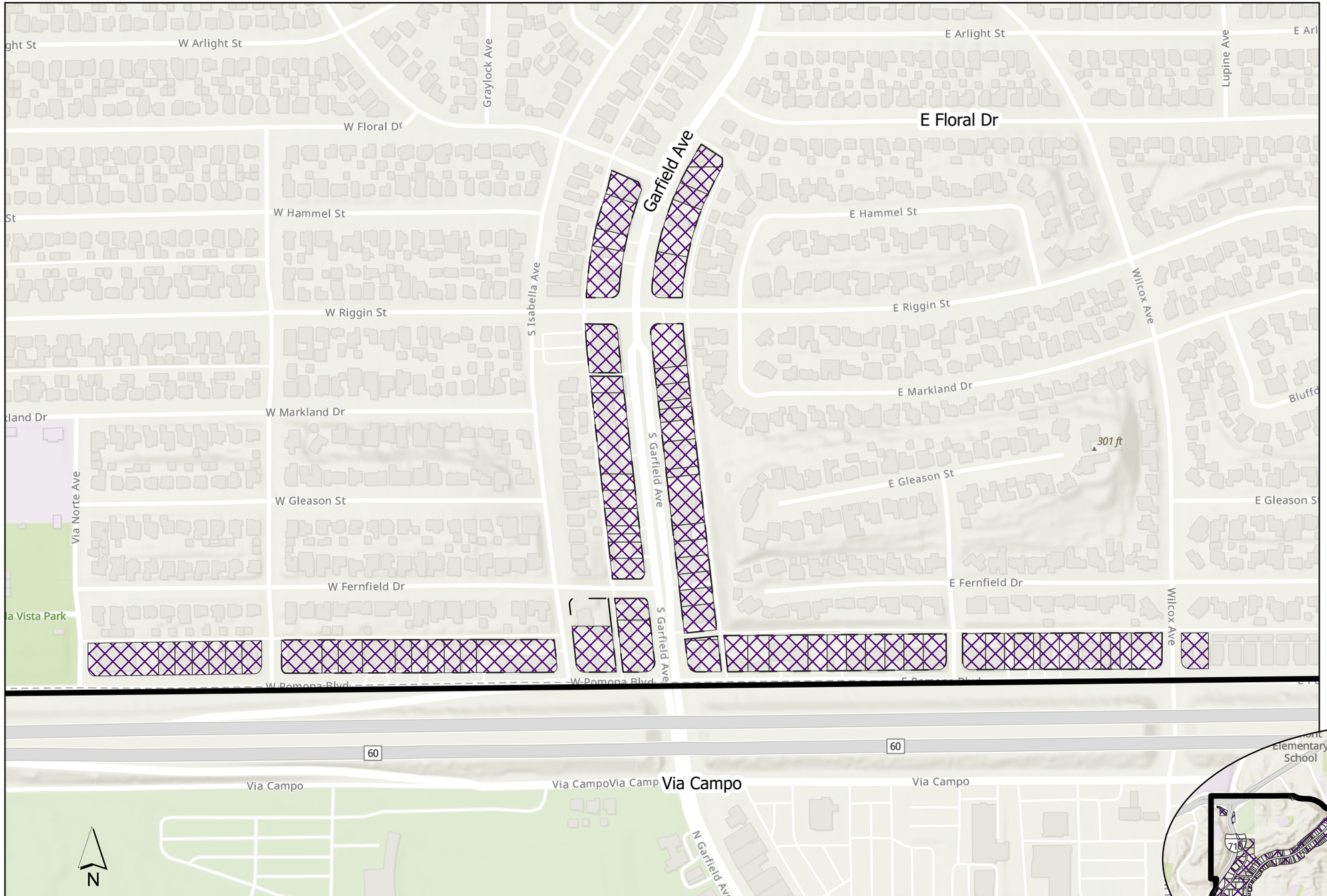
HOUSING OVERLAY - MIXED ENVIRONMENTS (HOME): OVERLAY AREAS



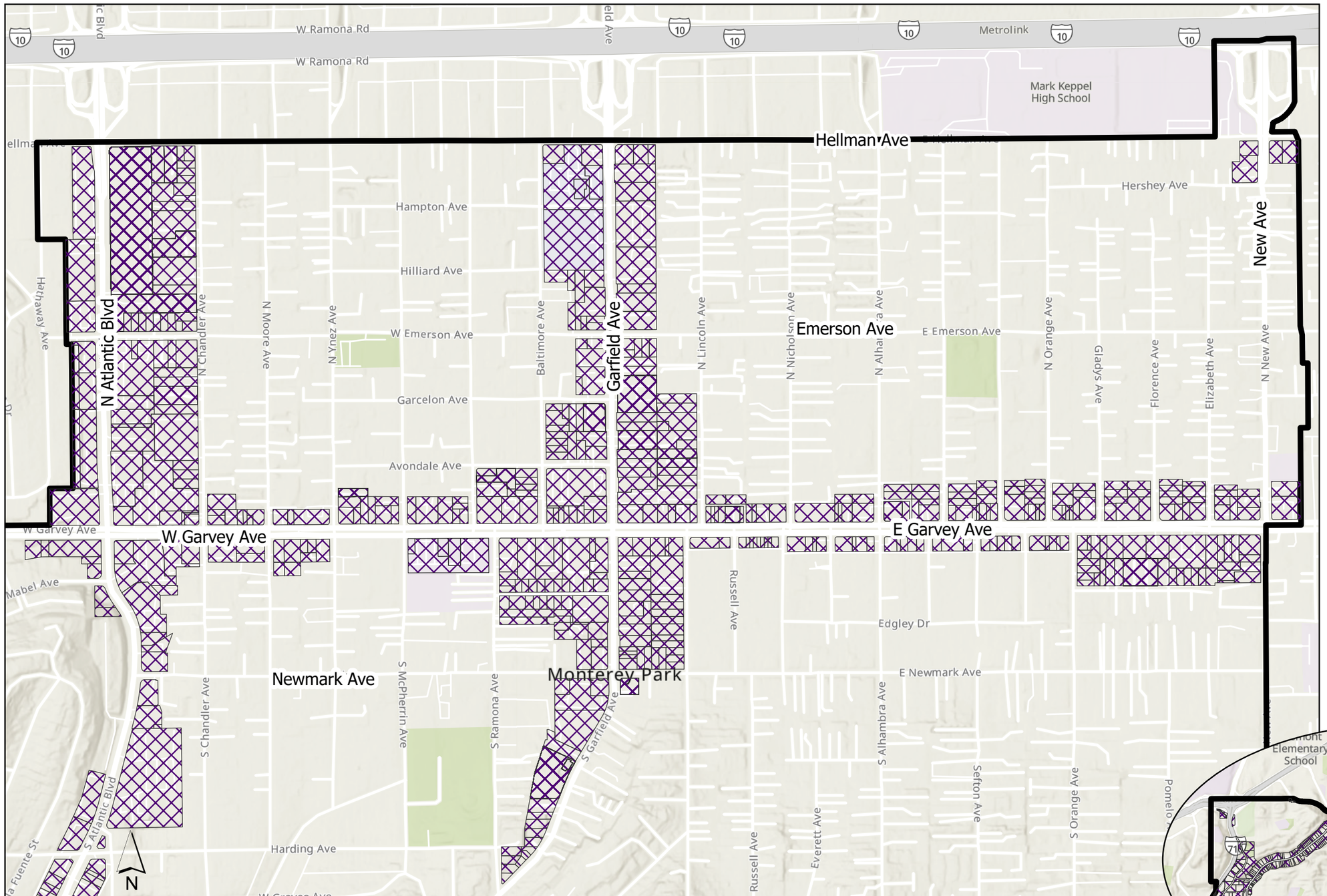
MONTEREY PASS, CORPORATE CENTER, AND MID ATLANTIC H.O.M.E. OVERLAY AREAS



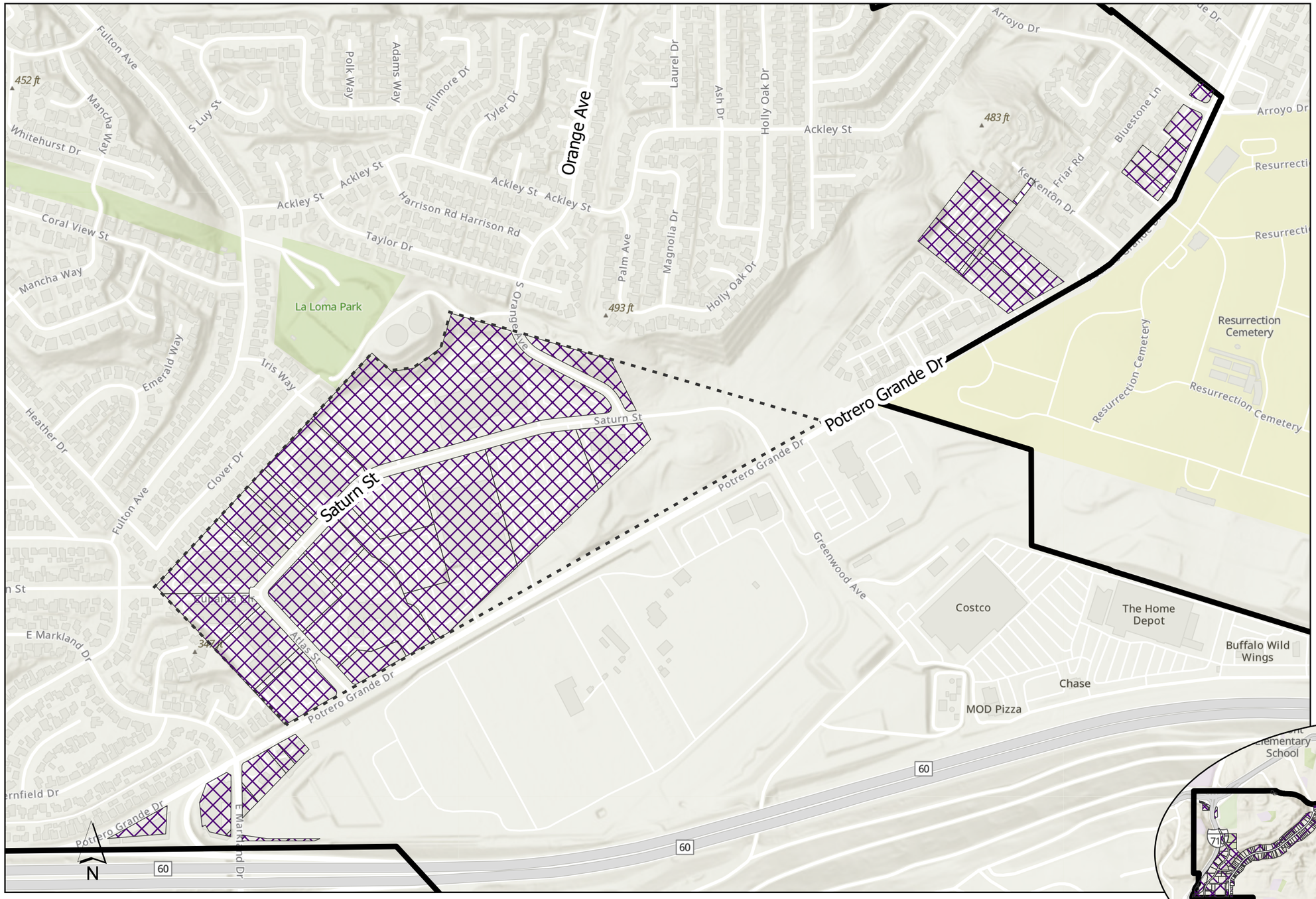
SOUTH GARFIELD H.O.M.E. OVERLAY AREA



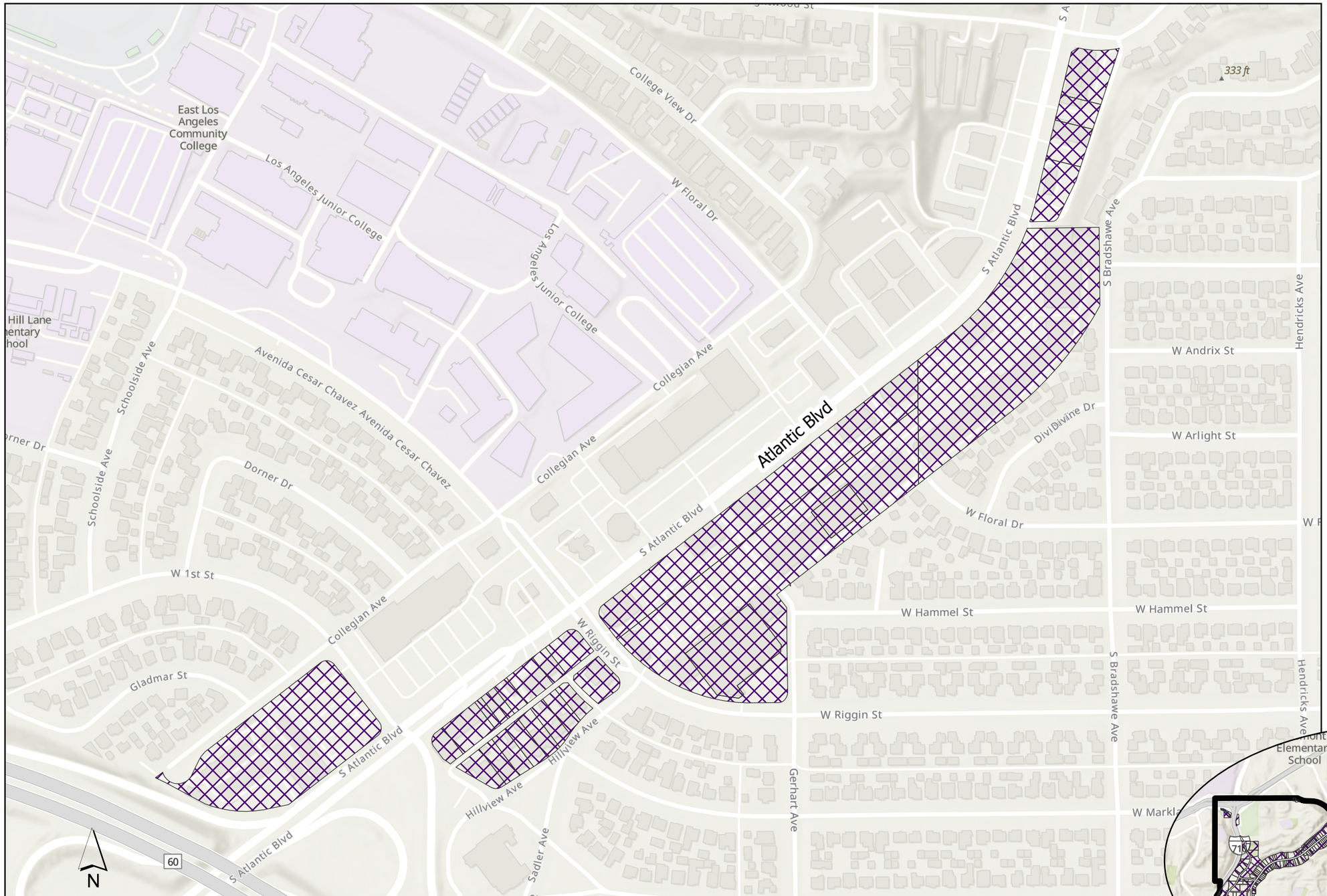
GARVEY CORRIDOR, NORTH ATLANTIC, AND NORTH NEW H.O.M.E. OVERLAY AREAS



SATURN PARK AND POTRERO GRANDE H.O.M.E. OVERLAY AREAS



SOUTH ATLANTIC H.O.M.E. OVERLAY AREA



ATTACHMENT 3

Resolution No. XXX

Directing the City Attorney to Prepare an Impartial Analysis of the Proposition Creating HOME Overlays

RESOLUTION NO.

A RESOLUTION DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS OF THE PROPOSITION CREATING HOME (HOUSING OVERLAY – MIXED ENVIRONMENTS) OVERLAYS IN THE CITY'S COMMERCIAL AND INDUSTRIAL AREAS

The City Council of the city of Monterey Park resolves as follows:

SECTION 1. Pursuant to Elections Code § 9280, the City Clerk is directed to transmit a copy of the ballot proposition creating HOME (Housing Overlay – Mixed Environments) overlays in the City's commercial and industrial areas to the City Attorney for an impartial analysis.

SECTION 2. Upon receiving the ballot measure, the City Attorney is directed to prepare an impartial analysis of the proposed ballot measure showing its effect, if any, on existing law and the operation of the measure. Such analysis must not be more than 500 words.

SECTION 3. The impartial analysis must include a statement indicating whether the proposed measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the City.

SECTION 4. In the event the entire text of the measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there must be printed immediately below the impartial analysis, in not less than 10 point bold type, the City Clerk should have the following language printed: “The above statement is an impartial analysis of the proposed ballot measure (Resolution No. XXX). If you desire a copy of the legislation affected by this measure, please call the City Clerk’s office at (626) 307-1359, and a copy will be mailed at no cost to you.”

SECTION 5. The impartial analysis of the proposed ballot measure must be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 6. Pursuant to any applicable law, including 52 U.S.C.A. § 10503, the City Clerk will coordinate with the Los Angeles County Registrar-Recorder/County Clerk regarding any translation and publication of the City Attorney’s impartial analysis required as part of the consolidated election.

SECTION 7. The City Clerk will certify the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 8: **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 9: **Recordation**. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 10: **Effective Date**. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 5th day of August 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____
Joaquin Vazquez, Assistant City Attorney

ATTACHMENT 4

Resolution No. XXX

Establishing Requirements for Ballot Arguments to be Included with Voter Information for the November 3, 2026 Election

RESOLUTION NO.

A RESOLUTION ESTABLISHING REQUIREMENTS FOR BALLOT ARGUMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR THE GENERAL MUNICIPAL ELECTION ON NOVEMBER 3, 2026

The City Council of the city of Monterey Park resolves as follows:

SECTION 1: Pursuant to Elections Code § 9281, qualified voters may submit arguments for and against the ballot measure, in addition to rebuttal arguments, for the November 3, 2026, General Municipal Election on forms provided by the City Clerk.

SECTION 2: Arguments filed in accordance with this Resolution must comply with the following requirements in accordance with Elections Code §§ 9282, 9283, 9285, and 9286:

A. Arguments must be in writing and not exceed three hundred (300) words, except for rebuttal argument which may not exceed two hundred and fifty (250) words;

B. Arguments may be submitted by the City Council; any councilmember authorized to submit an argument by the City Council; any individual voter eligible to vote on the measure; any bona fide association of citizens; or any combination of voters and associations;

C. Arguments must be typewritten in at least a 12-point font;

D. Arguments may not include underlining, italics, asterisks, or other, similar, type of formatting;

E. Arguments must be accompanied by the printed name and signature or printed names and signatures of the author or authors submitting the argument, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers who is the author of the argument.

F. If more than five (5) signatures accompany an argument, only the first five (5) will be printed.

G. Arguments for or against the ballot measure must be received in the City Clerk's office by the deadlines established by the City Clerk in accordance with applicable law and the election calendar for the consolidated election. Rebuttal arguments must be received by the deadline established by the City Clerk in accordance with Elections Code § 9285.

SECTION 3: **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 4: **Recordation**. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 5: **Effective Date**. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 5th day of August, 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____
Joaquin Vazquez, Assistant City Attorney

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council

From: Maychelle Yee , City Clerk

Subject: Minutes

Recommendation:
It is recommended that the City Council consider:

1. Approving the minutes from the regular meetings of May 6, 2026, May 20, 2026 and June 3, 2026, and the special meetings of May 27, 2026, June 2, 2026 and June 3, 2026 and;
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The minutes are a record of the official actions taken at the City Council meeting.

Background:
It is recommended that the City Council consider approving the minutes from the regular meetings of May 6, 2026, May 20, 2026 and June 3, 2026, and the special meetings of May 27, 2026, June 2, 2026 and June 3, 2026.

Strategic Plan Goal:
N/A

Fiscal Impact:
N/A

Attachments:
1. Draft Minutes

ATTACHMENT 1

Draft Minutes

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
May 6, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 6, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:34 p.m.

2. Flag Salute

The Monterey Park Fire Explorers led the flag salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong arrived at 6:38 p.m., Elizabeth Yang
Council Members Absent: None.

Also present:
City Treasurer Amy Lee
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Deputy City Attorney Solange Fortenbach
Director of Finance Martha Garcia
Director of Human Resources and Risk Management Christine Tomikawa
Director of Community Development Timothy Hou
Director of Recreation and Community Services Robert Aguirre
City Librarian Kristin Olivarez
Director of Public Works Shawn Igoe
Fire Chief Jason Hing
Police Captain Gus Jimenez
Finance Manager Laura Borjon
Public Works Manager Xochitl Tipan

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

IT Manager Martin Dinh
Adult Literacy Coordinator Victor Castellanos
Principal Management Analyst Rebecca Bojorquez
Management Analyst Beverly Garcia
Recreation Specialist Chan Lim
Deputy City Clerk Trang
Assistant Deputy City Clerk Helena Cho

Virtually present:
None.

4. Telecommunications Announcement, if requested
None.

5. Agenda Revisions and Additions
None.

6. Presentations

6.A. Monterey Vista Centennial Recognition
Monterey Vista Elementary School Principal Hing Chow shared words of appreciation about the school's recent Centennial recognition. Garvey School Board President Andy Yam and Garvey School District Superintendent Anita Chu expressed their gratitude towards the community that helped Monterey Vista Elementary School achieve its Centennial Recognition.

The City Council presented a certificate of recognition to Monterey Vista Elementary School for their centennial achievement.

6.B. Alhambra Education Foundation's "Service to Education" Award Winners
Dawn Rock, on behalf of the Alhambra Education Foundation, expressed her appreciation to the honorees awarded for their empowerment of youth and community activism.

The City Council provided certificates of recognition to the award winners.

6.C. SGV Forward Ad Hoc Subcommittee Update
Mayor Pro Tem Lo and Council Member Sanchez provided a summary of the San Gabriel Valley (SGV) Foward Ad Hoc Subcommittee meeting and elaborated on their support for a policy solution that would reinforce public transportation in the San Gabriel Valley. They reiterated their stance on the importance of public transportation and the development of new transit lines for residents who utilize the bus daily.

6.D. Atlantic Square Update

Director Hou introduced the Atlantic Square project and introduced Byron de Arakal, Senior Communications Advisor for TRC. Senior Communications Advisor, Arakal presented a PowerPoint presentation covering zoning, roadmap for progress, modernization including electrical, rooftop and HVAC upgrades, installation of grease and water lines, charging stations and beautifying the facade through paint. He further elaborated on the second phase of development, which includes additional infrastructure upgrades and future tenants to occupy the vacant spaces.

7. Public Comments

- Margaret Leung talked about the topic of positivity and presented certificates of appreciation to the City Council, City Manager Alvarez, Recreation and Community Development Director Aguirre and to City Attorney Berger for their collaboration efforts with the San Gabriel Valley Power Up Beacon.

- Dave Jones congratulated Garvey Unified School District and Monterey Vista for their Centennial Celebrations and commented on the recent mailings of the Vote-by-Mail Ballots to registered voters. He shared a quote from the television series "Andor", compared its meaning to the Monterey Park residents' effort to ban data centers citywide, urged residents to vote 'YES' on Measure NDC, asked the City Council to approve the second reading of the proposed Ordinance to ban data centers and to next focus their efforts on the Barnes Park pool renovation project.

- Barbara Chavira shared her experience in education and her advocacy for Monterey Park. She elaborated on the need to repair the Barnes Park pool and to vote 'YES' on Measure NDC in the upcoming election.

8. Staff Communications

8.A. City Manager's Office

Assistant City Manager Garcia presented a PowerPoint presentation announcing a new program in collaboration with the Chinatown Service Center (CSC) to help immigrant communities in need. She reported upcoming community workshops for the month of May which include: the Mental Health Awareness workshop and the Know Your Rights workshop and talked about CSC's future participation at outreach events to support the program's promotion.

8.B. City Clerk's Office

Assistant Deputy City Clerk Cho shared a PowerPoint presentation with information about the City's Special Election of June 2, 2026. She provided important dates and announced the locations of the Vote-by-Mail drop boxes at City Hall and Sierra Vista Park.

8.C. Public Works

Principal Management Analyst Garcia invited the community to the Public Works Open House in celebration of Public Works Week and announced the upcoming compost giveaway event on May 9, 2026, at Garvey Ranch Park.

8.D. Recreation and Community Services Department

Recreation Specialist Lin shared upcoming events, which include: the celebration of Cinco de Mayo in conjunction with Play Days, the Langley Senior Center's Mother's Day Nail event, Cinco de Mayo lunch, the Monterey Park Health Fair and the Mahjong Competition Series. He also announced the Kidventure Summer Camp the Memorial Day Ceremony at the American Legion Post 397, the San Gabriel Valley Pride Festival and the Independence Day Celebration on June 28, 2026 at Barnes Park.

Director of Recreation and Community Services Aguirre announced the City's award recognition for the Grow Monterey Park Parks Systems Master Plan and their award of a six-million-dollar grant for the Barnes Park pool rehabilitation project.

8.E. Fire Department

Fire Chief Hing invited the community to celebrate Fire Service Day, an opportunity to engage with the Fire Department on May 16, 2026.

8.F. Bruggemeyer Library

Adult Literacy Coordinator Castellanos shared a PowerPoint presentation with a recap of events that occurred in the month of April and announced upcoming programs for the month of May, which include events celebrating Asian and Pacific Islander Month, the One Book, One Coast Community Reading Program and announced the new limited edition "Greetings Tour" library cards available for the public.

9. Old Business

None.

10. Consent Calendar

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved Agenda Item Nos. 10.A., 10.B., 10.C., 10.D., 10.E., 10.F., 10.G., 10.H., 10.I., 10.J., 10.K., 10.L., 10.M., 10.N., 10.O., 10.P. 10.Q., 10.R. and 10.S. reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

10.A. Monthly Investment Report

As of March 31, 2026, invested funds for the City of Monterey Park total $80,592,953.85

Recommendations:
It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.B. Setting of Assessments and Public Hearing for Citywide Maintenance District No. 93-1 for Fiscal Year 2026-27 under the Landscaping and Lighting Act of 1972

In 1993, the City of Monterey Park (the “City”) formed Citywide Maintenance District No. 93-1 (the “District”) under the Landscaping and Lighting Act of 1972 (the “Act”) to fund streetlighting and landscaping. The Act requires the City to prepare an annual Engineer’s Report and hold a public hearing before levying assessments.

The City contracts with Francisco and Associates to prepare the annual Engineer’s Report and submit District assessments to the County of Los Angeles for inclusion on property tax bills. The Engineer’s Report explains District costs, services, and how assessments are shared among properties.

The proposed assessment is $40.97 per Equivalent Dwelling Unit (EDU) and has not increased since 1996. City staff recommends holding a public hearing on June 3, 2026. After the hearing, the City Council may approve the assessments.

Ed Espinoza, Consultant for the Assessment District, virtually present, was available for questions.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Resolution 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 action states the City's intent to levy annual assessments and does not approve new construction or expand services. It is an administrative and fiscal action that will not change the physical environment. Therefore, this action is not a "project" under the CEQA, under 14 Cal. Code Regs. § 15378(b)(4)), and no further environmental review is required.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution initiating and declaring the City Council's intent to levy and collect assessments for Fiscal Year 2026-27 in Citywide Maintenance District No. 93-1 under Streets and Highways Code § 22500-22979 and setting a time and place for a public hearing; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R24, on Consent Calendar.

Resolution No. 2026-R24
Resolution initiating and declaring the City Council's intent to levy and collect assessments for fiscal year 2026-2027 in citywide maintenance district no. 93-1 pursuant to the landscaping and lighting act of 1972 (streets and highways code §§ 22500–22679) and setting a time and place for a public hearing

10.C. Waive further reading and adopt a regular ordinance to enact a citywide prohibition on data centers, and waive further reading and adopt a regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026
The City Council has considered regulating data centers since 2024. Since that time, the Council has made various policy choices including amending the Monterey Park Municipal Code ("MPMC") to regulate data centers in Saturn Park; adopting interim moratoria on processing data center applications; and, most recently, placing a city-sponsored ballot measure onto the June 2, 2026 special election (designated as Measure NDC).

On March 4, 2026, the City Council directed the City Manager and City Attorney to initiate a process to consider a citywide prohibition on data centers before the voters consider Measure NDC. A public hearing was noticed for a special meeting on April 20, 2026, to consider proposed amendments to the MPMC prohibiting data centers citywide. If adopted, the three draft ordinances would make the same changes to the MPMC: converting the City Council's recent interim actions into a permanent land use policy by prohibiting data centers citywide, declaring them a public nuisance, and removing them from Saturn Park zoning regulations and the Market Place Specific Plan. They would also make it apparent that server rooms are an accessory use to otherwise lawful primary land uses.

Each of these regular ordinances was introduced and received first reading at the April 20, 2026, City Council special meeting. Second reading and adoption of these ordinances is recommended. If adopted, the regular ordinance to enact a citywide prohibition will take effect in 30 days (Attachment 1 to the staff report). The regular ordinance that would implement Measure NDC would become effective the same date as Measure NDC, if adopted by voters on June 2, 2026 (Attachment 2 to the staff report). The staff report from April 20, 2026, is attached for reference (Attachment 3 to the staff report).

Please note that Urgency Ordinance No. 2276 enacting a citywide prohibition on data centers was also adopted on April 20, 2026 and took effect immediately upon adoption. Urgency Ordinance No. 2276 does not require a second reading.

CEQA (California Environmental Quality Act): These Ordinances are not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*.; "CEQA") for the following reasons:

A. They will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)). A prohibition on data centers means they cannot be constructed.
B. There is no possibility that the Ordinances may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). A prohibition on data centers means they cannot be constructed.
C. These Ordinances, by themselves, do not constitute a "project" as defined in the CEQA Guidelines (14 Cal. Code Regs. § 15378).

D. Additionally, CEQA Guidelines § 15168(c)(2) provides that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to [14 Cal. Code of Regs.] Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the … EIR, and no new environmental document would be required." The City Council finds that it certified a Final Environmental Impact Report ("FEIR") for the Monterey Park Land Use and Urban Design Element (as adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) which was filed as State Clearing House No. 2001-01-1074. The Ordinances will not result in any new environmental impact not already considered in the FEIR and no further environmental review is required.

Recommendations:
It is recommended that the City Council consider:

1. Waiving second reading and adopting the proposed regular ordinance to enact a citywide prohibition on data centers;
2. Waiving second reading and adopting the proposed regular ordinance that would implement Measure NDC and become effective the same date as Measure NDC, if adopted by voters on June 2, 2026, in accordance with the Elections Code and Measure NDC; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council waived the second reading and approved and adopted Ordinance No. 2278 and Ordinance No. 2279, on Consent Calendar.

Ordinance No. 2278
An Ordinance adopting a citywide prohibition on data centers and amending the Monterey Park Municipal Code to implement such prohibition

Ordinance No. 2279
An Ordinance adopting implementing Measure NDC by establishing a citywide prohibition on data centers and amending the Monterey Park Municipal Code to implement such prohibition

10.D. Adoption of 2026-27 City Council Strategic Plan Goals and Objectives and Legislative Platform

At its March 7, 2026 public meeting, the City Council and City's executive management team met to discuss City Council priorities, strategic plan goals and 12-month objectives for 2026-27. The Strategic Plan goals and objectives enable the City to efficiently move the community forward by focusing on specific objectives during the fiscal year. The City Manager is responsible for assigning these objectives to staff in order to carry out the strategic directions of the City Council.

Additionally, the Assistant City Manager has drafted a legislative platform consistent with Council's stated priorities. Adoption of this platform will allow staff to draft letters of support on behalf of proposed legislation or actions which are in the City's interest, and to draft letters of opposition for bills that would negatively affect the City and its residents. Currently, staff must take these letters to Council for approval during an agendized public meeting, which can take weeks and keep the City from effectively and efficiently advocating on its own behalf. Adoption of the platform allows the Mayor to approve letters on items which are included in this document.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached 2026-27 Monterey Park City Council Strategic Plan Goals and Objectives,
2. Adopting the attached 2026-27 Monterey Park Legislative Platform; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

10.E. Adopting a resolution authorizing the City Manager, or designee to apply for, receive, and appropriate grant funds for the Next Generation Warning System Grant Program

The California Governor's Office of Emergency Services (Cal OES) is soliciting applications for the Next Generation Warning System (NGWS) Grant Program. This program provides funding to support advanced alert and warning capabilities that improve public safety and emergency communication systems.

It is recommended that the City Council adopt a Resolution authorizing the City Manager, or designee, to submit an application, execute all necessary grant documents, and accept and administer any awarded funds up to the maximum grant award of $238,490.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a Resolution authorizing the City Manager, or designee, to submit an application to the California Governor's Office of Emergency Services for the Next Generation Warning System Grant Program, execute all grant documents, and accept and administer any awarded grant funds; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R25, on Consent Calendar

Resolution No. 2026-R25
A Resolution authorizing the City Manager, or designee, to apply for, receive, accept, and administer grant funds for the Next Generation Warning System Grant Program

10.F. Procedural Rules for Conducting Legislative Meetings

On April 15, 2026, City Council adopted Resolution No. 2026-R23 revising the Rules of Procedure governing all meetings held by legislative bodies and providing guidelines for standard time for public comments.

Among other changes, key updates include the integration of policies addressing remote public participation, accessibility requirements, and protocols for handling disruptions during meetings as mandated by Senate Bill 707. The City Council also determined that "just cause" teleconferencing will not be permitted for the legislative body, reinforcing expectations for in-person participation except where otherwise authorized.

Additional guidance was established regarding public comment procedures. Speaker time limits were outlined to ensure equitable participation, and individuals wishing to speak must register within 15 minutes after the meeting begins. Written communications submitted to the body will be accepted and entered into the official record; however, they will not be read aloud during the meeting.

These revisions are intended to promote efficiency, transparency, and consistent application of meeting procedures.

Recommendations:
It is recommended that the City Council consider:

1. Receiving and filing Resolution No. 2026-R23 establishing Procedural Rules for conducting legislative meetings; and
2. Taking such additional, related, action that may be desirable

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.G. Annual Review of Development Agreement No. DA-21-01 (Ordinance No. 2211) Between the City of Monterey Park and Center Int'l Investments, Inc. for the Property Located at 1688 West Garvey Avenue (APN 5254-002-031) pursuant to Government Code § 65865.1; Finding of Non-Compliance; Recommended Rescission of Development Agreement and Repeal of Goodviews Specific Plan (ZC-21-01)

On December 3, 2025, Linda Lee of Kidder Matthews, a regional commercial real estate brokerage firm, presented a marketing program for the 1688 West Garvey Avenue property to the City Council. The City engaged Ms. Lee to identify the highest and best use for the site, determine its maximum potential value, and recommend strategies to maximize the property's marketability.

The key findings and recommendations from the presentation are as follows:

- The property comprises slightly over six acres on a moderate-to-steep slope approximately 150 feet above the intersection of Garvey Avenue and Abajo Drive. Due to the site's physical constraints—including the absence of direct freeway access or visibility and its lack of pedestrian connectivity—non-residential uses such as office, retail, and industrial were deemed infeasible. Accordingly, the highest and best use was determined to be residential.

- Under the current Goodviews Specific Plan, which Council adopted by Ordinance No. 2210 (Attachment 1 to the staff report), development is limited to 16 single-family residences. However, if the property were rezoned to R-3 (High Density Residential)—its designation prior to adoption of the Specific Plan—the maximum theoretical yield could reach approximately 186 units. This increased density would significantly broaden the potential buyer pool and maximize the sale price. The consultant recommended removing the Specific Plan overlay and marketing the property as a multifamily R-3 development opportunity to attract a wider range of developers and maximize competitive bidding.

The City's ownership of the Property and the sales and marketing strategy described above both support and necessitate the rescission of Development Agreement No. DA-21-01 ("Development Agreement" – Attachment 2 (to the staff report) between the City of Monterey Park ("City") and Center Int'l Investments, Inc. ("CII"), pertaining to the property located at 1688 West Garvey Avenue (APN 5254-002-031) (the "Property") and repeal of the Goodviews Specific Plan for the following reasons:

- First, the Development Agreement was entered into with CII as the developer, and CII has wholly failed to perform any of its obligations thereunder. Moreover, CII no longer owns the Property.

- Second, the Goodviews Specific Plan was adopted as part of the entitlements for CII's proposed 16-home development, which was never commenced. The Specific Plan constrains the City's ability to maximize the Property's value by limiting development to 16 single-family homes, whereas R-3 zoning permits significantly higher density and greater economic return.

- Third, removing the Specific Plan and restoring R-3 zoning would align the property's land use designation with the surrounding multifamily residential character to the north.

- Fourth, the marketing strategy presented on December 3, 2025, was developed at the direction of the City Council and reflects the City's intent to sell the property in a manner that maximizes the potential return to offset the substantial abatement costs it has incurred.

This staff report initiates the process for terminating the Development Agreement and repealing the Specific Plan. It is submitted pursuant to Government Code § 65865.1, which requires the City to conduct an annual review of development agreements to determine whether the developer has demonstrated good-faith compliance with their terms and conditions. This report constitutes the annual review of the Development Agreement pertaining to the property located at 1688 West Garvey Avenue.

CEQA (California Environmental Quality Act):
The actions recommended herein—finding CII in non-compliance, rescinding the Development Agreement, and repealing the Goodviews Specific Plan—are exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061(b)(3). It can be determined with certainty that the recommended actions would have no significant effect on the environment, as they involve the termination of existing land use entitlements and do not propose or approve any new development.

Recommendations:
It is recommended that the City Council consider:

1. Find, pursuant to Government Code § 65865.1, that Center Int'l Investments, Inc. ("CII") failed to demonstrate good-faith compliance with the terms and conditions of Development Agreement No. DA-21-01 and is in default thereof;
2. Direct the City Manager and City Attorney to initiate proceedings to rescind and terminate Development Agreement No. DA-21-01 in accordance with Government Code § 65868 and Section 12 of the Development Agreement;
3. Direct the City Manager and City Attorney to initiate proceedings to repeal the 1688 West Garvey Avenue Specific Plan (ZC-21-01), also known as the Goodviews Specific Plan, including any necessary zone change to restore prior zoning designations; and
4. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

10.H. Parcel Map 83733 – 423. N. McPherrin Avenue

The proposed final Parcel Map was reviewed by the Public Works Director for compliance with applicable law. The final Parcel Map is in substantial compliance with the approved tentative parcel map and applicable law; however, certain required public improvements have not yet been constructed. Because required improvements remain incomplete, the subdivider is entering into a subdivision improvement agreement; accordingly, City Council approval of the Parcel Map, the agreement, and the associated security is required per Monterey Park Municipal Code § 20.22.220.

CEQA (California Environmental Quality Act):
The Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (Infill Development).

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution approving final Parcel Map No. 83733; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R26, on Consent Calendar.

Resolution No. 2026-R26
A Resolution approving final Parcel Map No. 83733 for a two-detached residential dwelling units project at 423 North McPherrin

10.I. Orange Coast Petroleum Equipment, Inc. Amendment

The City's current fuel tank monitoring system has reached the end of its functional life. It is recommended that City Council approve a First Amendment to Agreement No. 2431-AE with Orange Coast Petroleum Equipment, Inc., as part of Capital Improvement Project ("CIP") 95063-City Fuel Pump Improvements, for an additional amount of $55,908, plus a contingency of 10%, for the purchase and installation of a monitoring system for the City fleet fuel tanks, as part of the completion of fuel system improvements.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a First Amendment to Agreement 2431-AE with Orange Coast Petroleum Equipment, Inc., in a form approved by the City Attorney, in the amount of $55,908, plus a contingency of 10%, for the purchase and installation of a fuel tank monitoring system;
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.J. Garvey Ranch Park Shade Structure Award of Contract

Per Resolution No. 2025-R58, the Public Works Director solicited bids for the Garvey Ranch Shade Structures Installation Project, Capital Improvement Project No. 95062. The public bid opening for this project was held on April 22, 2026. One bid was received from R.E. Schultz Construction, Inc.

The Public Works Director recommends that the City Council authorize the City Manager to execute a Public Works contract with R.E. Schultz Construction, Inc. for the Garvey Ranch Shade Structures Installation Project in the amount of $98,416 plus $9,850 contingency.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with R.E. Schultz Construction, Inc. in the amount of $98,416 for Garvey Ranch Shade Structures Installation, Specification No. 2026-002;

2. Authorizing the Public Works Director to approve change orders not to exceed $9,850 over the total contract amount; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities) because it involves the replacement and minor alteration of existing park structures with no expansion of use.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

10.K. Fire Service Day Resolution

Throughout the month of May, many cities across Los Angeles County celebrate Fire Service Day. This annual event provides residents and community members with the opportunity to visit their local fire stations, explore fire apparatus and equipment, meet firefighters, and gain a better understanding of the services provided by the Fire Department.

In the City of Monterey Park, Fire Service Day is scheduled for Saturday, May 16, 2026, from 8:00 a.m. to 2:00 p.m. at Fire Station 61. The event will include a live rescue demonstration, fire safety and emergency preparedness information, and opportunities for community engagement and photos. This proposed resolution formally expresses the City Council's appreciation and recognition of Fire Service Day and its importance in promoting public safety awareness and community connection.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution declaring May 16, 2026 as Fire Service Day; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R27, on Consent Calendar.

Resolution No. 2026-R27
A Resolution of the City Council of the City of Monterey Park declaring May 16, 2026 as Fire Service Day in Monterey Park

10.L. Public Works Week Resolution

The City is celebrating the week of May 17-23, 2026, as Public Works Week in Monterey Park. This week marks the 66th annual National Public Works Week sponsored by the American Public Works Association, which recognizes Public Works professionals. The 2026 National Public Works Week theme is “Rooted in Service, Powered by Community,” acknowledges that the roots of service run deep in public works.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a Resolution declaring the week of May 17 through 23, 2026 as Public Works Week in Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R28, on Consent Calendar.

Resolution No. 2026-R28
A Resolution of the City Council of the City of Monterey Park declaring May 17-23, 2026 as Public Works Week in Monterey Park

10.M. National Police Week Resolution

The Monterey Park Police Department is celebrating the week of May 11–17, 2026, as National Police Week. In 1962, President John F. Kennedy proclaimed May 15th National Peace Officers Memorial Day and the calendar week in which May 15th falls as National Police Week.

National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others. It is a collaborative effort of many organizations honoring America’s law enforcement community. We are enlisting your support in the form of a resolution to honor these men and women in our area for the work that they do every day to protect the residents of Monterey Park.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution declaring the week of May 11–17, 2026, to be National Police Week in the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R29, on Consent Calendar.

Resolution No. 2026-R29
A Resolution of the City Council of the City of Monterey Park declaring May 11-17, 2026, National Police Week in Monterey Park

10.N. Building Safety Month Resolution

Building Safety Month is an annual public awareness campaign led by the International Code Council (ICC) and observed each May to raise awareness about building safety, the importance of modern building codes, and the role safety professionals play in protecting communities. The 2026 theme, “Built to Last,” highlights how resilient construction, updated codes, and coordinated safety efforts support stronger and safer communities.

By recognizing Building Safety Month, the City affirms the importance of proactive code compliance, public education, and coordinated efforts that help protect residents, preserve housing quality, and support safe, healthy, and well-maintained communities.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a Resolution recognizing May 2026 as Building Safety Month; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R30, on Consent Calendar.

Resolution No. 2026-R30
A Resolution of the City Council of the City of Monterey Park recognizing May 2026 as Building Safety Month

10.O. Mental Health Awareness Month Resolution (As Requested by Mayor Yang)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Mayor Yang.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached resolution (to the attached staff report); and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R31, on Consent Calendar.

Resolution No. 2026-R31
A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of May 2026 as Mental Health Awareness Month

10.P. Asian American, Native Hawaiian, and Pacific Islander Heritage Month Resolution (As Requested by Mayor Yang)
The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Mayor Yang.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached resolution; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R32, on Consent Calendar.

Resolution No. 2026-R32
A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the Month of May 2026 as Asian American, Native Hawaiian, and Pacific Islander Heritage Month

10.Q. Missing and Murdered Indigenous People Awareness Month (As Requested by Mayor Pro Tem Lo)
The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Mayor Pro Tem Lo.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached resolution; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R33, on Consent Calendar.

Resolution No. 2026-R33
A Resolution of the City Council of the City of Monterey Park, California, declaring and recognizing the month of May 2026 as Missing and Murdered Indigenous People Awareness Month

10.R. National Day of the Teacher and National Teacher Appreciation Week Resolution (As Requested by Council Member Sanchez)
The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached resolution; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R34, on Consent Calendar.

Resolution No. 2026-34
A Resolution of the City Council of Monterey Park declaring May 5, 2026 as National Day of the Teacher and May 4 through May 8, 2026 as Teacher Appreciation Week

10.S. National Asian American and Pacific Islander Day Against Bullying and Hate Resolution (As Requested by Council Member Wong)
The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Wong.

Recommendations:
It is recommended that the City Council consider:

1. Adopting the attached resolution; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R35, on Consent Calendar.

Resolution No. 2026-R35
A Resolution of the City Council of the City of Monterey Park, California, declaring May 18, 2026, as National Asian American and Pacific Islander Day Against Bullying and Hate

11. Public Hearing

11.A. Consideration and possible action to adopt Resolution No. 26-XX – A Resolution authorizing the recording of a Notice of Special Assessment for Nuisance Abatement against the owner of 509 W. Andrix St. (APN 5266-013-018)

During the past several years, the property located at 509 W. Andrix Street, APN 5266-013-018 (“Property”) has consistently been in a state of blight, among other violations of the Monterey Park Municipal Code (“MPMC”) amounting to public nuisances. On January 20, 2026, City staff engaged in abatement of public nuisances on the Property, the costs for which the City is entitled to recoup.

The City Attorney accordingly recommends that the City Council adopt a Resolution authorizing the recording of a public nuisance abatement lien on the Property in order to recoup by special tax assessment the City’s costs of abating violations of the BMC.

Recommendations:
It is recommended that the City Council consider:

1. Adopting Resolution No. 26-XX to authorize the recording of a notice of special assessment for nuisance abatement on the owner of 509 W. Andrix Street; or;
2. Taking such additional, related, action that may be desirable.

Discussion: Deputy City Attorney Fortenbach depicted a PowerPoint presentation about the property on 509 West Andrix Street and talked about its enforcement history and the timeline of events that have led to its current state.

Code Enforcement Supervisor Lozano commented on his collaborative efforts with the Chinatown Service Center to provide behavioral and mental health services to the owners of 509 West Andrix Street for long-term compliance.

Action Taken: The City Council opened the public hearing at 8:31 p.m., received no registered speakers, closed the public hearing at 8:39 p.m. and approved and adopted Resolution No. 2026-R36.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R36
A Resolution to record a Notice of Special Assessment for Nuisance Abatement 509 W Andrix Street (APN 5266-013-018)

12. New Business

None.

13. City Communications (City Council) / Future Agenda Items

Council Member Ngo reported his attendance at the ribbon cutting of the East Los Angeles College, Susan Rubio Entrepreneurship & Innovation Center; the golden anniversary dinner of Ed Wong and Cindy Chung Kuo at NBC Seafood Restaurant; the Mayoral Installation for the City of San Gabriel; and the Student Leadership Day event at Hillcrest Elementary School.

Council Member Sanchez commented on his and Council Member Wong's participation of Student Leadership Day in Monterey Park, reported his attendance at the Alhambra Latino Association Dinner and commented on Teacher Appreciation Week.

Council Member Lo echoed his attendance at the same events as his fellow Council Members and talked about his attendance at Ed Wong and Cindy Chung Kuo's Golden Anniversary celebration.

Mayor Yang announced her attendance at the Monterey Park Women's Club Fashion Show, the final Meetup with the Mayor event at Marie Callender's and the ribbon cutting ceremony of the new Starbucks. She invited the public to attend the City’s Play Days event.

14. Closed Session (if Required; City Attorney to Announce)

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 8:47 p.m.

_____
Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
May 20, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 20, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:38 p.m.

2. Flag Salute

The Monterey Park Police Explorers led the flag salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent: None

Also present:
City Treasurer Amy Lee
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia
Director of Human Resources and Risk Management Christine Tomikawa
Director of Community Development Timothy Hou
Director of Recreation and Community Services Robert Aguirre
City Librarian Kristin Olivarez
Director of Public Works Shawn Igoe
Police Chief Scott Wiese
Fire Chief Jason Hing
Deputy Fire Chief Ryan Weddle
Finance Manager Laura Borjon
Economic Development Manager Joseph Torres

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

Recreation and Community Services Manager Christina Alatorre
IT Manager Martin Dinh
Principal Management Analyst Rebecca Bojorquez
Principal Management Analyst Michelle Marquez
Administrative Aid Anays Navarro
City Communications Fellow Citlali Tejeda
Deputy City Clerk Cindy Trang
Office Assistant Michelle Martinez

Virtually present:
None.

4. Telecommunications Announcement, if requested
None.

5. Agenda Revisions and Additions
City Manager Alvarez announced the addition of Agenda Item No. 9.A. requiring a 4/5 vote to add the item to the agenda. She requested to have Agenda Item No. 10.B. tabled for the next regular City Council meeting.

Mayor Yang requested to have Public Comments be heard before Agenda Item Nos. 6.B. and 6.C.

Action Taken: The City Council approved the addition of Agenda Item No. 9.A. to the agenda through a required 4/5 vote.

Motion: Moved by Mayor Pro Tem Lo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

6. Presentation

6.A. San Gabriel Valley Mosquito and Vector Control District
Joseph Leon presented Anais Medina Diaz, Director of Communications of the San Gabriel Valley Mosquito Vector Control District (SGV MVCD). Director of Communications Diaz exhibited a PowerPoint presentation about SGV MVCD's mission and the services they provide to the cities in the San Gabriel Valley (SGV), such as surveillance, larval control operations, communications and emergency response services. She provided context about the West Nile Virus, its detection and treatment process.

6.B. City Wide Communications Survey Results

This Agenda Item was heard after Public Communications.

Assistant City Manager Garcia introduced City Communication Fellow Tejeda. City Communication Fellow Tejeda shared a PowerPoint presentation explaining her role in expanding and refining the City's outreach efforts to enhance communication between the City and its residents. She provided an overview of the survey, shared its key findings and expressed future goals to develop strategies to engage the residents with content through different channels of communication.

6.C. Development Projects Update — Community Development Department

This Agenda Item was heard after Agenda Item No. 6.B.

Economic Development Manager Torres presented a PowerPoint presentation on updates regarding current and upcoming developments in the City. He elaborated on (1) completed projects, such as the new Starbucks Drive-through and Varsity Jujitsu School; (2) projects nearing completion, which encompass Whitmore Villas, the East Garvey Ave retail market, and the façade renovation on Lincoln Center; (3) projects under construction, such as the A-1 self-storage facility, Thumbling Dumpling restaurant, and the renovations on 601 W. Garvey Ave; and (4) projects with issued permits, which include the senior housing project on 188 S. Chandler Ave., the mixed-use project on 114 E. Garvey Ave., the multifamily housing project on Hellman Ave., a mixed-use project in Deerfield Plaza, a mixed-use project on 122 W Garvey Ave., town home developments on 507 Chandler Ave, and a mixed-use project on 808 W. Garvey Ave.

He welcomed new businesses in the city, which included La Diosa de Los Moles, Asayoru Maid Café, Yihui Coffee, ReeWorkMe Fitness Center and Swank Salon, and introduced upcoming businesses expected to open in Monterey Park, such as The Melt and Da Vien Coffee.

7. Public Comments

Public Comments were heard after Agenda Item No. 6.A.

- Randye Kay expressed her concerns regarding the potential increase in traffic and noise disruption a proposed multifamily housing project on Hellman Ave will bring to the residents in the surrounding area and recommended it be moved to Saturn Park.

- Dori Ho, an Alhambra resident, shared her opposition towards a proposed multifamily housing project on Hellman Ave and elaborated on the current traffic issues Hellman Ave is experiencing.

- Caleb Kwok voiced his opposition regarding a proposed multifamily housing project on Hellman Ave, claiming the project will not only affect Monterey Park but also nearby cities as well.

- Dawn Rock commented on the City's opportunity to secure funding and temporary infrastructure for the Barnes Park Aquatic Center during the 2028 Los Angeles Olympics.

- Martha expressed her frustrations regarding the proposed multifamily housing project on Hellman Ave and shared her opinion on the lack of parking during the So Cal Card conventions hosted by Courtyard Marriott.

- Bruce Mok shared his lifelong residency in the San Gabriel Valley and articulated his frustrations about the potential increase in traffic and noise a new proposed multifamily housing project would bring to the neighborhood. He requested to have the project be moved elsewhere or reduce the number of units to facilitate traffic issues.

- Nancy Nguyen talked about the zoning change implemented on Vagabond Drive that has since changed from residential to commercial, commented on her recent meeting with Community Development Director Hou and City Manager Alvarez regarding ways to change the zoning back to residential and requested assistance from city staff to help achieve it.

- Paul Lam reported an overpopulation on Hathaway St. and Hellman Ave, especially during school hours, and claimed the area is dangerous to walk on due to the number of traffic accidents that occur.

- The City Clerk’s office received and filed a written communication from Noya Wang, City Council Member from the City of Alhambra speaking on behalf of her constituents, conveyed their concerns regarding the proposed multifamily housing project on Hellman Ave.

8. Staff Communications

8.A. Police Department

Police Chief Wiese exhibited a PowerPoint presentation detailing the Neighborhood Watch Program with the five districts in the City and recommended residents to join the program. He shared the department's monthly statistics regarding crime and talked about the National Incident Based Reporting System (NIBRS) the Federal Bureau of Investigation's platform for tracking and reporting crime data in the United States.

8.B. Fire Department

Deputy Fire Chief Weddle presented a PowerPoint presentation highlighting the upcoming Sidewalk CPR event on Saturday, June 6, 2026, meant to educate the community on how to recognize cardiac arrest, call 911 and to perform high-quality chest compressions.

8.C. Recreation & Community Services Department

Director of Recreation and Community Services Aguirre depicted a PowerPoint presentation thanking the residents for attending the Play Days event and introduced upcoming activities, which include the Unspoken Conversations event, the Memorial Day Ceremony at the American Legion, the Monterey Park Health Fair at the Langley Center, the San Gabriel Valley Pride Parade and Festival, Let's Kick-It Soccer Clinic and Watch Party and the Independence Day Celebration. He introduced the brand-new pilot program with Dial a Ride and MPK Transit, to expand transportation services to seniors in the City.

9. Old Business

9.A. [REQUIRES 4/5 VOTE TO ADD] Adopt a Resolution Authorizing the Sale of Real Property Located at 2537-2543 Lee Avenue, South El Monte, as Partial Satisfaction of Debt Owed to the City for Nuisance Abatement Costs Associated with 1688 West Garvey Avenue.

The history regarding the City's nuisance abatement efforts at 1688 West Garvey Avenue (the GAP) are well documented. A more complete background may be reviewed online (https://www.montereypark.ca.gov/1409/1688-West-Garvey-Avenue).

The Lee Avenue property in South El Monte was one of two parcels that provided security for CII's obligations tied to nuisance abatement at 1688 West Garvey Avenue, and the City accepted title to that property in April 2025 as partial satisfaction of the outstanding debt. In late 2025, the City entered escrow with tenants on Lee Avenue. Regrettably, the tenants were unable to secure title insurance for the transaction. On May 19, 2026 (yesterday), the City was informed that title insurance would be issued; the City's broker requested immediate action to verify the City Manager's signature authority for the sale of this property so that escrow may close next week. Adopting the proposed Resolution will ensure timely closing of escrow and recovery of $2.5M in debt owed to the City by CII.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance 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 activity is exempt from the CEQA pursuant to CEQA Guidelines § 15601(b)(3) as it contemplates only administrative actions related to the acquisition of real property and it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

Recommendations:
It is recommended that the City Council consider:

1. Add this matter to the Regular Agenda as Item No. 9A upon a 4/5 vote pursuant to Government Code § 54954.2(b)(2) because (a) there is a need to take immediate action and (b) that the need for action came to the City's attention after the Regular Agenda was posted;
2. Adopting a Resolution authorizing the sale of real property commonly known as 2537-2543 Lee Avenue, South El Monte, California, APNs 5281-012-011 and 5281-012-012, in partial satisfaction of debt owed to the City by Center Intl Investments, LLC ("CII") related to the City's nuisance abatement of the GAP Property located at 1688 West Garvey Avenue;
3. Authorizing the City Manager, or designee, to take all actions necessary to effectuate the marketing and sale of the South El Monte property, on terms approved as to form by the City Attorney; and
4. Taking such additional, related, action that may be desirable.

Discussion: City Attorney Berger presented a staff report regarding the proposed resolution to authorize the sale of real property commonly known as 2537-2543 Lee Avenue, South El Monte, California in partial satisfaction of debt owed to the City by Center Intl Investments, LLC.

Action Taken: The City Council approved the recommendations and approved and adopted Resolution No. 2026-R37.

Motion: Moved by Council Member Sanchez and seconded by Mayor Pro Tem Lo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R37
A Resolution authorizing the City Manager to execute a purchase and sale agreement between the buyer identified in escrow and the City of Monterey Park for the disposition of real property located at 2537-2543 Lee Avenue, South El Monte, California, commonly identified as APNS 5281-012-011 and 5281-012-012 (currently APNS 5281-012-270 and 5281-012-271)

10. Consent Calendar

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved Agenda Item Nos. 10.A., 10.C., 10.D., 10.E. and 10.F. reading resolutions and ordinances by the title only and waiving further reading thereof. Agenda Item No. 10.B. was tabled for the next Regular City Council meeting and was not heard for discussion.

Motion: Moved by Council Member Sanchez and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

10.A. Tree Memorial Program Recommendation for Shirley Hwong and Fumiko "Mickey" Maruya

Nominations for the Tree Memorial Recognition Program were advertised and accepted in February 2026. The Recreation and Community Services Department received nomination applications for both Shirley Hwong and Fumiko “Mickey” Maruya.

Subsequently, the Tree Memorial Program Ad-hoc Committee, consisting of three Community Participation Commissioners and two Recreation and Parks Commissioners, met to review the nominations and discuss their consideration for a Tree Memorial based on the criteria established in Resolution Nos.10485 and 11484 (Attachment 1 to the staff report).

The Committee reviewed all the nomination applications and associated documents Shirley Hwong and Fumiko “Mickey” Maruya (Attachment 2 to the staff report). The committee voted unanimously to recommend that the City Council approve honoring Fumiko “Mickey” Maruya and Shirley Hwong with a Tree Memorial for their service and positive impact on the Monterey Park Community.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to take actions to honor Shirley Hwong with a memorial tree and plaque;
2. Authorizing the City Manager to take actions to honor Fumiko “Mickey” Maruya with a memorial tree and plaque; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

10.B Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

On July 1, 2016, the City entered into a 5-year Services Agreement with HDL Coren & Cone for property tax consultation services for a term from July 1, 2016, to June 30, 2021, for $18,250. On November 2, 2016, the City executed a first amendment to add services and increase compensation to $28,250. On June 16, 2021, City Council approved a second amendment to extend the term to June 30, 2026 and increase the contract amount to $153,250.

It is recommended that Council authorize the City Manager to execute a Third Amendment to the HDL Coren & Cone Agreement No. 1975-A for continued Property Tax Consulting Services from July 1, 2026, to June 30, 2031, for an additional $130,000, increasing the total contract amount to an amount not-to-exceed $283,250.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A in a form approved by the City Attorney to continue providing property tax consultation services from July 1, 2026, through June 30, 2031, for an additional amount of $130,000, increasing the total contract amount to a not-to-exceed amount of $283,250 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

Action Taken: During Agenda Revisions and Deletions, the item was tabled for the next Regular City Council meeting and was not heard for consideration.

10.C. Amendment to License Agreement with the Friends of the Monterey Park Library, Inc. for Use of Library Bookstore

On February 19, 2026, the City executed a license agreement with the Friends of the Monterey Park Library, Inc., a California public benefit corporation, (the “Friends”) to utilize space within the Bruggemeyer Library (the “Library”) to operate a volunteer-run bookstore. At their meeting on April 10, 2026, the Friends voted to dissolve the organization. Hence, they will no longer operate the Friends Bookstore in the Library.

The Monterey Park Library Foundation, a nonprofit 501(c)3 organization, (the “Foundation”) will take over operation of the bookstore. Through the sale of used book donations, the Foundation will raise funds to support the activities of the Library, such as children’s performers, reading program incentives, and library branded giveaways for distribution at outreach events.

The City would like to amend the existing license agreement to transfer and assign rights and responsibilities for the bookstore from the Friends to the Foundation. Under the amendment, the City would provide space for the Foundation to continue the bookstore’s practice of selling donated books.

The Foundation must maintain active status and good standing as a non-profit organization; manage the operations of the bookstore; and use all proceeds generated by the bookstore to support Library programs and services.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee, to execute an amendment to the license Agreement No. 2533-A with the Friends of the Monterey Park Library, Inc. to transfer rights and responsibilities to the Monterey Park Library Foundation for space within the Bruggemeyer Library to sell used books; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.D. Amendment agreement with Commercial Door for Continued Commercial-Grade Door and Gate Maintenance

Commercial Door of Los Angeles County, Inc. (“Commercial Door”) currently provides commercial-grade door and gate maintenance services across all City-owned facilities. It is recommended the City Council approve a Second Amendment with Commercial Door to increase the total contract amount to $150,000 through June 30, 2027.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement 2440-A with Commercial Door of Los Angeles County, Inc., in a form approved by the City Attorney, to increase compensation and extend the term for continued commercial-grade door and gate maintenance; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.E. Amendment to Agreement No. 2477-A with Tripepi Smith & Associates, Inc.

The City of Monterey Park recently completed an updated City seal and branding refresh with the assistance of Tripepi Smith & Associates. With the success of the updated City seal and new branding guidelines, the Assistant City Manager recommends extending the current agreement through June 30, 2027, to expand to include additional marketing and public affairs consulting services.

Recommendations:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a first amendment to agreement no. 2477-A with Tripepi Smith & Associates, Inc., in a form approved by the City Attorney, to provide marketing and public affairs consulting services through June 30, 2027; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.F. Resolution Amending Resolution No. 10485 to Update the Composition of the Nomination Committee for the Tree Memorial Nomination and Award Program

Resolution No. 10485 established the Tree Memorial Program (the "Program"). It directs staff to form a five-member Program Nomination Committee consisting of two Recreation and Parks Commissioners and three Historical Heritage Commissioners. The Historical Heritage Commission was dissolved in 2013, and the Community Participation Commission assumed Program responsibilities previously assigned to the Historical Heritage Commission. City staff recommends the City Council adopt the proposed Resolution to amend Resolution No. 10485 to update the Nomination Committee composition.

Recommendations:

It is recommended that the City Council consider:

1. Amending Resolution No. 10485, to update the composition for the Nomination Committee for the Tree Memorial Nomination and Award Program to include members of the Community Participation Commission, Recreation and Parks Commission, and Aging Commission; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R38, on Consent Calendar.

Resolution No. 2026-R38

A Resolution amending Resolution No. 10485 to update the composition of the Nomination Committee for the Tree Memorial Nomination and Award Program

11. Public Hearing

11.A. Public Hearing to receive comments on the Program Year 2026-2027 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Programs

The U.S. Department of Housing and Urban Development (HUD) provides Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to the City of Monterey Park for the purpose of developing viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, specifically for low- and moderate-income people. For Program Year (PY) 2026-2027, the City will receive approximately $571,332 in CDBG funds and $302,097 in HOME funds from HUD. The purpose of this public hearing is to inform residents about the CDBG and HOME programs, present preliminary funding recommendations for public review, and solicit public input regarding

community needs and priorities prior to final Council consideration and HUD submission of the Annual Action Plan.

Recommendations:
It is recommended that the City Council consider:

1. Opening the public hearing to receive citizen input on community needs and priorities prior to final Community Development Block Grant and HOME funding decisions for the Program Year 2026-2027 Annual Action Plan; and
2. Taking such additional, related, action that may be desirable.

Discussion: Director of Finance Garcia, alongside Director of Community Development Director Hou and Administrative Aid Navarro, shared a staff report explaining the City's intention to inform the residents about CDBG and HOME programs and its fund allocations for the 2026-2027 year.

Principal Priscila Davila, from Priscila Davila and Associates, Inc. virtually present, was available for questions.

Action Taken: The City Council opened the Public Hearing at 9:14 p.m., received no registered speakers, closed the public hearing at 9:18 p.m. and approved the recommendation.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

12. New Business

12.A. Establish a Temporary Ad Hoc Subcommittee to Explore Funding Strategies for the Barnes Park Aquatic Center

The City is currently exploring opportunities to fund and construct the proposed Barnes Park Aquatic Center, and staff seeks City Council direction and collaboration to identify viable funding mechanisms and strategic partnerships to support a successful project. In order to facilitate focused discussions and coordination, staff recommends establishing an Ad Hoc Subcommittee composed of up to two City Council members. Council Member Thomas Wong has offered to serve on the subcommittee and City Council may consider appointing one other Council Member if desired.

The Ad Hoc Subcommittee would work with staff to evaluate potential funding opportunities, provide strategic guidance, and support outreach efforts related to the project. Funding opportunities and strategies may include grants, public and private partnerships, sponsorships, and alternative funding mechanisms. The Subcommittee would also work to identify community partners that may be able to support the project.

The Ad Hoc Subcommittee would serve in an advisory capacity, providing feedback and recommendations to staff as well as providing updates to the City Council. Meetings would be scheduled on an as-needed and may be held on various days and at various times. The Subcommittee would dissolve upon completion of its assigned purpose.

Recommendations:
It is recommended that the City Council consider:

1. Establishing a temporary Ad Hoc Subcommittee to assist staff in exploring funding opportunities and strategic partnerships for the proposed Barnes Park Aquatic Center;
2. Appointing up to two (2) City Council members to serve on the Ad Hoc Subcommittee;
3. Appointing Council Member Thomas Wong to serve on the Ad Hoc Subcommittee;
4. Providing direction regarding funding strategies, partnership opportunities, and priorities to be explored by the Ad Hoc Subcommittee; and
5. Taking such additional, related, action that may be desirable.

Discussion: Director of Recreation and Community Services Aguirre shared a staff report regarding the potential exploration of funding opportunities for the Barnes Park Aquatic Center.

Action Taken: The City Council approved the recommendations and appointed Council Member Wong and Mayor Pro Tem Lo to serve on the Ad Hoc Subcommittee.

Motion: Moved by Council Member Sanchez and seconded by Mayor Yang, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

13. City Communications (City Council) / Future Agenda Items

Council Member Ngo reported his attendance at the Public Works Open House, Fire Service Day Pancake Breakfast event, Council of Monterey Highlands School Reception, ribbon cutting of Starbucks on Atlantic Blvd., Mother's Day Luncheon at the Langley Center and talked about the Play Days Event that celebrated Monterey Park's Birthday.

Council Member Sanchez spoke about his attendance at the Vision Zero Safety Workshop at the Langley Center, Fire Service Day Pancake Breakfast event, and provided an update on his attendance to the Los Angeles Metro Committee meeting detailing the upcoming transportation services for the Fédération Internationale de Football Association (FIFA) World Cup Games and implementation of new Metro stations in preparation for the Los Angeles 2028 Olympics

Mayor Pro Tem Lo commented about his attendance at the same events as his fellow Council Members and encouraged the community to vote in the June 2, 2026 elections.

Mayor Yang mentioned her appearance at the Southern California Edison Asian American and Pacific Islander event in Irwindale and the Boys and Girls Club Breakfast event and commented about Mercy Rotary Club's Epic Day of Service, Monterey Park's Pony Baseball & USA Softball Closing Ceremony and Bodhi's Meditation Festival. She thanked city staff for hosting the final Meet up with the Mayor event at Marie Callender's and announced an upcoming stroke awareness event at the Garfield Medical Center.

14. Closed Session (if Required; City Attorney to Announce)

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 9:41 p.m.

_____

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
May 27, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, May 27, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:33 p.m.

2. Roll Call

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong arrived at 5:37 p.m., Elizabeth Yang
Council Members Absent: None.

Also Present:
City Treasurer Amy Lee
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Finance Martha Garcia
Director of Community Development Timothy Hou
Director of Recreation and Community Services Robert Aguirre
City Librarian Kristin Olivarez
Director of Public Works Shawn Igoe
Fire Chief Jason Hing
Deputy Fire Chief Ryan Weddle
Police Lieutenant Bob Hung
Finance Services Manager Laura Borjon
Recreation and Community Services Manager Christina Alatorre
Library Manager Linda Vera
Risk Management Manager Julie DeZiel
IT Manager Martin Dinh
Public Works Manager Xochitl Tipan

Assistant Water Utility Manager George Noriega
Senior Accountant June Leung
Senior Librarian Leonie Jordan
Adult Literacy Coordinator Victor Castellanos
Principal Management Analyst Rebecca Bojorquez
Principal Management Analyst Michelle Marquez
Recreation and Community Services Supervisor Guillermo Chavez
Records Supervisor Olivia Chavez
Administrative Aid Anays Navarro
Deputy City Clerk Cindy Trang

Virtually Present
None.

3. Public Comments
None.

4. Telecommunications Announcement, if requested

5. New Business

5.A. Fiscal Year Preliminary 2026-2027 Budget

Consideration and possible action regarding the Fiscal Year 2026-2027 Preliminary Budget. Staff will present a brief overview of policy issues, financial prospect and economic development, challenges/solutions, goals and strategies associated with the budget including, without limitation, the following matters:

- City 2026-2027 spending plan overview;
- Proposed staffing changes to reflect an efficient core staffing mix;
- Proposed capital improvement projects;
- Goals and Objectives presented by all departments.

Council may raise other development, policy, capital project and potential budget adjustment items for consideration as part of the Budget.

Recommendations:
It is recommended that the City Council consider:

1. Receiving and filing the Preliminary Budget document for Fiscal Year 2026-2027 as a preliminary spending and policy planning document; and
2. Taking such additional, related action that may be desirable.

Discussion: Finance Director Garcia, alongside Finance Manager Borjon presented a PowerPoint presentation depicting the proposed budget for consideration for the Fiscal Year 2026-2027. She elaborated on the budget backgrounds, citywide financial plan, staffing changes, general fund revenues/expenditures, reserves, unfunded accrued liability from CalPERS, debt service, departmental presentations and capital improvement projects.

During discussion, City Clerk Yee left the meeting at 6:24 p.m.

Action Taken: By Consensus, the City Council received and filed the Preliminary Budget for Fiscal Year 2026-2027 and no further action was taken for this item.

6. Adjournment

There being no further business for consideration, the meeting was adjourned at 7:46 p.m.

_____
Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
June 2, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council in the Monterey Park Bruggermeyer Library, Friends Room, located at 318 Ramona Avenue in the City of Monterey Park, Tuesday, June 2, 2026, at 4:45 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 4:57 p.m.

2. Roll Call

Assistant Deputy City Clerk Helena Cho called the roll:

Council Members Present: Henry Lo, Vinh Ngo arrived at 5:07 p.m., Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent: None.

Also Present:
City Manager Inez Alvarez
Assistant City Manager Diana Garcia
City Librarian Kristin Olivarez

Virtually Present:
None.

3. Telecommunications Announcement, if requested

None.

4. Public Comments

None.

5. New Business

5.A. Appointment to the Library Board of Trustees

The second term of Library Trustee Jennifer Tang and the first term of Library Trustee Ricky Choi will end on June 30, 2026. Trustee Choi is not seeking reappointment. The expirations of their terms will result in two vacancies on the Library Board of Trustees. The upcoming vacancies were advertised and the City Clerk's office has received eight applications from residents interested in serving on the Library Board of Trustees: Alexander Arasawa, Veronica Ciafone, Jesse Damon, Shayda Jalali, Andy Moc, Florence Ng, Fabian Raygosa and Angela Shen. The City Council is asked to appoint two individuals to fill the vacancies for terms beginning July 1, 2026 and ending June 30, 2029.

Recommendation:
It is recommended that the City Council consider:

1. Appointing two individuals to fill two vacancies on the Library Board of Trustees; and
2. Taking such additional, related action that may be desirable.

Discussion: The City Clerk's office provided the City Council with an unredacted copy of the applications of the candidates for the vacant Library Board seats.

The City Council engaged in discussion and interviewed Angela Shen, Fabian Raygosa, Jesse Damon, Alexander Arasawa and Shayda Jalali, who were physically present.

Recessed and Reconvened
The City Council recessed at 5:56 p.m. and reconvened with all Council Members present at 5:58 p.m.

Action Taken: The City Council appointed Fabian Raygosa and Shayda Jalali to the Library Board of Trustees**.**

Motion: Moved by Council Member Sanchez and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

6. Adjournment

There being no further business for consideration, the meeting was adjourned at 6:09 p.m.

_____
Maychelle Yee
City Clerk

Approved on MM DD, YYYY at the regular City Council meeting.

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Special Meeting
June 3, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, June 3, 2026, at 5:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 5:35 p.m.

2. Roll Call

City Manager Inez Alvarez called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez arrived at 5:49 p.m., Thomas Wong, Elizabeth Yang
Council Members Absent: None

Also present:
City Attorney Karl Berger
Assistant City Manager Diana Garcia

Virtually present:
None.

3. Telecommunications Announcement, if requested

None.

4. Public Communications

None.

5. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

The City Council adjourned to Closed Session at 5:35 p.m.

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.

5.A. Conference with Legal Counsel, Existing Litigation - Government Code Section 54956.9(d) - Number of Cases: 1 Chan v. City of Monterey Park, LASC Case Number: 25STCP04378 (filed November 13, 2025)

5.B. Conference with Legal Counsel, Existing Litigation - Government Code Section 54956.9(d)(1) - Sonia Garcia v. City of Monterey Park, et al., (filed February 11, 2026) LASC Case No. 26NNCV00948

6. Adjournment

The City Council reconvened from Closed Session at 6:09 with all Council Members present.

There being no further business for consideration, the meeting was adjourned at 6:09 p.m.

Action Taken: City Attorney Berger reported out of Closed Session for Item No. 5.B. to initiate litigation against the following and Does 28-35:

• Han Jing Na;
• Joseph Yiu Lun Fu, Co Trustee of the Joseph Yiu Lun Fu and Helenann H.K. Kwong-Fu Family Trust;
• Helenann H.K. Kwong-Fu, Kwong Hoi M, Co Trustee of the Joseph Yiu Lun Fu and Helenann H.K. Kwong-Fu Family Trust;
• James Xin Yu, Trustee of the Yu Mcap Trust;
• Steve Lee;
• Weizhou Zhu;
• Jianhua Ye;
• My Bao;
• William Wang;
• Tsui Ching, Trustee of the Ching Tsui Trust;
• King Pan Tsui, Co-Trustee of the King Pan Tsui and Yuk Yee Tsui Kam Revocable Trust;
• Yuk Yee Tsui Kam, Co-Trustee of the King Pan Tsui and Yuk Yee Tsui Kam Revocable Trust;
• Robert Ng;
• Yu Han Ma;
• Yuzhen Yu;
• Peter Kimming Lam;
• Patanin Lam;
• Panat Lam;
• Jenny B. Chang;
• Shun Jen Chang;
• Linda Chiang;
• Roger Tu Chao, Co-Trustee of the R&K Family Trust;

• Kai-Li Chi, Co-Trustee of the R&K Family Trust

_____
Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council Meeting

Minutes
Monterey Park City Council
Financing Authority (MPFA)
Housing Authority (MPHA)
Geologic Hazard Abatement District (GHAD)
Successor Agency (SA)
Regular Meeting
June 3, 2026

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) of the City of Monterey Park held a Regular Meeting - of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, June 3, 2026, at 6:30 p.m.

1. Call to Order

Mayor Yang called the meeting to order at 6:37 p.m.

2. Flag Salute

The Monterey Park Fire Explorers led the Flag Salute.

3. Roll Call

City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Council Members Absent: None

Also Present:
City Manager Inez Alvarez
City Attorney Karl Berger
Assistant City Manager Diana Garcia
Director of Human Resources and Risk Management Christine Tomikawa
Director of Community Development Timothy Hou
Director of Recreation and Community Services Robert Aguirre
Director of Public Works Shawn Igoe
Fire Chief Jason Hing
Deputy Fire Chief Ryan Weddle
Police Lieutenant Brenda Iglesias
Finance Services Manager Laura Borjon
Library Manager Linda Vera
IT Manager Martin Dinh
Principal Management Analyst Rebecca Bojorquez

Recreation Specialist Chan Lim
Administrative Aide Anays Navarro
Deputy City Clerk Cindy Trang

Virtually Present: None.

4. Telecommunications Announcement, if requested

None.

5. Agenda Revisions and Additions

On June 1, 2026, an amended agenda was posted to add a revised resolution for the Agenda Item No. 11.B.

6. Presentation

None.

7. Public Comments

- Dave Jones expressed his opinion on the passing of Measure NDC in Monterey Park, the celebration of Pride Month and voiced his support of the proposed Lesbian Gay Bi-sexual Transgender Queer + Pride Month Resolution by Mayor Pro Tem Lo.

8. Staff Communications

8.A. City Manager's Department

Assistant City Manager Garcia shared a PowerPoint presentation inviting residents to the State of the City Address on June 9th, 2026 at the Courtyard Marriott where Mayor Yang will share accomplishments during her term as well as the presentation of the Community Choice Awards.

8.B. Bruggemeyer Library

Library Manager Vera shared a PowerPoint presentation with an overview of the programs the Bruggemeyer Library held in May 2026, which included: 235 programs with 2,827 attendees. She detailed upcoming events, including: Unearth a Story, Percussive Dance Performance, Children's Activities, Teen Creative Writing Series with C.B. Lee, Teen Entrepreneurs Visit the Courtyard Marriot Hotel, Financial Wellness Workshop, Performance of Tam Tran Goes to Washington, the Celebration of Pride Month, and a Presentation Honoring Asian Americans in Military Service.

8.C. Fire Department

Deputy Fire Chief Weddle displayed a PowerPoint presentation highlighting the Fire Department's upcoming Side Walk CPR Event on Saturday June 13, 2026 from 9:00 a.m. to 12:00 p.m. outside of City Hall. He elaborated on Los Angeles County's goal to increase cardiac arrest survival through community education and immediate action. These goals included teaching residents to recognize cardiac arrest, call 911 quickly and effectively, perform high-quality chest compressions, and maintain proper compression rate and depth.

8.D. Recreation and Community Services Department

Recreations Specialist Lim provided a PowerPoint presentation with an update on upcoming community events including: the Sixth Annual San Gabriel Valley Pride Parade and Festival, the sold out Monterey Park Camp out Event at Barnes Park, Lets Kick It Soccer Clinic and Team United States of America Watch Party, the City's Independence Day Celebration, Weekly Farmers Market, Summer Aquatic Schedule, Movies at the Park, Trip to go see the Mama Mia play, Hollywood Bowl Concert for Smokey Robinson & Gladys Knight, and MPK Night at Dodger Stadium.

8.E. Public Works Department

Public Works Director Igoe highlighted a PowerPoint presentation announcing the discontinuation of the Link Shuttle and suggested residents use Spirit Bus Route 5, which mirrors the former Link Shuttle route and advertised the services of MPK Transit Express. He elaborated on the city's outreach efforts which included: notifications on the city's website, Passio Go App, the city buses, June Cascade Newspaper articles, city social media posts, and their work with Economic Development staff to notify business in the surrounding area.

8.F. Community Development and Finance Department

Finance Manager Borjon announced multiple city engagement workshops during the month of June to provide residents with information on the city's economic sustainability and discussed modern and equitable revenue measures. She elaborated on the workshops' goal to educate residents on valuable knowledge regarding the city's future budget plans. The workshops will be held on June 15th, 2026, at Bruggemeyer Library, June 17th, 2026 at the Langley Senior Center, and June 29th, 2026 via zoom.

Administrative Aide Navaro highlighted the launch of city engagement opportunities aimed at exploring new opportunities to transform vacant and underutilized commercial properties into vibrant and thriving neighborhoods. She invited residents, business owners, and community members to participate to address vacancy issues, revitalize community spaces, and strengthen local revenue that supports essential city services to create diverse housing options for current and future generations. These workshops will occur June 10, 2026 via zoom, June 23rd, 2026 at George Elder Park Community Room, and June 24, 2026 at the Langley Center Friendship room.

9. Old Business

None.

10. Consent Calendar

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved Agenda Item Nos. 10.A., 10.B., 10.C., 10.D., 10.E., 10. F., 10.G., and 10.H., excluding for Agenda Item Nos. 10.I., 10.J., which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

10.A. Monthly Investment Report

As of April 30, 2026, invested funds for the City of Monterey Park total $81,216,061.37.

Recommendations:
It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

10.B. Consideration and possible action to direct the City Clerk to perform the biennial review of the City's Conflict of Interest Code

Pursuant to the Political Reform Act, Government Code § 81000, et seq., every local agency is required to review its Conflict of Interest Code (COI) disclosure biennially to determine if the Code is accurate or in need of amendment. If positions or titles changed in the local agency's organization, amendments to the COI may be identified as part of the biennial review process and brought forward for Council consideration, as appropriate.

Recommendations:
It is recommended that the City Council consider:

1. Directing the City Clerk to perform the biennial review of the City's Conflict of Interest Code and return with any recommended amendments, as appropriate; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.C. Authorization of Public Works Annual Contracts

The Public Works Department is responsible for providing and maintaining the City's infrastructure to ensure the health, safety, and welfare of the City's residents and visitors. To address the Department's various needs, the City may seek contracted services with vendors for Public Works related services. It is recommended that City Council consider approving annual extensions for City agreements with vendors who are currently providing services to the City. This would ensure continuity of services for Fiscal Year 2026-27.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute amendments to various Public Works agreements for Fiscal Year 2026-27, in a form approved by the City Attorney; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.D. Adoption of Resolution for SB1 Road Repair and Maintenance

Senate Bill 1 (2017) ("SB1"), the Road Repair and Accountability Act of 2017, addresses the significant multi-modal transportation funding shortfall statewide. As of November 2017, portions of SB1 revenues are deposited into a Road Maintenance and Rehabilitation Account ("RMRA") and made available to eligible cities and counties, which must comply with RMRA funding requirements determined by the California Transportation Commission ("CTC").

RMRA funds made available for the Local Streets and Roads Funding Program are prioritized for expenditure on basic road maintenance and rehabilitation projects, and on critical safety projects. The CTC provided a number of example projects and uses for RMRA funding that include, without limitation: road maintenance and rehabilitation, safety projects, railroad grade separations, complete streets components (including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and stormwater capture projects in conjunction with any other allowable project), and traffic control devices.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution identifying a street maintenance project to be included in the FY 2026-27 budget and funded with Road Maintenance and Rehabilitation Account funds, in a form approved by the City Attorney; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved and adopted Resolution No. 2026-R39, on Consent Calendar.

Resolution No. 2026-R39
A Resolution identifying a street maintenance project list to be included in the FY 2026-27 Budget and Funded by Senate Bill 1: Road Repair and Accountability Act of 2017

10.E. Rejection of all Bids for Adaptive Traffic/Traffic Responsive Control System Project

Per Resolution No. 2023-R52, the Public Works Director solicited bids for CIP 96026 – Adaptive Traffic/Traffic Responsive Control System Project. The bid opening was held on March 31, 2026. The city received four bids from California contractors. The Public Works Director recommends rejection of all bids due to the lowest bidder withdrawing their bid and cost proposals exceeding the City's budget for this project. Public Contract Code § 20166 authorizes the City Council to reject all bids.

Recommendations:
It is recommended that the City Council consider:

1. Rejecting all bids for the Adaptive Traffic/Traffic Responsive Control System Project (CIP) No. 96026; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.F. Approval of Second Amendment to Agreement 1905-AA with Express Services, Inc. For Temporary Staffing Services

The City contracts with Express Services, Inc. to provide temporary staffing solutions for a variety of areas including, without limitation, fleet, maintenance, and clerical services. The Public Works Director ("Director") recommends an amendment to the current agreement with Express Services, Inc. for continued staff augmentation services. The proposed Amendment increases the contract amount to $150,000 and allows for the use of task orders for on call services with a not to exceed amount of $60,000 per task order.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a Second Amendment to Agreement 1905-AA with Express Services, Inc., in a form approved by the City Attorney, to extend the term for continued on-call staff augmentation services through June 30, 2029; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.G. Recommendation for Purchase and Installation of 11 Verkada Cameras for Bruggemeyer Library

The City Library currently operates a video surveillance system that has reached the end of its useful life. The system is outdated and unsupported and operates separately from the City's security camera system. Additionally, it is built on a closed proprietary platform and does not provide the Police Department with access to camera footage. These deficiencies collectively create public safety risks, operational inefficiencies, and potential liability for the City.

The Information Technology (IT) Division recommends City Council authorize the procurement and deployment of a Verkada cloud-based video security system to replace all exterior cameras at the City Library. In 2020, the City updated all its security cameras to Verkada, with the exception of those at the Library. This update would ensure supported integration with the City's current camera system, improve interoperability between departments, and allow continued use of the City's existing security camera platform.

Recommendations:
It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code § 3.20.050(4) and authorizing the Finance Department to purchase from Verkada using the California Multiple Award Schedules (CMAS) procurement program;
2. Authorizing the City Manager to execute an agreement with West Coast Cable Technologies Group, in a form approved by the City Attorney, to purchase and install eleven Verkada cameras at the City Library for $102,886.53; and
3. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendations, on Consent Calendar.

10.H. Third Amendment to Agreement with HDL Coren & Cone for Property Tax Consultation Services

On July 1, 2016, the City entered into a five-year Services Agreement with HDL Coren & Cone for property tax consulting services for the period of July 1, 2016, through June 30, 2021, in an amount not to exceed $91,250. On November 2, 2016, the City executed a First Amendment to the Agreement to add services and increase compensation by $10,000, resulting in a revised total not-to-exceed amount of $101,250 for the same five-year term. On June 16, 2021, the City Council approved a Second Amendment extending the Agreement for an additional five years through June 30, 2026, and increasing the contract amount by $125,000, for a total not-to-exceed amount of $226,250.

It is recommended that the City Council authorize the City Manager to execute a Third Amendment to Agreement No. 1975-A with HDL Coren & Cone for continued property tax consulting services for the period of July 1, 2026, through June 30, 2031, in an additional amount of $130,000, increasing the total contract amount to an amount not to exceed $356,250.

Recommendations:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a third amendment to HDL Coren & Cone Agreement No. 1975-A, pursuant to Monterey Park Municipal Code § 3.20.090, in a form approved by the City Attorney to continue providing property tax consultation services from July 1, 2026, through June 30, 2031, for an additional amount of $130,000, increasing the total contract amount to a not-to-exceed amount of $356,250 for the full Agreement term; and
2. Taking such additional, related, action that may be desirable.

Action Taken: The City Council approved the recommendation, on Consent Calendar.

10.I. LGBTQ+ Pride Month Resolution (As Requested by Mayor Pro Tem Lo)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Mayor Pro Tem Lo.

Recommendations:
It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Discussion: Mayor Pro Tem Lo presented the LGBTQ+ Pride Month Resolution recognizing the month of June 2026 as LGBTQ+ Pride Month.

Action Taken: The City Council approved and adopted Resolution No. 2026-R40.

Motion: Moved by Mayor Pro Tem Lo and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R40
A Resolution of the City Council of Monterey Park recognizing the month of June 2026 as LGBTQ+ Pride Month

10.J. National Gun Violence Awareness Day and Wear Orange Weekend Resolution (As Requested by Council Member Sanchez)

The attached resolution (to the staff report) is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Recommendations:
It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Discussion: Lieutenant Brenda Iglesias presented a PowerPoint presentation on New Senate Bills related to Gun Safety in connection to Gun Violence Awareness Month.

Action Taken: The City Council approved and adopted Resolution No. 2026-R41.

Motion: Moved by Council Member Sanchez and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R41
A Resolution of the City Council of the City of Monterey Park declaring June 5, 2026, National Gun Violence Awareness Day and June 6-7, 2026, as Wear Orange Weekend in Monterey Park

11. Public Hearing

11.A. Public Hearing to Consider Approving Assessments for the Citywide Maintenance District No. 93-1 for Fiscal Year 2026-27 Pursuant to Streets and Highways Code §§ 22500, et seq.

In 1993, the City formed Citywide Maintenance District No. 93-1 (the “District”) to finance the operation and maintenance of public street lighting and landscaping. The District was renewed each of the past 33 years and must be annually in order for the City to continue levying and collecting assessments for Fiscal Year 2026-27. The City started the process to renew its District for Fiscal Year 2026-27 at its May 6, 2026, City Council meeting. At that time, the City Council approved the Engineer's Report; adopted the

Resolution of Intention (Resolution No. 2026-R24) and scheduled the required public hearing for June 3, 2026.

Following the June 3rd public hearing, the City Council may adopt the attached Resolution (to the staff report) renewing the District for Fiscal Year 2026-27.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under 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”). The proposed action is exempt from additional environmental review pursuant to CEQA Guidelines § 15273(a) because it involves the establishment and collection of rates and charges to meet operating expenses and maintain existing services within existing service areas.

Recommendations:
It is recommended that the City Council consider:

1. Opening the public hearing and receiving documentary and testimonial evidence;
2. Closing the public hearing and adopting a Resolution authorizing the Levy and Collection of Assessments for Fiscal Year 2026-27 for Citywide Maintenance District No. 93-1 pursuant to Streets and Highways Code § 22587; and
3. Taking such additional, related, action that may be desirable.

Discussion: Finance Manager Borjon presented a staff report and PowerPoint presentation on the proposed resolution authorizing the levy and collection of assessments for Fiscal Year 2026-2027 in Citywide Maintenance District No. 93-1 Pursuant to Streets and Highways Code § 22587.

Action Taken: The City Council opened the public hearing at 7:15 p.m., received no registered speakers, closed the public hearing at 7:17 p.m. and approved and adopted Resolution No. 2026-R42.

Motion: Moved by Council Member Wong and seconded by Mayor Pro Tem Lo, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R42
A Resolution authorizing the levy and collection of assessments for Fiscal Year 2026-27 in Citywide Maintenance District No. 93-1 Pursuant to Streets and Highways Code § 22587

11.B. FY 2026-27 Capital Improvement Plan Resolution

The City's FY 2026-27 proposed budget includes an updated Capital Improvement Plan ("CIP") outlining the City's capital investments over a five-year period. Staff asks that City Council adopt a Resolution to approve the proposed CIP, grant authorization for the City Engineer to approve plans specifications for Capital Improvement Projects and authorize for the Director of Public Works to advertise projects for construction bids when required or needed

Recommendations:
It is recommended that the City Council consider:

1. Opening a public hearing to receive documentary and testimonial evidence;
2. After closing the public hearing and considering the evidence, adopting a Resolution finding the FY 2026-27 Capital Improvement Plan ("CIP") conforms with the General Plan, authorizing the City Engineer to approve plans and specifications for capital improvement projects, and authorizing the Public Works Director to solicit bids for capital improvement projects identified in the CIP; and
3. Taking such additional, related, action that may be desirable.

Discussion: Public Works Director Shawn Igoe presented a PowerPoint presentation of the FY 26-27 Capital Improvement Plan and highlighted the proposed Capital Improvement Projects.

Action Taken: The City Council opened the public hearing at 7:19 p.m., received no registered speakers, closed the public hearing at 7:30 p.m. and approved and adopted Resolution No. 2026-R43.

Motion: Moved by Council Member Ngo and seconded by Council Member Wong, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R43
A Resolution finding the FY 2026-27 Capital Improvement Plan ("CIP") conforms with the General Plan; authorizing the City Engineer to approve plans and specifications for capital improvement projects; and authorizing the Public Works Director to solicit bids for Capital Improvement Projects identified in the CIP

12. New Business

12.A. Resolutions for November 3, 2026 General Municipal Election

The general municipal election is scheduled for Tuesday, November 3, 2026 for the purpose of electing members of the City Council for District Nos. 1 and 5, a City Clerk position and a City Treasurer position, for terms of four years each. The election will be consolidated with the Statewide general election conducted by the Los Angeles County Registrar Recorder's Office. The Fiscal Year 2026-2027 budget is expected to include $275,000 for expenditures associated with the November 3, 2026 general municipal election.

Recommendations:
It is recommended that the City Council consider:

1. Adopting a resolution calling for a general municipal election on November 3, 2026 pursuant to Elections Code § 1301;
2. Adopting a resolution requesting the County of Los Angeles to consolidate the City of Monterey Park's general municipal election to be held on November 3, 2026, with the statewide general election on the date pursuant to Elections Code §1301;
3. Adopting a resolution establishing requirements for candidate statements filed with the
   City Clerk to be included with voter information for an election on November 3, 2026; and
4. Taking such additional, related, action that may be desirable.

Discussion: Deputy City Clerk Trang presented a staff report highlighting the proposed resolutions for the November 3, 2026 general municipal election, request for consolidation, and candidate statement.

Action Taken: The City Council approved and adopted Resolution No. 2026-R44, Resolution No. 2026-R45 and Resolution No. 2026-R46.

Motion: Moved by Council Member Wong and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes: Council Members: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None
Recusal: Council Members: None

Resolution No. 2026-R44
A Resolution calling a general municipal election on November 3, 2026 pursuant to Elections Code § 1301 for City Council District Nos. 1 and 5; City Clerk; and City Treasurer

Resolution No. 2026-R45
A Resolution requesting the Board of Supervisors of the County of Los Angeles to consolidate the City of Monterey Park's general municipal election to be held on Tuesday, November 3, 2026 with the statewide general election to be held on the date pursuant to Elections Code § 10400 et seq

Resolution No. 2026-R46
A Resolution establishing requirements for candidate statements filed with the City Clerk to be included with voter information for an election on November 3, 2026

13. City Communications (City Council) / Future Agenda Items

Council Member Ngo reported his attendance to the Memorial Day event at the American Legion Post 397, the East Los Angeles College Juried Student Art Exhibit, and talked about the Budget Workshop Meeting held on May 27, 2026.

Council Member Lo mentioned his attendance to the Memorial Day Event at the American Legion Post 397 and the East Los Angeles College Juried Student Art Exhibit.

Mayor Yang commented on her attendance to the American Legion Post 397 and the East Los Angeles College Juried Student Art Exhibit and congratulated the city's residents on passing Measure NDC.

14. Closed Session (if Required; City Attorney to Announce)

None.

15. Adjournment

There being no further business for consideration, the meeting was adjourned at 7:36 p.m.

_____

Maychelle Yee
City Clerk

Approved on MM DD, YYYY, at the regular City Council meeting.

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council

From: Laura Borjon, Finance Manager

Subject: Monthly Investment Report

Recommendation:
It is recommended that the City Council consider:

1. Receiving and filing the monthly investment report; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
As of June 30, 2026, invested funds for the City of Monterey Park total $81,517,474.88.

Background:
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates and maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a portfolio summary from Chandler Asset Management.

Strategic Plan Goal:
N/A

Fiscal Impact:
N/A

Attachments:
1. Monthly Investment Report

ATTACHMENT 1
Monthly Investment Report

CITY OF MONTEREY PARK
INVESTMENT REPORT
JUNE 30, 2026

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 6/30/2026				**$ 81,517,474.88**
INVESTMENT COMPOSITION				
(1) **LA COUNTY POOLED INVESTMENT FUND**		ON DEMAND	3.20%	$ 27,358,450.93
(2) **LOCAL AGENCY INVESTMENT FUND**		ON DEMAND	3.816%	$ 18,646,420.01
(3) **CHANDLER ASSET MANAGEMENT**			4.36%	$ 27,501,570.53

	(4) **CERTIFICATES OF DEPOSIT**	Purchase Date	Maturity Date	Interest Rate	
1	RIZE FED CREDIT UNION	12/13/24	12/14/26	4.25%	245,000
2	FIRST SEACOAST BANK	01/27/25	01/27/27	4.15%	247,000
3	GOLDMAN SACHES BANK	01/28/25	01/28/27	4.15%	244,000
4	FIRST BUSINESS BANK	01/30/25	01/29/27	4.15%	244,000
5	FIRST KY BANK	01/30/25	02/01/27	4.15%	249,000
6	AUSTIN TELCO FED CREDIT UNION	01/31/25	02/01/27	4.25%	249,000
7	SOUND CREDIT UNION	01/31/25	02/01/27	4.20%	249,000
8	MORGAN STANLEY BANK	02/12/25	02/12/27	4.30%	244,000
9	MORGAN STANLEY PRIVATE BANK	02/12/25	02/12/27	4.30%	244,000
10	OREGON COMMUNITY CREDIT UNION	02/24/25	02/24/27	4.30%	249,000
11	MERRICK BANK	02/28/25	02/26/27	4.30%	249,000
12	SOUTHERN STATES BANK	03/21/25	03/22/27	4.15%	249,000
13	TOYOTA FINANCIAL SAVINGS BANK	04/10/25	04/12/27	4.00%	245,000
14	UBS BANK	04/23/25	04/23/27	3.95%	249,000
15	AMERICAN EXPRESS NATIONAL BANK	04/30/25	04/30/27	4.05%	245,000
16	STATE BANK INDIA	05/05/25	05/05/27	4.10%	244,000
17	TRANSPORTATION ALLIANCE BANK	05/12/25	05/12/27	4.00%	249,000
18	FINWISE BANK	05/21/25	05/21/27	4.00%	249,000
19	CONNEXUS CREDIT UNION	07/23/25	07/23/27	4.10%	245,000
20	HARBORSTONE CREDIT UNION	08/06/25	08/06/26	4.25%	249,000
21	HOPE FEDERAL CREDIT UNION	08/21/25	08/21/26	4.10%	240,000
22	CIVIC FEDERAL CREDIT UNION	08/29/25	08/28/26	4.15%	249,000
23	PREFERRED BANK	09/03/25	09/03/26	3.93%	113,033
24	OPTUM BANK	09/15/25	09/15/27	3.70%	245,000
25	FIRST BANK	09/19/25	03/19/27	3.70%	245,000
26	UNIVERSITY OF ILLINOIS CREDIT UNION	09/24/25	09/24/27	3.65%	249,000
27	DORT FINANCIAL CREDIT UNION	10/10/25	10/12/27	3.75%	247,000
28	ALLIANT CREDIT UNION	10/30/25	10/30/26	4.00%	249,000
29	DART BANK	01/30/26	02/01/28	3.65%	245,000
30	CELTIC BANK	03/10/26	03/10/28	3.65%	249,000
31	WELLS FARGO	03/30/26	03/30/28	3.90%	249,000
32	FIRST UTAH BANK	03/31/26	03/31/28	3.80%	249,000
33	EAGLEMARK SAVINGS BANK	04/01/26	03/31/28	3.90%	245,000
	Total CDs (33)			4.030%	***$ 8,011,033.41***

OTHER INFORMATION:

BANK BALANCE: [1]	$27,255,871.83
AVERAGE MATURITY DAYS	103
AVERAGE INTEREST RATE FOR THE MONTH	3.814%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

PORTFOLIO SUMMARY

City of Monterey Park | Account #11189 | As of June 30, 2026

Portfolio Characteristics

Average Modified Duration	1.80
Average Coupon	4.09%
Average Purchase YTM	4.36%
Average Market YTM	4.25%
Average Credit Quality*	AA+
Average Final Maturity	2.19
Average Life	1.98

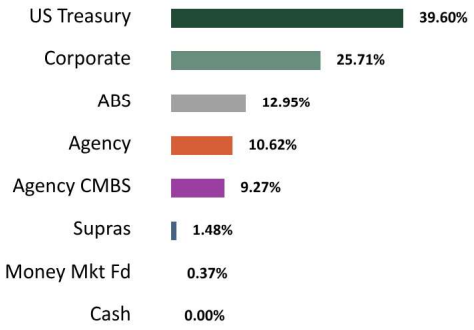
Account Summary

	End Values as of 05/31/2026	End Values as of 06/30/2026
Market Value	27,451,378.28	27,452,386.63
Accrued Interest	205,271.66	232,035.87
Total Market Value	**27,656,649.94**	**27,684,422.50**
Income Earned	93,135.21	106,492.91
Cont/WD	0.00	0.00
Par	27,552,992.97	27,617,440.80
Book Value	27,431,303.98	27,501,570.53
Cost Value	27,308,031.38	27,388,108.78

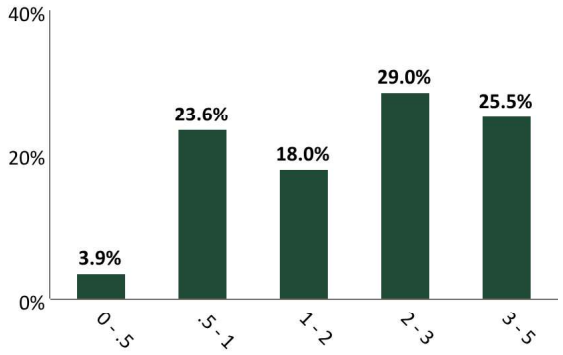
Top Issuers

United States	39.60%
Federal Home Loan Mortgage Corp	9.27%
Federal Home Loan Banks	7.33%
Farm Credit System	3.29%
Caterpillar Inc.	2.19%
Wells Fargo & Company	2.06%
International Bank for Recon and Dev	1.48%
Deere & Company	1.47%

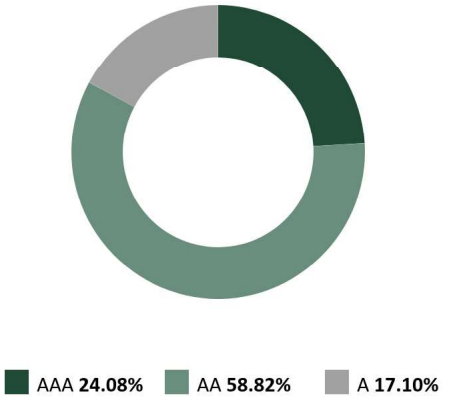
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (03/12/24)
City of Monterey Park	0.11%	0.54%	0.97%	3.35%	4.67%	--	--	--	4.73%
Benchmark Return	0.06%	0.39%	0.68%	2.94%	4.30%	--	--	--	4.16%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury & Agency Index

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst

Subject: Ratification of Letters Due to Los Palos Fire Incident

Recommendation:
It is recommended that the City Council consider:

1. Ratifying the City's letters sent to Lineage, Inc. and Elected Officials, regarding an urgent request for immediate fire remediation and abatement, on behalf of City Council; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The Los Palos Incident was a fire that burned at a cold storage facility in Boyle Heights from June 17 through June 24. The facility, leased by Lineage, Inc. and owned by Chill Build Los Angeles I LLC, held an estimated 85 million pounds of food. Since firefighters extinguished the fire, abatement efforts have remained sparse, leaving the food to defrost and rot, causing foul odors in the immediate and surrounding areas, including Monterey Park. In response, the City of Monterey Park sent a letter to Lineage, formally demanding that it immediately address the public health nuisance.

Background:
In response to the incident, the Monterey Park City Council declared a local emergency. The City distributed N-95 masks, opened relief sites at Langley Center and Bruggemeyer Library, cancelled outdoor programming, and appropriated $50,000 for an Air Purifier Reimbursement Program for residents.

Despite the City's efforts to mitigate the incident's effects, the decaying food has created a public health nuisance. To address the ongoing nuisance, the City of Monterey Park sent a letter to Lineage, formally demanding accelerated waste removal, advanced odor suppression,

continuous air quality monitoring, and the establishment of a direct community liaison, and reimbursement of the City's response costs.

The letter was addressed to Greg Lehmkuhl, Lineage's President and CEO, and was mailed on Tuesday, July 21, 2026. The City Council's ratification of the letter confirms its support for the City's demands for immediate remediation and abatement.

In addition to sending a letter to Lineage, the City sent a letter to Los Angeles Mayor Karen Bass, as well as other elected officials, to advocate on behalf of its residents. The letter, which is attached with this staff report, urges Mayor Bass for an expedited abatement process and timely public updates on its progress.

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no fiscal impact associated with ratifying the letters.

Attachments:
1. Letter to Lineage, Inc.
2. Letter to Mayor Bass and Elected Officials

ATTACHMENT 1
Letter to Lineage, Inc.

CITY CLERK
MAYCHELLE YEE
CITY TREASURER
AMY LEE

CITY COUNCIL
HENRY LO
VINH NGO
JOSE SANCHEZ
THOMAS WONG
ELIZABETH YANG

July 21, 2026

Greg Lehmkuhl
President & CEO
Lineage, Inc.
46500 Humboldt Dr.
Novi, MI 48377

RE: Urgent Demand for Immediate Fire Remediation and Abatement of Ongoing Odor Emissions at the Lineage Inc. Facility, 1400 S. Los Palos Street, Los Angeles, CA 90023

Dear Mr. Lehmkuhl:

We are writing on behalf of the City of Monterey Park, representing the residents who are currently suffering from the aftermath of the recent fire at your facility. This letter serves as a formal demand for immediate, aggressive intervention to mitigate the ongoing hazardous smells, toxic odors, and environmental disruptions impacting our community in Monterey Park.

The recent fire at your facility has escalated from a localized emergency into a prolonged regional public health and quality-of-life crisis. The status of your facility not only affects the immediate surrounding neighborhood, but has also reached miles beyond, impacting neighboring cities such as ours. While we appreciate the initial response from emergency service personnel, the current state of the cleanup operations is unacceptable. For weeks, our residents have been subjected to an overwhelming, persistent stench resulting from burnt building materials, compromised structural debris, and rotting perishable goods coming from your facility.

The City of Monterey Park is receiving complaints from concerned residents due to the public health emergency caused by your facility. This ongoing issue is causing severe distress across our community and needs to be addressed and resolved immediately. The current rate of remediation is failing to meet community expectations, and we are reaching out to express wider regional concerns.

Therefore, we are formally demanding that Lineage Inc. immediately take the following actions:

1. Accelerate Waste Removal: Deploy maximum, around-the-clock resources to safely extract, transport, and dispose of the decomposing products and burnt materials causing the odor.

2. Implement Advanced Odor Suppression: Utilize heavy-duty, industrial-grade neutralizing agents, vapor barriers, or temporary containment structures to immediately suppress the escaping smells during cleanup.

3. Provide Continuous Air Quality Monitoring: Fund and deploy independent, third-party air monitoring stations throughout the impacted residential zones, making real-time data transparently available to the public and city officials.

4. Establish a Direct Community Liaison: Appoint a dedicated company representative to provide daily progress updates to the community that can be shared widely and establish a direct hotline for residents to report localized odor spikes.

5. Reimbursement of Costs: Reimburse the City of Monterey Park for all costs and expenditures incurred as a direct result of the public health emergency caused by the conditions originating from your facility. On June 23, 2026, the Monterey Park City Council declared a local emergency in response to the Los Palos Incident. As a direct result of the ongoing air quality concerns, the City implemented numerous emergency response measures to protect public health and safety. These actions included the distribution of N-95 respirator masks; the opening of temporary relief centers for impacted residents; the cancellation of outdoor programs and community events through June 28, including the Farmers' Market, Soccer Watch Party, and Independence Day celebration with fireworks; and the establishment of an Air Purifier Reimbursement Program to assist residents who needed to purchase air purifiers for their homes due to the incident. To date, the City's documented costs associated with these emergency response efforts total approximately $20,000**,** and those costs continue to increase. The City demands full reimbursement for all such expenditures, together with any additional costs incurred as the City continues to respond to the impacts of this incident.

Please be advised that we are actively reviewing all available administrative, regulatory, and legal avenues to resolve this public health emergency. If Lineage Inc. does not immediately demonstrate an aggressive, measurable increase in mitigation efforts, we will not hesitate to work with other city officials and regional representatives to pursue formal citations, fines for public nuisance violations, and legal injunctions to compel compliance.

We expect a written response detailing your expedited remediation timeline and immediate action plan. If you should have any questions or to send your response, please contact us directly at hlo@montereypark.ca.gov and josanchez@montereypark.ca.gov.

Sincerely,



Henry Lo
Mayor



Jose Sanchez
Mayor Pro Tem

ATTACHMENT 2
Letter to Mayor Bass and Elected Officials

CITY CLERK
MAYCHELLE YEE
CITY TREASURER
AMY LEE

CITY COUNCIL
HENRY LO
VINH NGO
JOSE SANCHEZ
THOMAS WONG
ELIZABETH YANG

July 27, 2026

The Honorable Karen Bass
Mayor, City of Los Angeles
200 N. Spring St., Room 303
Los Angeles, CA 90012

Subject: Regional Air Quality Impacts and Urgent Request for Urgent for Immediate Fire Remediation and Abatement of Ongoing Odor Emissions at the Lineage Inc. Facility

Dear Mayor Bass:

On behalf of the City of Monterey Park and our residents, we are writing to express our deep concern regarding the ongoing public health impacts resulting from the June 17 fire at the Lineage Inc. facility located at 1400 S. Los Palos Street, Los Angeles, CA 90023.

Although the fire occurred within the City of Los Angeles, its consequences have extended well beyond city boundaries. As summer temperatures have increased, prevailing winds have repeatedly carried persistent foul odors and degraded air quality into neighboring communities, including Monterey Park. This has become a regional environmental and public health issue affecting thousands of residents outside the immediate incident area.

We appreciate the swift response of emergency personnel following the fire and recognize the establishment of a 45-day cleanup deadline. However, the pace of remediation remains deeply concerning. Public reports indicate that a portion of the estimated 85 million pounds of spoiled food has been removed, leaving the surrounding region vulnerable to continued odor emissions and potential air quality impacts. At the current rate of progress, neighboring communities face the prospect of enduring these conditions for weeks to come.

The City of Monterey Park continues to receive numerous complaints from residents who are experiencing the effects of these ongoing emissions. Families report being unable to open their windows, spend time outdoors, or enjoy

neighborhood parks because of the overwhelming odor and concerns about air quality. These conditions are diminishing residents' quality of life, disrupting daily activities, and creating growing anxiety about potential health impacts.

This situation has evolved beyond a localized incident and now constitutes a regional public health concern, underscoring the need for an accelerated and coordinated response. We respectfully urge the City of Los Angeles to take all available measures to expedite the removal of the remaining spoiled materials, strengthen odor mitigation efforts, and provide timely public updates on cleanup progress and anticipated timelines.

Thank you for your leadership and your attention to this urgent regional public health matter. We appreciate your partnership in addressing these impacts and would welcome any updates your office can provide so that we may keep our residents informed. Should you have any questions or wish to provide additional information, please contact us at hlo@montereypark.ca.gov or josanchez@montereypark.ca.gov.

Sincerely,

Henry Lo
Mayor

Jose Sanchez
Mayor Pro Tem

cc: Ysabel Jurado, Los Angeles City Council, District 14
Hilda Solis, Los Angeles County Board of Supervisors, District 1
Executive Officer, South Coast Air Quality Management District (SCAQMD)
Assemblymember Mike Fong, District 49
Senator Sasha Renee Perez, Senate District 25

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council

From: Scott Wiese, Police Chief

Subject: 2026/2027 CTFGP Grant Award

Recommendation:
It is recommended that the City Council consider:

1. Accepting and appropriating grant funds and authorizing the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Department of California Highway Patrol ("CHP") in the amount of $381,449.96 for the Cannabis Tax Fund Grant Program ("CTFGP");
2. Adopting a Resolution authorizing the City Manager, or designee, to receive and appropriate grant funds in Fiscal Year 2026-27, and execute an agreement, in a form approved by the City Attorney, with the CHP in the amount of $381,449.96 for the CTFGP; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:
The City of Monterey Park Police Department ("Police Department") was notified of an award of $381,449.96 from the CHP CTFGP for Fiscal Year 2026-2027. The Police Department will utilize the grant funding to reduce and mitigate the impacts of impaired driving in our community.

Background:
With the passage of Proposition 64, Adult Use of Marijuana Act (AUMA), California voters mandated the State set aside funding for the CHP to award grants to local governments and qualified non-profit organizations, as described in Revenue and Taxation Code Section 34019(f)(3)(B). The Cannabis Tax Fund Grant Program marks an important step toward reducing impaired driving crashes, increasing public awareness surrounding the dangers of impaired driving, and making California's roadways a safer place to travel. The Monterey Park Police Department's CTFGP total conditional grant allocation is $381,449.96.

Strategic Plan Goal:
The CTFGP Grant aligns with the City of Monterey Park's Strategic Plan goal:

1. Ensure Public Safety with a Modernized and Community-Oriented Approach

The Police Department will use the CTFGP grant to implement strategic traffic outreach initiatives and enhance public engagement through community programs focused on traffic safety. This will involve leveraging social media outreach, hosting virtual and in-person town hall meetings, and utilizing digital marketing strategies.

Fiscal Impact:
The Police Chief requests approval for the Finance Director to accept and appropriate $381,449.96 in grant funding for the Fiscal Year 2026-2027 budget. There is no fiscal impact on the General Fund.

Attachments:
1. CTFGP Intent to Award Letter FY26-27
2. CTFGP FY 26-27 RESOLUTION

Staff Report

August 5, 2026

ATTACHMENT 1

CTFGP Intent to Award Letter

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

June 30, 2026

File No.: 060.17344.19741

Sergeant Jay Silverman
Monterey Park Police Department
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Sergeant Silverman:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Monterey Park Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of $381,449.96. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

All grant awards, including any adjustments to requested funding, were made by the Department based on the merits of the Grant Application, scale of operation, and in accordance with the Request for Application (RFA) requirements and associated regulations.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

For/

M. W. HEADRICK, Chief
Enforcement and Planning Division

ATTACHEMENT 2
Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE CANNABIS TAX FUND GRANT PROGRAM

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. The City applied for the Department of California Highway Patrol (CHP) for the Cannabis Tax Fund Grant Program (CTFGP).

B. The Monterey Park Police Department will utilize the grant funding to reduce and mitigate the impacts of impaired driving in our community.

C. The City will receive $381,449.96 from the Department of California Highway Patrol (CHP) for the Cannabis Tax Fund Grant Program (CTFGP).

SECTION 2: The City Manager, or designee, is authorized to receive grant funds from the Department of California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) to be used to reduce and mitigate the impacts of impaired driving.

SECTION 3: The City Manager, or designee, is authorized to execute any required documents and agreements to receive the grant for purposes identified herein.

SECTION 4: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *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 6: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or his duly appointed deputy, may attest thereto.

SECTION 7: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

_____
Henry Lo, Mayor

Attest:

_____
Maychelle Yee, City Clerk

Approved as to Form:

Karl H. Berger, City Attorney

By:_____

Solange Fortenbach, Deputy City Attorney

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.E.

To: The Honorable Mayor and City Council

From: Robert Aguirre, Director of Recreation & Community Services
Guillermo Chavez, Recreation Supervisor

Subject: Accepting a monetary donation from the Friends of the Seniors Langley Senior Citizens Center for $29,510 on behalf of the City of Monterey Park

Recommendation:
It is recommended that the City Council consider:

1. Accepting a monetary donation from Friends of the Seniors Langley Senior Citizens Center for $29,510 on behalf of the City of Monterey Park; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
In August 2025, members of the Friends of the Seniors contacted the Recreation and Community Services Department to provide an update on the status of the organization and to begin discussions about potential funding opportunities. The Friends of the Seniors established a grant request process to allow the City to submit requests for monetary support.

In June 2026, the Recreation and Community Services Department submitted a request for support and the Board of Trustees approved an award of $29,510. The approved monetary donation of $29,510 will fund the purchase of equipment and supplies for Langley Center, including tables and chairs, exercise bikes, a photo booth, and arcade-style games. These enhancements will expand recreational opportunities, improve programming, and enhance the overall experience for participants at Langley Center. The Aging Commission also reviewed the department's request and is in favor of supporting the award.

Pursuant to Resolution No. 11776, the City Council may accept donations with a value estimated at $25,000 or greater (Attachment 1). Therefore, it is requested that the City Council accept a monetary donation of $29,510 from Friends of the Seniors Langley Senior Citizens Center for the Langley Center facility and programs.

Background:
The Friends of the Seniors was established in 1986 as a nonprofit 501(c)(3) organization with the mission of raising funds to support and enhance the activities, programs, and operations of Langley Center.

The Friends of the Seniors established a grant request process, allowing the City to submit requests for monetary donations that benefit the Langley Senior Center and the seniors who utilize the programs and activities provided by the center. Acceptance of the donation by the City Council is required pursuant to Resolution No. 11776, which establishes the City's policies and procedures for accepting donations with an estimated value of $25,000 or greater.

Strategic Plan Goal:
This item meets the City's goal of expanding access to resources and services by enhancing recreational opportunities and improving programming for the aging population at the Langley Center.

Fiscal Impact:
Acceptance of the donation will provide $29,510 in funding for equipment and supplies for Langley Center.

Attachments:
None

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.F.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Authorize The Purchase of a 2027 CNG Freightliner 114SD Sewer Vactor Truck and 2027 Caterpillar 420 Backhoe Loader

Recommendation:
It is recommended that the City Council consider:

1. Waiving bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4) (cooperative purchasing), and authorizing the City Manager to purchase a 2027 CNG Freightliner 114SD sewer vactor truck from Haaker Equipment Company for $595,043 and a Caterpillar 420 backhoe loader from Quinn Company for $177,853;
2. Approving an appropriation of $640,043 to the FY2026-27 budget from the Sanitary Sewer Maintenance Fund (411) for the purchase of 2027 CNG Freightliner 114SD sewer vactor truck from Haaker Equipment Company; and
3. Taking such additional, related, action that may be desirable.

Executive Summary:
The Water and Street Maintenance Divisions rely heavily on a shared vacuum/jetter combo unit and backhoe loader for use in day-to-day operations, including water main break response, storm drain maintenance, and pavement repairs. Existing units are often unavailable because they are in use for other work or undergoing routine maintenance.

The Public Works Director (“Director”) recommends the purchase of a 2027 CNG Freightliner 114SD Vactor truck and Caterpillar 420 backhoe loader to ensure uninterrupted service and timely response to field needs. The Vactor equipment may be purchased from Haaker Equipment Company for the total cost of $595,043. The backhoe loader may be purchased through Quinn Company for a total cost of $177,853. Both pieces of equipment were identified through Sourcewell contracts, with applicable taxes and fees included in the total cost of each.

Background:

The City's Maintenance Divisions have seen an increased need for a Vactor truck and backhoe loader equipment during daily operations. The existing units are frequently shared between divisions or unavailable due to scheduled maintenance or unforeseen repairs requiring staff to delay field work or extend response times. These interruptions impact productivity, prolong needed repairs, and reduce the ability to respond quickly to water system emergencies, storm drain blockages, and street repair needs. Purchasing an additional 3 Yard Vacuum/Jetter Combo Unit and a Caterpillar 420 Backhoe Loader ensures that one unit remains available at all times for both divisions. The added equipment will help maintain uninterrupted service, reduce downtime, and increase the City's capacity to perform maintenance tasks simultaneously across multiple locations.

The Director has identified the 2027 CNG Freightliner 114SD Vactor truck from Haaker Equipment Company as best suited due to its vacuum and jetting capabilities, making it a multipurpose tool for clearing sewer backups, spill containment, and supporting water main break response, and the Caterpillar 420 backhoe loader from Quinn Company as best suited for maintenance operations due to its versatility, allowing staff to perform a wide range of tasks including water main break repairs, pavement dig-outs, and sidewalk and curb construction.

The City is a member of Sourcewell, a purchasing cooperative that combines the purchasing power of multiple agencies to secure lower prices than those typically available through an individual agency's procurement process. Because the equipment is available through competitively procured contracts awarded by Sourcewell, a State of Minnesota local government unit and service cooperative, the City Council may authorize the purchase of the vactor sewer truck and backhoe loader via MPMC § 3.20.050(4). It is recommended that City Council approve the purchase of the 2027 CNG Freightliner 114SD sewer vactor truck through Haaker Equipment Company and the Caterpillar 420 backhoe loader through Quinn Company.

Both vendors were selected based on the lowest price offered for the equipment through their participation with Sourcewell. The total cost of the sewer truck is $595,043, while the cost for the backhoe loader is $177,853. The cost for both pieces of equipment include all applicable taxes and fees.

Strategic Plan Goal:
The proposed purchase supports the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and community, as the equipment is necessary for maintenance operations.

Fiscal Impact:
The cost of the proposed 2027 CNG Freightliner 114SD Vactor truck from Haaker Equipment Company is $595,043. The cost for the proposed Caterpillar 420 backhoe loader from Quinn Company is $177,853. An appropriation of $640,043 to the FY 2026-27 budget from the Sanitary Sewer Maintenance Fund (411) is requested for this purchase.

Attachments:
1. Quinn Company Quote
2. Haaker Equipment Company Quote

ATTACHMENT 1
Quinn Company Quote

196104-01

Jun 12, 2026

CITY OF MONTEREY PARK
320 W NEWMARK AVE
MONTEREY PARK, California 91754-2818

Attention: Miguel Cervantes

Dear Sir,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

One (1) New Caterpillar Inc. Model: 420 Backhoe Loader including standard and optional equipment as listed below.

Sourcewell #011723 - CAT

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Leo Jasso
Machine Sales Representative

One (1) New Caterpillar Inc. Model: 420 Backhoe Loader including standard and optional equipment as listed below.

STANDARD EQUIPMENT

BOOMS, STICKS, AND LINKAGES -BACKHOE -- 14'4" Center pivot backhoe -4.3 Meters -- Boom and swing transport locks -- Pilot operated backhoe and -electro hydraulic stabilizer controls -- Street type stabilizer shoes -- Anti-drift hydraulics (boom, stick, -and E-stick) -- Cat Cushion Swing(tm) system -LOADER -- Single Tilt Loader -- Lift cylinder brace -- Self-leveling loader with single -lever control -- Return-to-dig -(automatic bucket positioner) -- Transmission neutralizer switch -- Bucket level indicator -

POWERTRAIN -- Water separator -- Thermal starting aid system -- Dry type axial seal air cleaner with -integral precleaner -- Automatic dust ejection system -- Filter condition indicator -- Hydraulically boosted multi-plate -wet disk brake with dual pedals & -interlock -- Differential lock -- Torque converter -- Transmission-four speed manual shift -- Neutral safety switch -- Spin-on filters for -Fuel -Engine oil -Transmission oil -- Outboard Planetary Rear Axles -- Diesel particulate filter -- Hydrostatic power steering

HYDRAULICS -- Pilot hoe and mechanical loader -controls -- Load sensing, variable flow system -with 43 gpm (162 L/min) axial piston -pump -- 6 micron hydraulic filter -- Caterpillar XT-3 hose -- Hydraulic oil cooler -- Pilot control shutoff switch -- Flow-sharing hydraulic valves -- Hydraulic suction strainer -

ELECTRICAL -- 12 volt electrical start -- Horn, front and rear -- Backup alarm -- Hazard flashers/turn signals -- Halogen head lights (2) -- Halogen rear flood lights (2) -- Stop and tail lights -- Audible system fault alarm -- Key start/stop system -- 850 CCA maintenance free battery -- Battery disconnect switch -- External Power Receptacle (12v) -- Diagnostic ports for engine and -machine Electronic Control Modules

OPERATOR ENVIRONMENT -- Interior rearview mirror -- ROPS canopy, Rear Fenders -- 2-inch (50mm) retractable seat belt -- Tilt steering column -- Steering knob -- Hand and foot throttle -- Automatic Engine Speed Control -- One Touch Low Idle -- Floor mat and Coat Strap -- Lockable storage area -- Air suspension seat -

FLUIDS -- Antifreeze - Extended Life Coolant --20F (-30C)

OTHER STANDARD EQUIPMENT -- Standard Storage Box -- Transport tie-down points -- Ground line fill fuel tank with -42.3 gal (160L) capacity & 5 gal (19L) -diesel exhaust fluid -- Rubber impact strips on radiator -guard -- CD-ROM Parts Manual -- Safety Manual -- Operations and Maintenance Manual -- Lockable hood -- Tire Valve Stem Protection

MACHINE SPECIFICATIONS

420 07A BHL CFG2	542-7992
LANE 3 ORDER	0P-9003
TRIM PACKAGE 3	664-5967
STICK, EXT, 14'	543-4284
PT, 2WS, PSHF	544-1066
ENG, 82KW, C3.6, T4F	542-7780
HYD, MP, 6FCN	542-7774
BUCKET-MP, 1.3 YD3, PO	337-7436
LOADER BUCKET PINS	545-8548
CUTTING EDGE, TWO PIECE	9R-5321
BUCKET-HD, 12", 2.8 FT3	219-3411
COUPLER, PG, HYDR.D.LOCK, BHL	485-5303
CAB, DLX	544-0883
DISPLAY, TOUCH SCREEN	545-5048
CAB AND SERVICE LIGHTS, LED	657-7707
SEAT, DLX FABRIC	611-0339
BELT, SEAT, 3" SUSPENSION	206-1748
AIR CONDITIONER, T4F	542-7810
TIRES, 12.5 80/19.5L-24, GY	379-2161
STABILIZER PADS, FLIP-OVER	9R-6007
CTWT, 1015 LBS	337-9696
INSTRUCTIONS, ANSI	559-0872
SERIALIZED TECHNICAL MEDIA KIT	421-8926
RIDE CONTROL	551-6453
LINES, AUX COMBO, E-STICK	657-6398
STD RADIO (12V)	540-2298
BEACON, AMBER LED	634-6334
PRODUCT LINK, CELLULAR, PLE643	639-4880
COLD WEATHER PACKAGE, 120V	551-6940
GUARD, STABILIZER	353-1389
PLATE GROUP, BOOM WEAR	423-7607
AUTO-UP STABILIZERS	567-5090
MIRRORS, EXTERNAL, BOTH SIDES	382-2499
LINES BOOM, HBCV	578-0794
LINES, CPLR, 14' EXT PILOT	555-2396
SHIPPING/STORAGE PROTECTION	461-6839
RUST PREVENTATIVE APPLICATOR	462-1033
PACK, DOMESTIC TRUCK	0P-0210

Base Model		Part #	List Price
420			198,688.00
Options			
July 2% price Increase			3,973.76
Sub Total, Machine			202,661.76
Min Member Disc	22.0%		(44,585.59)
Machine / Option Price			158,076.17
Customer Invoice			
Machine / Option Price			158,076.17
Work Tool / Attachments Price			-
Pre-Tax Total			158,076.17
Pre-Prep Total			158,076.17
Nondiscountable Items			
Delivery			310.00
PDI			856.25
Machine Prep			504.17
Manuals, (1) set CD/DVD			1,200.00
Total			**160,946.59**

WARRANTY & COVERAGE
Standard Warranty: 12 MONTHS FULL MACHINE

SELL PRICE	$160,946.59
NET BALANCE DUE	**$160,946.59**
TIRE FEE	$7.00
SALES TAX (10.5%)	$16,899.39
AFTER TAX BALANCE	**$177,852.98**

PAYMENT TERMS

Cash Invoice Terms
CASH WITH ORDER
$0.00

F.O.B/TERMS:
City Of Industry Machine

Accepted by_____ **on** _____

_____
Signature

ATTACHMENT 2
Haaker Equipment Company Quote

HAAKER EQUIPMENT

2070 NORTH WHITE AVENUE, LA VERNE, CALIFORNIA 91750

(909) 598-2706 ~ HAAKER.COM

Sourcewell Awarded Contract Contract # 101221-VTR

QUOTE

JUNE 18, 2026

TO:	CITY OF MONTEREY PARK	ATTN:	MR. MIGUEL CERVANTES
	320 WEST NEWMARK AVENUE		(626) 409-9187
	MONTEREY PARK, CA 91754	EMAIL:	mcervantes@montereypark.ca.gov

IN ACCORDANCE WITH YOUR REQUEST, WE ARE PLEASED TO SUBMIT THE FOLLOWING PROPOSAL FOR YOUR CONSIDERATION AND APPROVAL BASED ON THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT – CONTRACT #101221-VTR.

ONE (1) NEW VACTOR CNG iMPACT COMBO SEWER CLEANER

3-YD DEBRIS BODY, 15" BLOWER, 500-GAL WATER CAPACITY. MOUNTED ON A 2027 CNG FREIGHTLINER 114SD+ SINGLE AXLE (4X2) 370HP CDL CHASSIS, ,WITH CUMMINS L9N ENGINE AND ALLISON 3000RDS AUTOMATIC TRANSMISSION. UNIT INCLUDES THE FOLLOWING STANDARD AND OPTIONAL FEATURES.

STANDARD ITEMS INCLUDED:

__ JETRIGHT TECHNOLOGY
__ CURBSIDE TOOLBOX W/ NOZZLE STORAGE RACK
__ ALUMINUM FENDERS
__ MUD FLAPS
__ ELECTRIC / HYDRAULIC PROPORTIONAL BOOM CONTROL
__ COLOR CODED SEALED ELECTRICAL SYSTEM
__ INTUITOUCH ELECTRONIC PACKAGE
__ DOUBLE ACTING HOIST CYLINDER
__ HANDGUN ASSEMBLY
__ EX-TEN STEEL CYLINDRICAL DEBRIS TANK
__ FLEXIBLE HOSE GUIDE
__ (2) NOZZLES W/ CARBIDE INSERTS
__ SUCTION TUBE STORAGE
__ 3/4" NOZZLE PIPE
__ STAINLESS STEEL FLOAT SHUT OFF SYSTEM
__ HORIZONTAL MICROSTRAINER PRIOR TO BLOWER
__ LUBE MANIFOLD W/ LUBE CHART
__ DEBRIS BODY VACUUM RELIEF SYSTEM
__ DEBRIS BODY-UP LIGHT AND ALARM
__ LOW WATER ALARM WITH WATER PUMP FLOW INDICATOR
__ 3" Y-STRAINER AT PASSENGER SIDE FILL WITH 25' FILL HOSE
__ WATER TANK SIGHT GAUGE
__ LIQUID FLOAT BODY LEVEL INDICATOR
__ FRONT CONTROLLED BLOWER DRIVE
__ DIGITAL WATER PRESSURE GAUGE
__ JOYSTICK BOOM CONTROL
__ BOOM HOSE STORAGE
__ BOOM OUT OF POSITION LIGHT AND ALARM
__ 40 GPM/2500 PSI JET RODDER PUMP
__ RODDER SYSTEM ACCUMULATOR - JACK HAMMER ON/OFF CONTROL W/ MANUAL VALVE
__ 3" Y-STRAINER AT WATER PUMP
__ MULTI-FLOW WATER SYSTEM
__ 1" WATER RELIEF VALVE
__ MIDSHIP HIGH PRESSURE COUPLING
__ 10' LEADER HOSE
__ 500' X 3/4" SEWER HOSE 2500 PSI PIRANHA
__ DIGITAL HOSE FOOTAGE COUNTER
__ HYDRAULIC TANK SHUTOFF VALVES
__ RODDER PUMP DRAIN VALVES
__ ROTATING HOSE REEL 3/4" X 500' CAPACITY 180 DEG. ROTATION
__ TACHOMETER / CHASSIS ENGINE W/ HOUR METER
__ WATER PUMP HOUR METER
__ PTO HOUR METER
__ HYDRAULIC OIL TEMP ALARM
__ TACHOMETER / BLOWER W/ HOUR METER
__ CIRCUIT BREAKERS
__ LED LIGHTS CLEARANCE BACKUP STOP TAIL & TURN
__ TOW HOOKS REAR
__ ELECTRONIC BACK-UP ALARM
__ 6" VACUUM PIPE PACKAGE
__ EMERGENCY FLARE KIT
__ FIRE EXTINGUISHER 5 LBS.
__ VACTOR LOGOS - APPLIED

OPTIONAL ITEMS INCLUDED:

__ BELLYPACK WIRELESS CONTROLS INCLUDING HOSE REEL CONTROLS	__ PINCH ROLLER	__ 6 LIGHT PACKAGE 6 FEDERAL SIGNAL STROBE LIGHTS LED
__ ROTATABLE BOOM INLET HOSE	__ HIGH PRESSURE HOSE REEL	__ WORKLIGHTS (2) BOOM
__ 180 DEG. 5FT TELESCOPING BOOM	__ HOSE WIND GUIDE - AUTO- NON-INDEXING	__ WORKLIGHTS (2) REAR DOOR
__ BODY WASHOUT	__ HOSE REEL WRAPPED FOR DELIVERY	__ WORKLIGHTS (2) DRIVER & PASSENGER SIDE LED
__ ADDITIONAL WATER AND DEBRIS TANKS JOINED	__ DIGITAL WATER LEVEL INDICATOR	__ WORKLIGHT MANHOLE
__ CENTRIFUGAL SEPARATORS (CYCLONES)	__ HYDRO EXCAVATION KIT - INCLUDES LANCES W/ SHIELD NOZZLES STORAGE TRAY AND VACUUM TUBE	__ CAMERA SYSTEM FRONT AND REAR
__ REAR DOOR SPLASH SHIELD	__ FINAL FILTER AND SILENCER BALL VALVE DRAINS	__ FRONT BUMPER TOOLBOX W/LED SIDE MARKERS
__ BLOWER HIGH TEMPERATURE SHUTDOWN	__ AMBER LIGHTS FOR FLASHING LIGHT PACKAGE	__ LONG HANDLE TOOL STORAGE
__ DIGITAL DEBRIS BODY LEVEL INDICATOR TIED TO VACUUM RELIEF	__ (2) SAFETY CONE STORAGE RACK - POST STYLE	__ LIGHT PACKAGE TO INCLUDE LED LIGHTBAR, ARROW LED TRAFFIC ADVISOR AND LED STROBES
__ 6" REAR DOOR KNIFE VALVE W/CAMLOC 6:00 POSITION		

UNIT PRICE	$ 546,999.00
SOURCEWELL DISCOUNT:	($ - 8,499.00)
SOURCEWELL SUBTOTAL:	$ 538,500.00
SALES TAX (10.500%):	$ 56,542.50
TOTAL PRICE F.O.B. MONTEREY PARK, CA 91754:	**$ 595,042.50**

THE PROPERTY HEREIN IS GUARANTEED BY MANUFACTURER'S WARRANTY ONLY AND SELLER MAKES NO WARRANTY EXPRESSED OR IMPLIED, OF MERCHANTABILITY OR OTHERWISE, OR OF FITNESS FOR ANY PARTICULAR PURPOSE, THAT EXTENDS BEYOND THE ABOVE DESCRIPTION OF THE EQUIPMENT.

NOTE: PRICE IS GOOD FOR 30 DAYS. COST INCREASES DUE TO THE ADDITION OF GOVERNMENT MANDATED SAFETY OR ENVIRONMENTAL DEVICES INCURRED AFTER THE DATE OF THIS PROPOSAL WILL BE CHARGED TO YOU AT OUR COST. PROOF OF SUCH COSTS, IF ANY, WILL BE DOCUMENTED.

TAXES: ANY SALES TAX SHOWN IS SUBJECT TO CHANGE. SALES TAX WILL BE CALCULATED AND CHARGED BASED ON CURRENT RATES FOR THE LOCATION OF THE SALE AT TIME OF INVOICE. FEDERAL EXCISE TAXES, IF APPLICABLE, WILL REQUIRE PAYMENT UNLESS A PROPERLY EXECUTED EXEMPTION CERTIFICATE IS SUBMITTED.

DELIVERY:	TO BE DETERMINED	**TERMS:**	NET TERMS OR APPROVED FINANCING

WE APPRECIATE THE OPPORTUNITY TO PRESENT THIS PROPOSAL AND LOOK FORWARD TO BEING OF FURTHER AND CONTINUED SERVICE.

HAAKER EQUIPMENT COMPANY	**ACCEPTED BY:**	
BY: Chuy Vallejo	**DATE:**	

JOSE "CHUY" VALLEJO
PARTS/SERVICE/OUTSIDE SALES MGR.

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.G.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Library Elevator Modernization – Award of Contract

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Maverick Elevator Service CA LLC, in the amount of $175,173.00 for the Library Elevator Modernization, Specification No. 2026-004;
2. Authorizing the Public Works Director to approve change orders in an amount not to exceed $17,517 (10%) over the total contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities).

Executive Summary:
Per Resolution No. 2026-R43, the Public Works Director ("Director") solicited bids for the Library Elevator Modernization Project, Capital Improvement Project No. 95038 (the "Project"). The Project's public bid opening was on July 7, 2026, and two bids were received: Maverick Elevator Service CA LLC and AZTech Elevator Company.

The Director recommends that the City Council authorize the City Manager to execute a public works contract with Maverick Elevator Service CA LLC ("Maverick"), the lowest responsive and responsible bidder, for the Library Elevator Modernization Project in the amount of $175,173.00 plus $17,517 contingency.

Background:
The City's FY2026-27 budget includes the Project. This includes the replacement of the controller, door equipment, push button fixtures, and pump unit of the Monterey Park

Bruggemeyer Library Elevator and all related work on file with the City's Public Works Department.

The Project's public bid opening for the Library Elevator Modernization Project was held on July 7, 2026, and it included the following two bids:

RANK	BIDDER	BASE BID AMOUNT
1	Maverick	$175,173.00
2	AZTech Elevator Company	$268,880.00

The bid submitted by Maverick is the lowest responsive bid from a responsible bidder. Maverick's contractor license was verified with the California State Contractor's License Board to be current, active, and in good standing. Registration with the California Department of Industrial Relations ("DIR") was verified. Staff also checked the contractor's references and received positive feedback. Additionally, the contractor submitted all required bid documents.

It is recommended that the City Council award the Project to Maverick for a total of $192,690.00, including a base contract amount of $175,173.00 plus a contingency of $17,517.

Strategic Plan Goal:
The modernization of the Bruggemeyer Library Elevator supports the City's goal to continue public facility improvements by extending the life of the current elevator. This project will improve the efficiency of the Library Elevator to support the current and future needs of our City and community.

Fiscal Impact:
Funds for this Project have been budgeted in Capital Improvement Project (CIP) No. 95038 using the Library Building Forward Grant Fund 360. There are sufficient funds in the FY 26-27 budget award the proposed contract.

Attachments:
1. Maverick Elevator Services Ca LLC. Bid Proposal

ATTACHMENT 1
Maverick Elevator Services Ca LLC. Bid Proposal

WWW.Maverickelevatorservice.com
(877)607-5858
Ext 1 – Tennessee / Kentucky
Ext 2 – California
Ext 3 – Georgia
Ext 4 – Indiana

DATE: July 7, 2026

PURCHASER:
City of Monterey Park

LOCATION:
City of Monterey Park
Bruggemeyer Library
318 S Ramona Ave
Monterey Park, CA 91754

ATTENTION: Angelica Morales
Email: amorales@montereypark.ca.gov

SUBMITTED BY: Charles Morphew

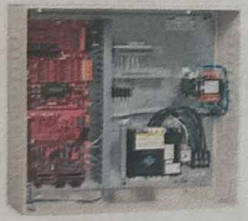
Maverick Elevator Service (the **"Company"**) proposes to furnish the necessary Labor and Material to install the following on the 1 Hydraulic units. **Elevator Unit 1**

- New non-proprietary microprocessor controllers with emergency battery lowering provisions, model Elevator Controls or equivalent.
- Replace the pushbutton fixtures, in both the hall and cab, to comply with ADA specifications
- Replace all door operating equipment as specified
- Replace the existing hydraulic power unit

SCOPE OF WORK, DETAIL: (installation of the following is included):

1. A new, non-proprietary microprocessor controller, with emergency battery lowering
2. New electronic, solid state starter with phase overload protection
3. New hoistway leveling system and mechanical limit switches
4. All new wiring including machine room, hatch, car and traveling cables
5. Integrate smoke detector wires into the controller fire recall system
6. Connect the active phone line into the new elevator phone and program to call desired number

CONTROLLER:

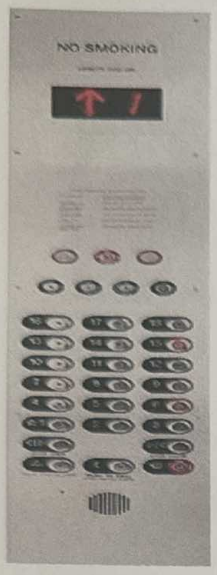


(Sample only. Actual may vary)

Benefits:

- Maximize safety, efficiency and reliability
- Improved performance, resulting in reduced tenant/client waiting time
- Intelligent traffic handling
- Minimize energy consumption

FIXTURES:



1. New car operating panel in a brushed stainless steel finish, to include:
   a. ADA telephone providing hands free, two way communications. 24 hour monitoring is provided for FREE with a MES maintenance contract
   b. Emergency light unit
   c. Raised and illuminated pushbuttons with supporting Braille
   d. Certificate frame
   e. All required car control key switches
   f. Fire Phase 2 features in required locked cabinet
2. New hall pushbutton stations, to be surfaced mounted at required ADA height. Pushbuttons will match the COP fixture. Fire Phase 1 key switch with required engraving will be part of the lower terminal recall fixture, with Access switches located at top and bottom landings as required
3. New digital car position indicator located in the car operating panel, finished in brushed stainless
4. New traveling lantern with electronic chime
5. Jamb Braille as required by ADA code
6. ***Note: Maverick will provide acellular phone line for the first 3 months, 24/7 monitoring is included as part of our maintenance program.***

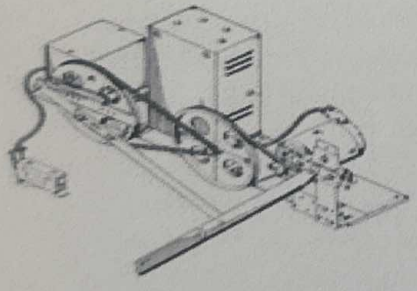


Benefits:
- Improved aesthetics
- Improved overall dependability, passenger comfort
- Code compliant

DOOR OPERATION:

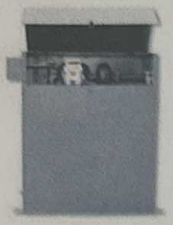
1. New GAL, closed loop, solid state door operator
2. New door clutch
3. New car door hardware, as required to include: rollers, linkage, gibs
4. New hall door hardware, as required to include: rollers, locks, gibs, pick-up assemblies, door closers

Benefits:
- Improved overall dependability
- Enhanced door closing and opening performance
- Quieter door operation



(Sample only. Actual may vary)

POWER UNIT



1. New submersible power unit
2. Includes new pump, new motor, new valve, new tank
3. Includes new seismic rupture, machine room and pit shut-off valves

Benefits:

- Improved overall dependability and performance
- Eliminate possible future tank leakage

CAB INTERIOR:

1. 1- #4 Stainless Reveal Kit
2. 10- Removable Laminate Raised Panels
3. 3- #4 Stainless 3/8"x 2" Handrails
4. 1- #4 Stainless LED Down Light Ceiling
5. 1- GAL Infrared detector edge
6. 1 set of Car and Hall doors

ADJUST, INSPECT AND RETURN THE ELEVATOR TO SERVICE:

Set, evaluate and adjust as required, the start, acceleration, stop, door operation performance and closing force. Check all hall call and car call devices, emergency devices and Phase I/II Fire Service. Perform load test as required. Schedule the elevator inspection and obtain the approval of the Elevator, Ride and Tramway Unit, State of Operation. Return the elevator to service.

Work to be done by <u>OTHERS</u>:

1. Install smoke detector at each elevator lobby entrance and one in the machine room.
2. Install smoke detector at the top of the elevator hoistway, if a fire sprinkler is present. This also requires access from the outside of the hoistway via a lockable fire rated access door. A secondary alternative to this is to have the fire sprinkler removed
3. Provide wires from all of the elevator smoke detectors as "dry contacts" to the elevator machine room, for connection to the elevator controller
4. Upgrade the existing fire panel to have annunciated zones for each of the added smoke detectors
5. New electrical disconnect switch with auxiliary contact, if necessary, in order to meet code requirements for battery lowering
6. Phone line Provided for first 3 months & will be active for hook up to new ADA emergency telephone.
7. Provide suitable ventilation and cooling equipment, if required, to maintain the machine room ambient temperature between 60 and 95 degrees F.
8. Owner shall be responsible for any structural calculation or evaluations, which may be required as a result of the installation of new equipment.
9. Removal of any hazardous material such as, but not limited to, asbestos prior to the start of work.
10. If site condition requires any wall cutting, patching or painting.

ADDITIONAL CUSTOMER NOTIFICATIONS / INFORMATION:

1. Once we have removed the elevator from service, the elevator cannot be operated or put back into service for any reason until the State Inspector has completed a final inspection and certified the elevator for public use.
2. This proposal is based upon utilizing the existing conduit from the elevator machine room to the elevator hoistway. If the existing conduit requires modification, replacement or is inadequate for any reason, the replacement shall be billable as an extra to the base price below.
3. Standard lead time on material is 12 weeks
4. This price includes all labor, material, sales tax, shipping and inspection fees and has been based upon performing all work during regular working hours of regular working days. Any overtime labor that is required will be billed at company's standard rate.

5. This proposal was based upon the most current information available on the Americans with Disability Act and related elevator codes. Because of the interpretations/clarifications still being made, we cannot guarantee or warranty the accuracy of the ADA compliance.
6. All items in this proposal are based upon code compliance to ASME A-17.1 for the installation of the new controllers and pushbutton fixtures.

PRICING: (to include all labor, material, tax and shipping):

Total Modernization 1 Elevators = $175,173.00

Schedule of payment values (SOV):

- A down payment of 50% will be required before any material will be ordered.
- A second payment of 25% will be required upon mobilization or material delivery.
- Final payment of 25% will be required upon successful completion of state inspection and the return of the unit back to public service

Should the job be delayed due to the work of "others" not being completed and additional job visits are required, additional labor will be billed at the company's' standard billing rates.

Acceptance

This proposal, when accepted by you below as an authorized representative of the facility, will constitute the entire and exclusive contract between us for the services to be provided and your authorization to perform as outlined herein. Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute the agreement on whose behalf it is signed. All prior oral or written representations or agreements not incorporated herein will be superseded. Any purchase order issued by you in connection with the services to be provided will be deemed to be issued for your administrative or billing identification purposes only, and the parties hereto intend that the terms and conditions contained herein will exclusively govern the services to be provided. The Company does not give up rights under any existing contract until this proposal is fully executed. This Contract may not be changed, modified, revised or amended unless in writing signed by an authorized representative of the Company and the Purchaser. Further, any manual changes to this form will not be effective, unless initialed in the margin by an authorized representative of both the Company and the Purchaser.

This agreement constitutes the entire understanding between the parties regarding this work and may not be modified by any terms or any other document. It supersedes any prior written or oral communication relating to this work. Any amendment or modification shall not be binding upon either party unless agreed to in writing and made part of this agreement.

This quotation is good for ninety (90) days from the date of submittal.

Submitted by: X _____

[Name], Account Manager

CUSTOMER:

Approved by Authorized Representative

Date: _____

Signed: _____

Print Name: _____

Title: _____

Email: _____

Approved by Authorized Representative

Date: 7/7/26

Signed: _____

Print Name: Charles Morphew

Title: Owner

Terms and Conditions

Payments shall be made as follows: a fifty percent (50%) down payment shall be paid by you upon your signing of this document. Full payment shall be made upon completion of this work, unless a Schedule of Values (SOV) is negotiated as part of this agreement. If a SOV is made part of this agreement, it shall override standard payment terms above. We reserve the right to discontinue work at any time in the event a payment is not made as previously stipulated or as stipulated in a SOV.

Pursuant to State law, the Purchaser understands and acknowledges the Company has the right to a mechanics lien against the property on which the equipment resides in the event of non-payment or delinquent payment for services, materials and/or equipment supplied.

It is agreed that all work shall be performed during regular working hours of regular working days, unless previously agreed to in writing. If overtime labor is required by you, post agreement, applicable extra charges will be submitted and the work not performed until approval is received.

We warrant that all services furnished will be performed in a workmanlike manner. We also warrant that any equipment provided hereunder shall be free from defects in workmanship and material. We do not agree under this warranty to bear the cost of repairs or replacements due to vandalism, abuse, misuse, neglect, normal wear and tear, modifications not performed by us, improper or insufficient maintenance by others, or any causes beyond our control.

Should we be delayed by any reason on your part, the Company will be entitled to restocking and remobilization charges as required.

Company assumes liability for accidents and injuries to persons or property, which are caused by the sole negligence or willful misconduct of the Company or its employees. It is agreed that when not working, about or on the said equipment, the Company does not assume the management or control thereof. At any time the Company's serviceman is servicing the equipment, the Company is asserting possession and control only over the specific component being serviced at any given time.

The Company shall not be held responsible or liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts, fire, flood, acts of civil or military authorities, or by insurrection or riot, or by any other cause which is beyond its reasonable control. In no event shall Company be liable for consequential damages. No work, service or liability on the part of the Company other than that specifically mentioned herein is intended. Purchaser agrees that the Company, in performing work under this Contract, shall be bestowing its skill and services necessary for the proper maintenance of the elevator(s) at the job site.

To the fullest extent permitted by law, the Purchaser agrees to defend, indemnify and hold the Company, its' officers, directors, agents, subcontractors and employees harmless from and against all third party claims, demands, actions, damages, costs, expenses, losses or liability, including attorneys' fees arising out of, or in any way related to, the Company's duties and obligations related to

this Agreement. The Purchaser shall not be obligated to indemnify the Company as to any third-party claims to the extent that such claims are caused by the sole negligence or willful misconduct of the Company. The Company agrees to indemnify the Purchaser for any third-party claims to the extent that such claims are caused by the sole negligence or willful misconduct of the Company.

The Purchaser agrees to provide a safe workplace for our personnel, and to remove any hazardous materials in accordance with applicable laws and regulations. In the event Company gives Purchaser notice of, or Purchaser becomes aware of any unsafe condition(s) and fails to have conditions corrected, the Company shall have no further obligation to perform under this contract and such failure to correct shall be deemed a material breach of this contract by Purchaser.

In the event of the sale, lease or other transfer of the elevators or dumbwaiters described herein, or the premises in which they are located, the Customer agrees to see that such owner is made aware of this contract and assumes and agrees to be bound by the terms hereof for the balance off the contract, and subject to termination as herein provided, or otherwise be liable for the full unpaid balance due to the full unexpired term of the contract provided, however, that in any such case the Company may at its sole discretion terminate the contract with any successor at any time upon thirty (30) days prior written notice.

In any action, arbitration, or other proceeding arising out of this agreement by which one party either seeks to enforce its rights under this Agreement, or seeks a declaration of any rights or obligations under this agreement, the prevailing party shall be awarded reasonable attorney's fees, together with any costs and expenses, incurred to resolve the dispute and to enforce the final judgment.

SECTION C. BIDDERS PROPOSAL

(Entire section C shall be submitted with the bid)

BIDDER'S NAME: Maverick Elevator Service CA LLC

In accordance with the City's Notice Inviting Sealed Bids, the undersigned BIDDER, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated project as set forth in the Plans, Specifications, and contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other contract documents. If this proposal is accepted for award, BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to the City of Monterey Park of the guarantee accompanying this proposal.

BIDDER understands that a bid is required for the entire work. The contract will be awarded on the prices shown on the bid schedule. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties and fees. In the case of discrepancies in the amounts of bid, unit prices shall govern over extended amount, and words shall govern over figures.

If awarded the Contract, the undersigned further agrees that in the event of the BIDDER'S default in executing the required contract and filing the necessary bonds and insurance certificates within ten working days after the date of the City's notice of award of contract to the BIDDER, the proceeds of the guarantee accompanying this bid shall become the property of the City and this bid and the acceptance hereof may, at the City's option, be considered null and void.

BID SCHEDULE

To the Monterey Park's City Council, herein called the "Council".

Pursuant to and in compliance with your Notice Inviting Bids and the other documents relating thereto, the undersigned bidder, having familiarized himself with the work, and with the terms of the contract, the local conditions affecting the performance of the contract, and the cost of the work at the place where the work is done, and with the drawings and specifications and other contract documents, hereby proposes and agrees to perform, within the time stipulated, the contract, including all of its component parts, and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, expendable equipment, and all applicable taxes, utility and transportation services necessary to perform the contract and complete in a workmanlike manner, all in strict conformity with the Contract Documents on file at the office of the City Clerk of said City, per the following bid schedule:

BID SCHEDULE

For Library Elevator Modernization Project

Specification No. 2026-004

USE THE ELECTRONIC BID WORKSHEET TO SUBMIT UNIT PRICES - FOR REFERENCE ONLY -

LIBRARY ELEVATOR MODERNIZATION PROJECT SPECIFICATION NO. 2026-004					
No.	Bid Item Description	Quantity	Unit	Unit Bid	Total Bid
1	Mobilization	1	LS	$	$
2	Remove and Replace elevator controller	1	LS	$	$
3	Remove and Replace car and hall push button fixtures	1	LS	$	$
4	Rework existing car and hall door equipment	1	LS	$	$
5	Install new elevator pump unit	1	LS	$	$
6	Miscellaneous (as per Technical Specifications)	1	LS	$	$
7	DIR Permit and Inspection	1	LS	$	$
8	Warrant and Preventative Maintenance	1	LS	$	$
9	Training and closeout Documentation	1	LS	$	$
10	Elevator Cab Flooring and Maintenance	1	LS	$	$
11	Elevator Cab LED Lighting Replacement	1	LS	$	$
12	Remodeling of Elevator Cab Interior	1	LS	$	$
TOTAL BASE BID AMOUNT IN NUMBERS:		**$**			
TOTAL BASE BID AMOUNT IN WORDS:					

<table>
<tr><td colspan="2">The award of Contract shall be based on the TOTAL BASE BID AMOUNT.</td></tr>
<tr><td colspan="2">In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.</td></tr>
<tr><td rowspan="5">Full compensation for the items listed to the right as Items A, B, C, D and E are considered as inclusive in each Bid Item listed above in the Bid Schedule as applicable, and no additional and/or separate compensation will be allowed.</td><td>A. Mobilization / Demobilization</td></tr>
<tr><td>B. Traffic Control</td></tr>
<tr><td>C. NPDES, WWECP, and Best Management Practices (BMPs), Public Convenience and Safety</td></tr>
<tr><td>D. Construction Staking by Land Surveyor</td></tr>
<tr><td>E. Clearing and Grubbing</td></tr>
<tr><td colspan="2">The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.</td></tr>
<tr><td colspan="2">The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.</td></tr>
<tr><td colspan="2">All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.</td></tr>
<tr><td colspan="2">A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.</td></tr>
</table>

DESIGNATION OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work which are in excess of one-half of one percent of the bid and to procure materials and equipment from suppliers and vendors as follows:

Subcontractor Information	Work to be Performed	Dollar Amount
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Name: Address: Tel:	N/A	$__0__
Total Subcontract Amount (shall not exceed 49% of Total Bid Amount)		$__0.00__

REFERENCES

References shall be for projects constructed by the bidding company; references for other projects performed by principals or other individuals of the bidding company may not be included. References shall be either minimum from 3 Public Agencies; or minimum from 2 Public Agencies plus 2 Private Entities for which BIDDER has performed similar work within the past three years.

Reference 1		
Agency Name: M2-Federal	Project Name and Brief Description: FAA Tracon Southern California Modernization of 2 Hydraulic Elevators	
Contact Name and Title: Michael Sheiern, OWNER		
Tel: (512) 450-4502 E-mail: Mike.sheiern@M2-federal.com	Contract Value: $442,570.00	Year Completed: 2024

Reference 2		
Agency Name: Pulse Hotel Group	Project Name and Brief Description: Fairfield Inn Single Unit Hydro Modernization (Not a complete MOD)	
Contact Name and Title: Kris Patel, Owner		
Tel: (855) 816-6193 E-mail: kris@pulsehotelgroup.com	Contract Value: $91,980.00	Year Completed: 2025

Reference 3		
Agency Name: Pulse Hotel Group	Project Name and Brief Description: Hampton Inn Single Unit Hydro Modernization	
Contact Name and Title: Kris Patel, Owner		
Tel: (231) 670-0988 E-mail: kris@pulsehotelgroup.com	Contract Value: $97,380.00	Year Completed: 2025

Reference 4		
Agency Name Pulse Hotel Group	Project Name and Brief Description Spring Hill Suites Single Unit Hydro Modernization	
Contact Name and Title Kris Patel, owner		
Tel: (818) 846-6193 E-mail: kris@pulsehotelgroup.com	Contract Value: $97,380.00	Year Completed: 2025

SITE INSPECTION

The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project without question.

Name of Person who inspected the site: Charles Morphew

Date of Inspection: 6/16/26

ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following Addenda and has included their provisions in this Proposal:

Addendum No. 1 Dated 6/25/26

Addendum No. 2 Dated 6/29/26

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

BIDDER certifies that all previous contracts or subcontracts, all reports which may have been due under the requirements of any Agency, Site, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

AFFIRMATIVE ACTION CERTIFICATION

BIDDER certifies that affirmative action has been taken to seek out and consider minority business enterprises for those portions of work to be subcontracted, and that such affirmative actions have been fully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded hereunder. Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.

INSURANCE REQUIREMENTS

To be awarded this contract, the successful bidder shall procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits
Commercial general liability:	$2,000,000
Business automobile liability	$1,000,000
Workers compensation	Statutory requirement.

Commercial general liability insurance shall meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement shall be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance shall be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor shall furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance shall be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) shall reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor shall require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's Contractor. Failure to provide this insurance will render the bidder's proposal "nonresponsive."

Bidder's Name: Maverick Elevator Service CA LLC
Authorized Signature: Charles Morphew
Name and Title: Charles Morphew, Owner
Date: 7/10/26

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Connor & Gallagher Insurance Services, Inc.
750 Warrenville Rd.
Suite 400
Lisle IL 60532
License#: 100300162

CONTACT NAME: CGO Certificate Team
PHONE (A/C, No, Ext): 630-810-9100 **FAX (A/C, No):** 630-810-0100
E-MAIL ADDRESS: certs@gocgo.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Kinsale Insurance Co.	38920
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Maverick Elevator Service CA LLC
4858 E McKay Circle
Anaheim CA 92807
MAVEELE-01

COVERAGES **CERTIFICATE NUMBER:** 1194570973 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	0100394765-0	9/2/2025	9/2/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	UMBRELLA LIAB OCCUR	Y	Y	01003953090	9/2/2025	9/2/2026	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Application 20250113238

CERTIFICATE HOLDER
CSLB
9821 Business Park Dr.
Sacramento CA 95827

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONTRACTORS STATE LICENSE BOARD
9821 Business Park Drive, Sacramento, California 95827
Mailing Address: P.O. Box 26000, Sacramento, CA 95826
800-321-CSLB (2752)
www.cslb.ca.gov • CheckTheLicenseFirst.com

Thank you for using the online process to file an Exemption from Workers Compensation Insurance. If you would like to leave feedback about this process to assist us with improvements, please go to: https://cslb.ca.gov/About_Us/Website_Feedback.aspx

If you chose to add the Exemption from Workers Compensation Insurance information at this time, the exemption information has been automatically updated in the CSLB database. A For Your Records copy of the Exemption from Workers Compensation Insurance is attached. Please do not send another copy of the same document by email, fax or mail as this WILL delay the process.

If you selected the PDF box and are an out-of-state contractor and you hire employees who reside out-of-state, you may mail the completed form along with a current Certificate of Workers Compensation Insurance from your out-of-state insurance carrier as proof of coverage for your out-of-state employees. OR, if you have chosen not to submit the information online and plan to mail it later, be advised that the owner, partner, officer, director, member, or manager that filled out the form is required to sign the document prior to mailing, or it will be returned as unprocessed by CSLB.

Please mail the document to:

Contractors State License Board
Workers' Compensation Unit
P.O. Box 26000
Sacramento, CA 95826

FOR YOUR RECORDS

CONTRACTORS STATE LICENSE BOARD
9821 Business Park Drive, Sacramento, California 95827
Mailing Address: P.O. Box 26000, Sacramento, CA 95826
800-321-CSLB (2752)
www.cslb.ca.gov • CheckTheLicenseFirst.com

STATE OF CALIFORNIA

Exemption from Workers' Compensation

Before the Contractors State License Board (CSLB) can issue a new license or reinstate, reactivate, or renew an existing license, the applicant or licensee must have on file a Certificate of Workers' Compensation Insurance or a Certificate of Self-Insurance issued by the Director of Industrial Relations, or must obtain an exemption by completing and submitting this form.

To be exempt from workers' compensation, an applicant or licensee must submit this form to CSLB, certifying under penalty of perjury that he or she does not employ anyone in a manner that is subject to the workers' compensation laws of California. (See Business and Professions Code Section 7125.) This exemption is not available to contractors applying for or holding a license in any of the following classifications: C-8 Concrete, C-20 Warm-Air Heating, Ventilating, and Air-Conditioning, C-22 Asbestos Abatement, C-39 Roofing and C-61/D-49 Tree Service. Joint Venture entities are excluded from this provision.

DO NOT SUBMIT THIS FORM IF:

- You have an inactive license.
- The license qualifier is a Responsible Managing Employee (RME).
- You hold or are applying for a license in any of the following classifications: C-8 , C-20, C-22, C-39, or C-61/D-49.
- You have employees.

For exemption from workers' compensation, complete all of the requested information in Section 1, check only one of the boxes in Section 2, and date and sign the form in Section 3.

Please type or print neatly and legibly in black or dark blue ink.

SECTION 1 – REQUIRED BUSINESS NAME AND ADDRESS

Business Name (as it currently appears on CSLB records)		License or Application Fee Number	
MAVERICK ELEVATOR SERVICE CA LLC		20250113238	
Business Mailing Address (number/street or P.O. box)	**City**	**State**	**Zip Code**
4858 E MCKAY CIR, ANAHEIM, CA 92801			
Business Street Address (number/street only – NO P.O. boxes)	**City**	**State**	**Zip Code**

Business Phone Number	Business Fax Number	Business E-mail Address
((626) 926-1417	( )	CMORPHEWMES@ICLOUD.COM

☐ **Check this box if the address shown above is new. CSLB will update your license / application business address of record.**

SECTION 2 – REQUIRED CHECK BOX

YOU MUST CHECK ONLY ONE OF THE BOXES BELOW.

☒ I do not employ anyone in the manner subject to the workers' compensation laws of California. **OR**

☐ I am an out-of-state contractor, and I do not hire employees who reside in California. (You must provide a certificate of insurance from your workers' compensation insurance carrier in your home state.)

SECTION 3 – REQUIRED SIGNATURE

I certify under penalty of perjury under the laws of the State of California that the information provided on this exemption statement is true and accurate. I understand that, upon employing anyone in a manner that is subject to the workers' compensation laws of the State of California or upon obtaining a C-8, C-20, C-22, C-39, or C-61/D-49 license, the claim of exemption executed under this form will no longer be valid. I also understand that, as soon as I employ anyone subject to the California's workers' compensation laws, I must obtain a Certificate of Workers' Compensation Insurance, submit that certificate to CSLB within 90 days of its effective date, and continuously maintain the coverage provided by the certificate in accordance with the law. I further understand that failure to comply with this requirement is grounds for disciplinary action. *(The definition of "perjury" is telling a lie while under oath.)* **FALSIFICATION OF ANY DOCUMENT IS GROUNDS FOR DISCIPLINARY ACTION.**

Date	Signature of Contractor (Owner, Partner, Officer, Manager, Member, or Director)	Printed Name of Contractor (Owner, Partner, Officer, Manager, Member, or Director)
01/27/2026	Submitted Online	

NOTICE ON COLLECTION OF PERSONAL INFORMATION
CSLB collects the personal information requested on this form as authorized by Business and Professions Code Section 30. CSLB uses this information to identify and evaluate applicants for licensure, issue and renew licenses, and enforce licensing standards set by law and regulation. Submission of the requested information is mandatory. CSLB cannot consider this Exemption from Workers Compensation form unless you provide all of the requested information. You may review the records maintained by CSLB that contain your personal information, as permitted by the Information Practices Act. CSLB makes every effort to protect the personal information you provide us; however, it may be disclosed in response to a Public Records Act request as allowed by the Information Practices Act; to another government agency as required by state or federal law; or in response to a court or administrative order, a subpoena, or a search warrant. This application contains an applicant authorization for the Franchise Tax Board to disclose to CSLB any outstanding final liabilities for the purpose of administering Business and Professions Code Section 7145.5. For more information on the Information Practices Act, visit the Office of Privacy Protection's website at www.privacy.ca.gov.

FOR CSLB USE ONLY

13L-50 (rev. 11/2022)

WC - EXEMPT

FOR YOUR RECORDS

PUBLIC CONTRACT CODE SECTION 7106

Noncollusion Declaration by Bidder

The undersigned declares:

I am the Owner of Maverick Elevator Service, CA LLC, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Bidder's Name: Maverick Elevator Service CA LLC

Authorized Signature: [signature]

Name and Title: Charles Morphew, owner

Date: 7/6/26

PUBLIC CONTRACT CODE SECTION 10162

In conformance with the above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder any officer of such bidder, or any employee of such bidder who has a proprietary interest in such bidder

has never been NO **has been** ___ (**indicate YES or NO** after applicable answer)

disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation, and if so to explain the circumstances.

If the answer is **has been** YES explain the circumstances below:

Bidder's Name: Maverick Elevator Service CA LLC

Authorized Signature:

Name and Title: Charles Mayhew, Owner

Date: 7/9/26

PUBLIC CONTRACT CODE SECTION 10232

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that no more than one final, unappealable finding of contempt of court by a federal court

has not been No **has been** ____ (**indicate YES or NO** after applicable answer)

issued against the bidder within the immediately preceding two-year period because of the contractor's failure to comply with an order of a federal court which orders the contractor to comply with an order of the National Labor Relations Board. For purposes of this section, a finding of contempt does not include any finding which has been vacated, dismissed, or otherwise removed by the court because the contractor has complied with the order which was the basis for the finding.

Bidder's Name: Maverick Elevator Service CA LLC

Authorized Signature: [signature]

Name and Title: Charles Morphew, owner

Date: 7/6/26

PUBLIC CONTRACT CODE SECTION 10285.1

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder or any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof

has never been NO **has been** ___ **(indicate YES or NO** after applicable answer)

convicted within the preceding three years by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including, for the purposes of this article, the Regents of the University of California or the Trustees of the California State University.

Bidder's Name: Maverick Elevator Service CA LLC

Authorized Signature: [signature]

Name and Title: Charles Morphew, Owner

Date: 7/6/26

BIDDER INFORMATION

Bidder's Name: Maverick Elevator Service CA LLC

Address: 4858 E. McKay Cir Anaheim CA 92807

Form of Legal Entity: LLC

If a Corporation, State of Incorporation:

State Contractor's Class and License No.: C11 1152015

Contact Person Information:

Name: Charles Morphew Title: Owner

E-mail: Cmorphew@maverickelevatorservice ca.com Tel: (626) 926-1417

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint venturers, and/or corporate officers having a principal interest in this proposal:

Jason Green, owner – 5099 Wayside Rd Christiana TN 37037 (949) 613-2315

Mustafa Portemour, owner – 1732 Hayes Denton Rd Columbia TN 38401 (310) 944-2053

The date(s) of any voluntary or involuntary bankruptcy judgements against any principal having an interest in this proposal are as follows:

N/A

All current and prior DBA'S, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

N/A

Previous contract performance history:

Was any contract terminated previously: NO

If the answer to the above is "yes", provide the following information:

Contract/project name and number: N/A

Date of termination: N/A

Reason for termination: N/A

Owner's name: N/A

Owner contact person and tel. no.: N/A

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 06 day of July, 2026.

BIDDER Maverick Elevator Service CA LLC

Subscribed and sworn to this 06 day of July, 2026.

NOTARY PUBLIC See Attatchment

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 06 (*Date*) day of July (*Month*), 2026 (*Year*),
by
(1) Charles Oscar Morphew
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MICHAEL ARIAS
Notary Public - California
Orange County
Commission # 2549110
My Comm. Expires Mar 1, 2030

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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PROPOSAL GUARANTEE

BID BOND

Bond No.: N/A

KNOW ALL MEN BY THESE PRESENTS that Maverick Elevator Service CA, LLC, as BIDDER, AND Lexington National Insurance Corporation, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of Ten Percent of the Greatest Amount Bid ($ 10% G.A.B.)dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **LIBRARY ELEVATOR MODERNIZATION PROJECT SPECIFICATION NO. 2026-004** ("Public Project"), for the payment of which sum, BIDDER and SURETY agree to be bound, jointly and severally, firm by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas BIDDER is about to submit a bid to the City of Monterey Park for the above stated project, if said bid is rejected, or if said bid is accepted and a contract is awarded and entered into by BIDDER in the manner and time specified, then this obligation shall be null and void, otherwise it shall remain in full force and effect in favor of the City of Monterey Park.

IN WITNESS WHEREOF the parties hereto have set their names, titles, hands, and seals this 7th day of July, 2026

SIGNED AND SEALED this 7th day of July, 2026.

Maverick Elevator Service CA, LLC

PRINCIPAL

Lexington National Insurance Corporation

Payton Blanchard, Attorney-in-Fact

SURETY

PRINCIPAL's MAILING ADDRESS:

SURETY's MAILING ADDRESS:

Lexington National Insurance Corporation
P.O. Box 6098
Lutherville, MD 21094

NOTE: All signatures shall be acknowledged by a notary public.

IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

POWER OF ATTORNEY
Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Jessica Turner, Payton Blanchard, Lindsay Senior, Caitlin Kelley, William Blanchard

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline
Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC EXPIRES: 01-08-2028 HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 4th day of June, 2026.

Lisa R. Slater, Secretary

Attached to bond signed this 7th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

CERTIFICATE OF ACKNOWLEDGMENT

The State of Texas

County of Tarrant

Before me, Jessica Turner (insert the name and character of the officer),

on this day personally appeared Payton Blanchard, known to me (or proved to me on the oath of Drivers License or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)

Given under my hand and seal of office this 7th day of July, 2026.

(Notary's Signature)
Notary Public, State of Texas

JESSICA TURNER
Notary Public
STATE OF TEXAS
ID# 13018483-3
My Comm. Exp. April 9, 2027

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.H.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Amendment to Agreement No. 2520-A, with SA Associates concerning the Garvey Sewer Improvements Project Construction Inspection Services

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an Amendment to Agreement No. 2520-A a form approved by the City Attorney, with SA Associates, to provide additional construction inspection services for an additional amount of $60,000, increasing the total contract amount to an amount not to exceed $140,000;
2. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):
The proposed action approves an amendment to an existing professional services agreement for additional construction inspection services for the Garvey Sewer Improvements Project. The amendment does not modify the scope of the underlying project or authorize additional physical improvements. The underlying project is categorically exempt from CEQA under the Class 1 exemption for Existing Facilities. (Cal. Code Regs., tit. 14, § 15301.) Because the amendment is limited to additional professional services for the exempt project and does not change the scope or environmental effects of the approved work, no additional CEQA review is required.

Executive Summary:
Capital Improvement Project (“CIP”) No. 99027 – Sewer Repairs at Various Locations Project covers repairs of sewer locations citywide. The proposed project is for the installation of an 18” sewer relief line on Garvey Avenue from Chandler Avenue to Ynez Avenue. The project was awarded to GRBCON, Inc. on July 16, 2025. The project encountered various unforeseen conditions that resulted in delays in the completion of the project. The Public Works Director (“Director”) recommends executing an agreement amendment in a form approved by the City Attorney, with SA Associates, for a not to exceed amount of $140,000 for construction inspection services.

Background:
The City Council awarded the Project construction agreement to GRBCON, Inc on July 16, 2025. Prior to the start of the project, the City encountered a sinkhole on S. Atlantic Boulevard resulting from the failure of existing storm drainpipes. The failed storm drainpipe was corrugated steel pipe that had rusted and collapsed. To expedite the repair of the damaged pipe, the Director of Public Works requested a change order from GRBCON to perform the necessary repairs which also require inspection services from SA Associates. This resulted in a delay of the start of the project. In addition, to eliminate any impact to Garvey Avenue prior to the holidays and start of the Lunar New Year festivities, the project start date on Garvey Avenue was delayed.

Once the project began, it faced various challenges due to unforeseen conditions, requiring pipe re-alignment, the addition of a new manhole, coordination with the L.A. County Sanitation District to revise the plans, major shoring modifications for the thirty-foot-deep manhole construction and requiring the modification to existing storm drain system that interfered with the proposed new sewer line. In addition, the crews worked 4 nights a week to reduce the impact on the nearby school and businesses, resulting in further delay to the project. As a result, the project duration increased, requiring additional construction inspection services from SA Associates.

The Director requested a revised proposal from SA Associates for additional inspection services. SA Associates provided a proposal for the requested services for an additional amount not to exceed $60,000.

Because the proposed amendment increases the total compensation under the professional services agreement to $140,000, City Council approval is required pursuant to Monterey Park Municipal Code §§ 3.20.090 and 3.90.050.

It is recommended that the City Council approve the amendment to the SA Associates agreement in a form approved by the City Attorney, to increase the contract amount by $60,000, for a total contract amount not to exceed $140,000.

Strategic Plan Goal:
This Project meets the City’s goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and community as it aims to improve conditions of the sewer system and eliminate hydraulic capacity deficiencies.

Fiscal Impact:
The FY 26-27 budget includes funding for CIP 99027 – Garvey Avenue Sewer Improvements.

The proposed agreement amendment with SA Associates will bring the new not to exceed amount to $140,000. This includes the original agreement of $80,000 plus additional services of $60,000. Available project funds will be used to cover the increased costs for this project.

Attachments:
1. SA Associates Proposal

ATTACHMENT 1
SA Associates Proposal

SA
ASSOCIATES

July 22, 2026

Ziad Mazboudi
Interim City Engineer
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

Subject: Proposal for Additional Construction Inspection Services for Sewer Main Improvements along Garvey Avenue, Project No. 2020-002

Dear Ziad:

In accordance with your request, we are pleased to submit our proposal to provide Additional Construction Inspection Services for Sewer Main Improvement along Garvey Avenue from Chandler Avenue to Ynez Avenue. Our current Purchase Order No. 22600437-00 FY 2026 is for $80,000. This amount for work until June 30, 2026 has been expended

The construction started on February 18, 2026 and was anticipated to last 40 working days or 8 weeks, to approximately mid-April..

The original contract allotted 40 working days for the completion of the project. The timeline has extended significantly past this baseline due to deviations, submittal omissions, and quality control deficiencies. Throughout this period, SA Associates has actively intervened in our capacity as construction support and quality assurance to coordinate resolutions with the City, and protect the integrity of the infrastructure.

The primary factors contributing to the extended schedule and increased resource allocation are detailed below:

1. **Pipe Alignment Modification:**
   The designated pipe alignment was altered. SA Associates identified this change in the field and brought it to the attention of the City, requiring subsequent coordination meetings and formal RFI resolutions to correct the alignment.
2. **Addition of Unplanned Manhole:**
   The contractor requested the installation of an additional manhole along the sewer line. This addition represented a substantial scope increase beyond the original design, directly expanding the physical work required and adding to the project's working days.
3. **Shoring Plan Submittals:**
   Required shoring plans to the Los Angeles County Sanitation Districts delayed excavation activities and necessitated extensive follow-up and coordination.
4. **Quality Control and Compliance Deficiencies:**
   Multiple deficiencies were identified by the inspection team. These omissions required SA Associates to issue corrective notices and attend multiple resolution meetings with the City.

The cumulative effect of these delays and quality compliance issues required extensive oversight, meeting attendance, and technical intervention by SA Associates. Consequently, these unforeseen complications directly expanded the level of construction support and inspection effort required well beyond the baseline 40-day schedule.

Based on the current schedule from the Contractor, the work in anticipated to be completed by the end of August. There is also some nighttime work required for the sewer construction.

Based on the above, our fee to provide additional construction inspection will not exceed $60,000. No overtime or weekend work is included. We will use the same rates as submitted in our proposal of October 31, 2025. A breakdown of the fee is included on the following page.

Thank you. Please let me know if you have any questions.

Sincerely,

Shahnawaz Ahmad, P.E.
Project Manager

FEE BREAKDOWN

Position	No. of Hours	Fee
Project Manager	12	$2,940.00
Construction Inspector (Regular Time)	320	$48,000.00
Construction Inspector (Nighttime)	32	$5,760.00
Secretary	12	$1,260.00
Direct Costs		$359.00
TOTAL NOT-TO-EXCEED FEE		**$60,000.00**

HOURLY CHARGE RATE AND EXPENSE REIMBURSEMENT SCHEDULE

Position	Hourly Rates
Project Manager	$245.00
Construction Inspector (Regular Time)	$150.00
Construction Inspector (Nighttime)	$180.00
Secretary	$105.00

Reimbursable In-House Costs

Photocopies	$0.15/each
Blueprints (24 x 36 drawings)	$3.00 each
Vehicle mileage between engineer's office and project site and/or client offices will be at	$0.70/mile

Other Reimbursables

Reproduction/special photography, printing, and any other services performed by subcontractor will be billed at	cost + 15%
Postage, Delivery Service, Express Mail	cost + 15%

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 10.I.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager

Subject: National Back-to-School Month Resolution (As Requested by Mayor Pro Tem Sanchez)

Recommendation:
It is recommended that the City Council consider:

1. Approving the attached resolution; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The attached resolution is being brought forth to the Council for consideration at the request of Mayor Pro Tem Sanchez.

Background:
N/A

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no fiscal impact associated with adopting this resolution.

Attachments:
1. Back-to-School Month Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING THE MONTH OF AUGUST 2026 AS NATIONAL BACK-TO-SCHOOL MONTH

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. August marks the beginning of a new academic year for millions of students across the United States and has been recognized as National Back-to-School Month since the 1960s.

B. National Back-to-School Month is a time for families and caregivers across the nation to prepare their children for the upcoming school year and ensure they are equipped with the necessary supplies, knowledge, and mindset to start the school year successfully.

C. National Back-to-School Month highlights the importance of a smooth transition from summer break to the classroom and encourages families, caregivers, and students to set new routines and focus on everyone's safety and mental well-being.

D. It is important that families and caregivers prioritize their children's mental health to ensure a seamless transition back to school. Families and caregivers are encouraged to open communication and incorporate positive reinforcement.

E. Public schools in the City of Monterey Park are served by the Alhambra, Garvey, Los Angeles, and Montebello school districts. Monterey Park is also home to numerous private schools as well as East Los Angeles College.

F. The Monterey Park Bruggemeyer Library provides excellent resources to ensure students, parents, caregivers, and teachers have a successful school year. Available resources include online tutoring, databases, e-books, and websites. More information can be found on the Monterey Park Bruggemeyer Library's website at https://www.montereypark.ca.gov/282/Children.

G. The Monterey Park City Council encourages all students to have a successful school year by taking on new challenges, making meaningful connections with their peers, and sharpening their skills to become even better learners and hereby proclaims August 2026 as National Back-to-School Month.

SECTION 2: *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 3: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 4: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 5th day of August, 2026.

_____
Henry Lo, Mayor

Attest:

_____
Maychelle Yee, City Clerk

City Council Staff Report

Date: August 5, 2026
Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council

From: Timothy Hou, Director of Community Development
Eliana Munoz, Senior Planner

Subject: A public hearing to consider an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01) and a resolution approving Tentative Map No. 26-05 (County Map No. 82800) for a mixed-use development consisting of 169 residential units and approximately 16,300 square feet of commercial/retail space located at 114 E. Garvey Avenue

Recommendation:
It is recommended that the City Council 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: introducing and waiving the first reading of an ordinance approving Amended Development Agreement No. 2261-AA (DA-26-01); and adopting a resolution approving Tentative Map (TM) No. 26-05 (County Map No. 82800); and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
The request includes the construction of a seven-story, mixed-use development consisting of 169 rental residential units and approximately 16,300 square feet of commercial/retail tenant space (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 Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has reviewed the Project and determined that the Project is exempt from CEQA under Public Resources Code § 21080.66 and that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 3) as required under Public Resources Code §§ 21008, 21152 for the Project. Accordingly, no environmental impact report, negative declaration, or mitigated negative declaration is required for the Project.

Public Resources Code § 21080.66, enacted by Assembly Bill ("AB") 130, exempts qualifying

housing development projects from CEQA if they satisfy specified criteria. Because the Project qualifies for this statutory exemption, technical studies otherwise associated with CEQA review, such as air quality and noise analyses, were not required. A traffic study was nevertheless prepared for the Project and is discussed later in this report.

To qualify for the streamlining exemption under Public Resources Code § 21080.66, a project must satisfy statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 4), and staff determined that the Project satisfies those eligibility requirements, including project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted tribal consultation in accordance with the statute and incorporated tribal cultural resource conditions into the Project's Conditions of Approval at the request of one of the consulted tribes (Conditions of Approval 28-33).

Finally, AB 130 requires a Phase I Environmental Site Assessment ("ESA"). The Applicant submitted a Phase I ESA for the Project (Attachment 5) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

Executive Summary:
Rykadan 005, LLC (the "Applicant") requests approval of Amended Development Agreement ("DA") No. 2261-AA, to amend the Development Agreement approved by the City Council in 2021 and approval of a Tentative Map. The proposed Amended Development Agreement (DA-26-01) would facilitate the construction of a seven-story, mixed-use development consisting of 169 rental residential units and approximately 16,300 square feet of commercial/retail tenant space. The Project is located at the southeast corner of E. Garvey Avenue and S. Garfield Avenue and includes five addresses (114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue) and six Assessor Parcel Numbers (5257-015-001, 002, 003, 004, 005, and 035), collectively referred to as 114 E. Garvey Avenue (the "Project Site"). Compared to the 2021 approval, the Amended Development Agreement increases the residential uses, decreases the area dedicated to commercial uses; modifies parking and open space; and includes additional public benefits, including separate $200,000 contributions to the City's Affordable Housing Fund and Parks Master Plan Facilities Fund.

TYPE OF ACTION (LEGISLATIVE AND QUASI-JUDICIAL)
Legislative: The recommended action includes an Ordinance to approve Amended Development Agreement No. 2261-AA in which the City Council acts in its discretionary legislative capacity. Pursuant to Government Code § 65867.5, to approve the Amended Development Agreement, the City Council must find that the:

- Provisions of the Agreement are consistent with the General Plan and any applicable specific plan; and
- Agreement provides that any tentative map prepared for the subdivision will comply with Government Code § 66473.7.

Quasi-Judicial: The recommended action includes a resolution approving a Tentative Map. In considering such actions, the City Council acts in a quasi-judicial role. In that capacity, the City Council applies the applicable law to the facts contained in the administrative record. Accordingly, the City Council 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, non-involved reviewer.

The City Council must base its decision on substantial evidence within the record. “Substantial evidence” includes facts, reasonable assumptions supported by facts, and expert opinion supported by facts. 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. If the City Council relies on information outside the record or on matters that do not constitute substantial evidence, a court may invalidate the Council’s decision.

To approve the Tentative Map, the City Council must find that the Project meets the findings required by Monterey Park Municipal Code (“MPMC”) § 20.04.070 that:

A. The Project is consistent with the Monterey Park General Plan;
B. The Project is consistent with the applicable planned development;
C. The Project is consistent with the provisions of the MPMC;
D. The Project is in the interest of public health and safety; and
E. The Project is a necessary prerequisite to the orderly development of the surrounding area.

These findings are included in the attached Resolution (Attachment 2); the facts upon which these findings rely are also included within the administrative record. The facts to make such findings are based upon substantial evidence presented during the City Council public hearing on August 5, 2026.

Background:
The Project Site has been the subject of several redevelopment proposals over the past two decades. Following the bankruptcy of the prior developer, the Applicant acquired the property in 2018 and obtained City Council approval on October 6, 2021 for a six-story mixed-use development pursuant to DA No. 2261-AA (Attachment 6). Although the developer initially indicated that construction would begin in 2022, no building permits were obtained before the adoption of the 2022 California Building Standards Codes, requiring the project to comply with updated regulations. Beginning in 2023, the developer sought to modify the approved project, citing changing economic conditions and construction costs. The City determined that the proposed revisions constitute substantial modifications requiring City Council review and approval.

On December 18, 2024, the City Council received a compliance review update regarding the status of the approved project and the Applicant's proposed modifications (Attachment 7). That staff report provides a detailed discussion of the project's entitlement history, compliance status, and the basis for requiring City Council consideration of any substantial amendments to the approved project.

The Applicant is requesting approval of Amended Development Agreement No. 26-01, i.e., an amendment to DA No. 2261-AA, and approval of TM No. 26-05 (County Map No. 82800) to consolidate the existing parcels into a single legal parcel.

The Applicant proposes to amend the previously approved project by increasing the residential uses, decreasing the commercial uses, modifying parking and other development requirements, and updating the design.

The previously entitled project consisted of a mixed-use building with three subterranean parking levels and six above-grade levels, containing 151 residential units, approximately 43,000 square feet of commercial space, and 509 parking spaces. The building had an overall height of approximately 74 feet.

As revised, the Project proposes a seven-story mixed-use development consisting of 169 rental residential units, approximately 16,300 square feet of ground-floor commercial/retail space, and 343 parking spaces. The revised design eliminates the previously proposed subterranean parking levels while maintaining an approximate height of 74 feet.

The Project Site is located within the Central Business Commercial (C-B) Zone and within the eligible Planned Development (P-D) and Business Recovery Development Agreement Zone (BRDZ) overlays. The Project Site is also located within the Garvey/Garfield Specific Plan. Under the General Plan Land Use and Urban Design Element (LUE), the Project Site is designated as Mixed Use.

The Project Site is a vacant 2.19-acre (approximately 95,428-square-foot) parcel located at the southeast corner of E. Garvey Avenue and S. Garfield Avenue. The site is surrounded by commercial developments and uses to the north and south, a hotel and other commercial uses to the east, and a bank and commercial uses to the west (see Figure 1).



Figure 1: Project Site Aerial - 114 E. Garvey Avenue

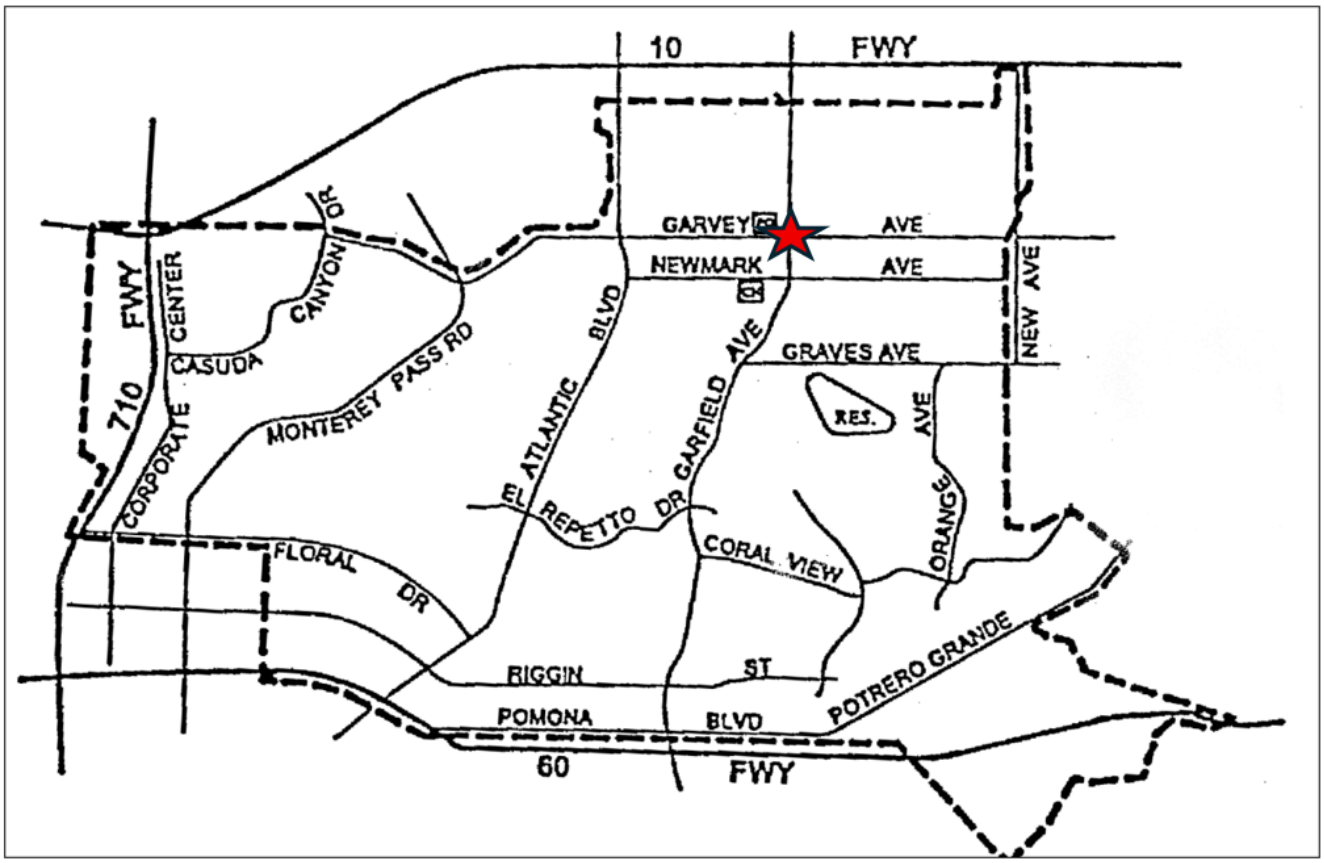


Figure 2: Vicinity Map - 114 E. Garvey Avenue

SITE AND ARCHITECTURAL DESIGN

The Project is a mixed-use development consisting of a seven-story building with a height of approximately 74 feet, built at-grade with 169 residential rental units and approximately 16,300 square feet of ground-floor commercial/retail space fronting E. Garvey Avenue and S. Garfield Avenue. The residential component occupies levels three through seven and includes a mix of one- and two-bedroom units.

A prominent public plaza is proposed at the Project's northwest corner, adjacent to the intersection of E. Garvey Avenue and S. Garfield Avenue. Designed as a community gathering space, the plaza will feature decorative paving, enhanced pedestrian lighting, and accent seating to create an inviting and active space. The plaza will remain open to the public during business hours.

The Project also includes sidewalk improvements along both E. Garvey Avenue and S. Garfield Avenue. Existing five-foot-wide sidewalks will be widened to approximately 12 to 15 feet and enhanced with landscaping, trees, and an upgraded bus stop shelter.

Architecture

The Project incorporates a contemporary architectural style characteristic of newer construction. The building elevations are articulated through varied massing, design elements, and the integration of decorative materials that reinforce the modern architectural theme. Exterior features include a palette of organic-toned stucco finishes complemented by

decorative materials such as aluminum composite metal, glass and metal railings, wood-like vertical screening, and brick veneer.

Parking and Driveways
The Project provides a total of 343 parking spaces located on levels one through three. Based on the applicable MPMC requirements, the Project would be required to provide approximately 434 parking spaces to accommodate the commercial, residential, and visitor parking demand. As proposed, the Project results in a parking reduction of 91 spaces.

To address this parking reduction, the Project prepared a shared parking analysis (Attachment 8) that evaluated the anticipated parking demand for the proposed uses. The analysis estimated a peak shared parking demand of 402 spaces. The analysis also incorporates an unbundled parking strategy, as permitted by the Code, in which parking spaces are leased separately from residential and commercial units. The analysis concludes that the unbundled parking strategy reduces overall parking demand based on the supporting parking studies.

Based on the shared parking analysis and the demand reductions associated with the unbundled parking strategy, the analysis concludes that the Project's peak shared parking demand would be 343 spaces, consisting of 270 spaces for residential use and 73 spaces for commercial and guest parking. This demand is consistent with the 343 parking spaces proposed for the Project.

The parking structure provides access points along S. Garvey Avenue and E. Garfield Avenue, opposite Roselyn Place. Both driveways provide ingress for residents, commercial users, and visitors. Internal circulation within the ground-floor parking area allows vehicles to access and depart through either driveway.

Additionally, the City Engineer noted that the Project proposes a double left-turn pocket lane on S. Garfield Avenue to facilitate northbound left-turn access to Roselyn Place and southbound left-turn access into the Project site from S. Garfield Avenue. The City Engineer further indicated that, if conditions along S. Garfield Avenue or at the Roselyn Place intersection change before approval of the street improvement plans, the Applicant must revise the street improvement plans, including striping, to reflect those changed conditions, subject to approval of the City Engineer.

Residential Open Space

The Project provides several areas dedicated to open space for the enjoyment of its residents. On level two, the Project provides an area that may be used as a karaoke lounge and theater, a game room, an outdoor lounge, and a small gym with a men's and women's locker room. A fitness room is proposed on level three, and on level four, the Project provides a club room, a co-working space, and a 13,200 square feet amenity deck area. The amenity deck includes a spa, landscaping, seating areas, a fire pit, pergolas, a BBQ area, dining tables, raised planters, and string lighting.

DEVELOPMENT AGREEMENT

The Project satisfies all requirements for DA approval, including consistency with the General Plan as discussed in the draft Ordinance (Attachment 1). Pursuant to MPMC § 21.44.020(B),

a DA, in a form approved by the City Attorney, is required for all residential developments containing 10 or more dwelling units.

As part of the proposed Amended Development Agreement, the Applicant has committed to providing several public benefits, including:

- A major public gathering space and plaza at the Project's central entrance along Garfield Avenue.
- Participation in funding the City's transit programs, including Spirit Bus and MPK Transit Express.
- A $200,000 contribution to the City's Affordable Housing Trust Fund.
- A $200,000 contribution to the City's Parks Master Plan Facilities Fund.

In addition to these and other public benefits, the Amended Development Agreement includes provisions requiring an annual review to evaluate whether the Developer is acting in good-faith compliance with the term of the DA throughout its five-year term. The Amended Development Agreement also establishes the parties' respective rights and obligations, including the applicable development standards, public benefits, and implementation requirements for the Project. It also is consistent with the General Plan by providing clear development standards and facilitating housing in mixed-use areas.

TENTATIVE MAP

The Project Site currently consists of six parcels totaling approximately 95,402 square feet (2.19 acres). The Applicant requests approval of Tentative Map No. 26-05 (County Map No. 82800) to merge the six parcels into a single parcel. As proposed, the Tentative Map is consistent with the Monterey Park Municipal Code (MPMC) and the General Plan.

The Tentative Map and associated plans were reviewed by the Public Works Department and other applicable agencies, which have recommended conditions of approval. Pursuant to MPMC Chapter 20.10, the Applicant must submit a final map within 24 months of approval of the Tentative Map. The final map will be reviewed to ensure substantial conformance with the approved Tentative Map and compliance with the Conditions of Approval prior to recordation.

COMMUNITY OUTREACH

The Applicant conducted one community outreach meeting for the Project on April 28, 2026, at Luminarias Restaurant and Event Center. Notice of the meeting was mailed to property owners within a 500-foot radius of the Project Site. Based on the submitted sign-in sheets (Attachment 9), 34 individuals signed in. According to the Applicant, approximately 60 people attended the meeting because an option to attend via Zoom was also offered. The meeting included a presentation of the proposed Project design and planned amenities, with an emphasis on activating the prominent intersection of Garvey and Garfield Avenues. According to the Applicant, most of the attendees they interacted with expressed general support for the Project.

LEGAL NOTIFICATION

The legal notice of this hearing was published in the Monterey Park Press on July 23, 2026, with affidavits of posting on file. The legal notice was also posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center, and mailed to property owners within a 500-foot radius of the Project Site in accordance with Government Code §§ 65090 and 65091.

Strategic Plan Goal:

The Project supports the 2026-27 Strategic Plan Goal to “Strengthen our local economy and enhance housing opportunities” by advancing goals and programs set forth in the City’s General Plan, reducing barriers to encourage housing development, and supporting economic growth in the City.

Fiscal Impact:

Approval of the Project may increase City revenues through higher property tax, sales tax, business license tax, and development-related fee revenues associated with the construction, occupancy, and operation of the commercial/retail spaces. In addition, pursuant to the Development Agreement, the Applicant will contribute $200,000 to the City's Affordable Housing Trust Fund and $200,000 to the City's Parks Master Plan Facilities Fund. The Project’s precise fiscal impact is unknown and cannot be reliably quantified at this time.

Attachments:

1. Draft Ordinance Approving DA-26-01 (Amendment to DA No. 2261-AA)
2. Resolution Approving TM No. 26-05
3. Draft Notice of Exemption
4. AB 130 Analysis and Compliance Checklist
5. Phase I Environmental Site Assessment
6. October 6, 2021, Project Approval (without attachments)
7. December 18, 2024, Compliance Review (without attachments)
8. Transportation Study
9. Community Outreach
10. Architectural Plans

ATTACHMENT 1

Draft Ordinance Approving DA-26-01
(Amended DA No. 2261-AA)

ORDINANCE NO.

AN ORDINANCE APPROVING AMENDED DEVELOPMENT AGREEMENT NO. 2261-AA (DA-26-01) BY AND BETWEEN THE CITY OF MONTEREY PARK AND RYKADAN 005, LLC, FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 169 RESIDENTIAL UNITS AND APPROXIMATELY 16,300 SQUARE FEET OF COMMERCIAL/RETAIL SPACE GENERALLY LOCATED AT 114 E. GARVEY AVENUE

The City Council of the City of Monterey Park does ordain as follows:

SECTION 1: The City Council finds and declares that:

A. In October 2021, RYKADAN 005, LLC (“Applicant/Developer”) obtained City Council approval for a development pursuant to Development Agreement (DA) No. 2261-AA. Beginning in 2023, the Developer sought to modify the approved project, citing changing economic conditions and construction costs. The City determined that the proposed revisions constitute substantial modifications requiring City Council review and approval.

B. The Developer requests to enter into Amended Development Agreement DA No. 26-01 with the City (the "Development Agreement"), which would amend DA No. 2261-AA, attached to this Ordinance as Exhibit "A" and incorporated herein by this reference.

C. The Development Agreement authorizes the development of a seven-story mixed-use development consisting of 169 residential units and approximately 16,300 square feet of ground-floor commercial/retail space (the "Project"). The Project is located at the southeast corner of East Garvey Avenue and South Garfield Avenue and includes five addresses (114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue) and six Assessor Parcel Numbers (5257-015-001, 002, 003, 004, 005, and 035), collectively referred to as (the "Project Site").

D. The City Planner reviewed the Project and noticed a public hearing regarding the proposed Project, before the City Council on August 5, 2026. Notice of the hearing was duly given as required by law.

E. On August 5, 2026, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided by staff and public testimony and other evidence.

F. This Ordinance and its findings are made based on the evidence presented to the City Council at its August 5, 2026, hearing, including, without

limitation, the staff report submitted by the City Planner, the administrative record, and all written and oral evidence received by the City Council.

SECTION 2: *Findings.* Pursuant to Government Code § 65867.5, the City Council finds the following:

A. The Development Agreement is consistent with the General Plan of the City of Monterey Park. The Development Agreement furthers the goals of the General Plan and is in the interest of the general community in that the Development Agreement will facilitate the development of the Project Site, which is currently vacant, which is consistent with the following Land Use and Urban Design Element (LUE) and Housing Element (HE) policies:

1. LUE Policy 2.1 – to provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.

2. LUE Policy 3.4 – to strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.

3. HE Policy 3.1 – to encourage a wide range of housing types, prices, and ownership forms.

4. HE Policy 3.5 – to facilitate development of mixed-use residential projects in areas designated for mixed-use near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue, and Pomona Boulevard.

B. The Development Agreement also provides certainty in planning and construction and as orderly development, while providing assurance to the Applicant that it may construct the Project.

SECTION 3: *Environmental Review.* 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”), the City has reviewed the proposed Project and determined that no additional environmental review is required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the eligibility requirements of that section. Based on this analysis, a Notice of Exemption as required under Public Resources Code §§ 21008 and 21152, will be filed for the Project.

SECTION 4: *General Plan and Zoning.* The Project is consistent with the Monterey Park General Plan, as discussed in Section 2. The Project also complies with the Monterey Park Municipal Code (MPMC), as the Project Site is located within a Planned Development (P-D) Overlay District, which permits mixed use development.

SECTION 5: *Public Benefits*. The Development Agreement provides for public benefits including, without limitation:

A. A major public gathering space and plaza at the Project's central entrance along Garfield Avenue;

B. Participation in funding the City's transit programs, including Spirit Bus and MPK Transit Express;

C. A $200,000 contribution to the City's Affordable Housing Trust Fund;

D. A $200,000 contribution to the City's Parks Master Plan Facilities Fund.

SECTION 6: *Incorporation of Development Agreement; Changes; Execution.* In accordance with Government Code §§ 65864, et seq., this Ordinance approves the Development Agreement in substantially the form attached as Exhibit “A” and incorporated by reference.

A. The Development Agreement may be changed before execution as authorized by the City Council during the public hearings for the Project.

B. The Development Agreement may be changed before execution for minor clarifications and technical or clerical, corrections as approved by the City Attorney, including, without limitation, completion of references, the status of planning approvals, and completion and conformity of all exhibits to the Development Agreement.

C. The City Council authorizes the City Manager to execute the Development Agreement on the City’s behalf in a form approved by the City Attorney. The City Manager or designee is authorized to execute amendments or operating memoranda as permitted by the Agreement, in a form approved by the City Attorney.

SECTION 7: *Delegation of Authority*. The City Council delegates to the Community Development Director, or designee, the authority to review and approve the Project's master sign program, signs, murals, and similar design elements, provided the Community Development Director determines that the proposed improvements are consistent with this Ordinance, the Development Agreement, the Approved Development Plan, and the Conditions of Approval.

SECTION 8: *Construction*. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council' s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 9: *Reliance On Record*. Each and every one of the findings and determination in this Ordinance 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 City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10: *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 11: *Enforceability.* This Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date.

SECTION 12: *Limitations.* The City Council'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 City Council'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 13: *Severability*. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 14: *Electronic Signatures*. This Ordinance 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: *Publications*. The City Clerk is directed to certify the passage and adoption of this Ordinance; make a note of the passage and adoption in the records of this meeting; and within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 16: *Recordation*. The City Clerk, or designee, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance and cause it to be published or posted in accordance with California law.

SECTION 17: *Effective Date*. This Ordinance will become effective 30 days after second reading and adoption. However, this Ordinance shall not be effective unless and until the City Council has adopted a Resolution approving Tentative Map No. 26-05 and the

Resolution becomes effective. If said Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction or otherwise do not go into effect for any reason, then this Ordinance shall be null and void and have no further force or effect.

ORDINANCE NO. ___ HAD ITS FIRST READING ON AUGUST 5, 2026, ITS SECOND READING ON _____, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR MEETING OF _____.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

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

_____
Joaquin Vazquez, Assistant City Attorney

Exhibit A: Development Agreement XX-XX

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF MONTEREY PARK
320 West Newmark Avenue
Monterey Park, CA 91754

Attention: City Clerk

EXEMPT FROM RECORDER'S FEES

Pursuant to Government Code § 6103

(Space Above For Recorder's Use)

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AMENDED DEVELOPMENT AGREEMENT

By And Among

City of Monterey Park

And

RYKADAN 005, LLC

AMENDED DEVELOPMENT AGREEMENT

This AMENDED DEVELOPMENT AGREEMENT (this, "Agreement"), effective as of July __, 2026 (the, "Effective Date"), is entered into by and between (1) the CITY OF MONTEREY PARK, a general law city and municipal corporation ("City"), and (2) RYKADAN 005, LLC, a California limited liability company ("Developer")(collectively, the "Parties"), to amend, modify, and otherwise update the Parties' October 6, 2021 Development Agreement that was recorded on December 7, 2021 as Instrument No. 20211815457. Specifically:

RECITALS

A. This Agreement is executed with reference to Government Code §§ 65864, *et seq*. ("Development Agreement Statute"). The Development Agreement Statute authorizes the City to enter into binding development agreements with developers having a legal or equitable interest in real property, establishing certain development rights in such property.

B. Pursuant to the Development Agreement Statute, City adopted regulations implementing the Development Agreement Statute as codified in the Monterey Park Municipal Code ("MPMC").[1] This Agreement was processed and approved in accordance with the MPMC.

C. Developer owns six legal parcels on approximately 2.19-acres located at the southeast corner of the intersection of Garfield Avenue and Garvey Avenue in City as more specifically described in attached Exhibit "A," which is incorporated herein by this reference (the "Property"). The Property is unimproved. This Agreement is intended to allow for the development of the Property with the Project as defined in Section 1.16 below and more particularly described in Exhibit "C." Specifically, the proposed mixed-use development project will include 169 residential units and 16,328 square feet of leasable commercial space (the "Project"). The Project site is primarily vacant but includes a privately owned surface parking lot, which will be removed to construct the Project.

In addition, the commercial uses will be located on the ground floor. Levels 3 through 7 of the building will contain residential uses. The Project will include three levels of on-site parking on the ground floor through third floor, with a total of 343 parking spaces for residential, commercial, and guest use. Resident parking will be secured with a high-speed vehicular gate on Level 2. Last, the Project will provide 22,719 square feet of residential open space.

D. City and Developer previously determined that a development agreement is appropriate for the Project in order to activate the Business Recovery Development Agreement Zone ("BDRZ"). The Property remains within the BRDZ established through the 2021 Development Agreement. The Parties acknowledge that the amended Project is permitted under the existing Planned Development ("P-D") overlay.[2]

E. The City Council determined in 2021 and hereby reaffirms that the Project will provide certain public benefits to warrant entering into this Agreement. Those benefits are listed in Section 5.1 of this Amended Agreement. In addition, this Amended Agreement will continue to

[1] *See* MPMC Chapter 21.44.
[2] As codified in MPMC Chapter 21.45.

facilitate the orderly growth and quality development of the Project in conformance with the goals and policies of the Land Use Element of the General Plan.[3]

F. Developer would not proceed with the Project without City's assurances as set-forth in this Amended Agreement. Developer has and will continue to invest substantial money and effort in reliance upon the City's assurances as set-forth in this Amended Agreement. Developer acknowledges that the City would not enter into this Amended Agreement without the Developer's assurances as set-forth herein and the anticipated benefits, as described in Section 5.1, to be provided in connection with development of the Project.

G. Pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq*.) and the CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq*.), the City has determined that no additional environmental review is required for the Project pursuant to Public Resources Code § 21080.66, and that the Project satisfies the eligibility requirements of that section. A Notice of Exemption will be filed as required by CEQA following the City's approval of the Project.

H. The City Council has given the required notice of its intention to adopt this Amended Agreement and conducted public hearings thereon pursuant to the Development Agreement Statute and MPMC. As required by applicable law, the City Council found the provisions of this Amended Agreement and its purposes are consistent with the goals, policies, standards, and land use designations specified in City's General Plan and will provide for the orderly development of the Project in accordance with the objectives set forth in the General Plan and the MPMC.

I. On August 5, 2026, the City Council adopted the Approving Ordinance (defined below) approving this Amended Agreement and authorizing its execution. That Ordinance became effective on September 4, 2026. Before approving this Amended Agreement, the City Council made certain findings, as set forth in the Approving Ordinance.

J. The term or duration of this Agreement has a commensurate relationship to the benefit(s) provided to the City.

In consideration of the above Recitals and the mutual covenants set forth herein, the City and Developer further agree as follows:

ARTICLE 1

DEFINITIONS

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Amended Agreement. Words

[3] As adopted pursuant to Measure JJ on November 3, 2020.

and phrases not defined in this Section have the meaning set-forth in this Agreement; the MPMC; the Development Agreement Statute; or in common usage.

1.1. "Approving Ordinance" means Ordinance No. XX-XX adopted on August 5, 2026 approving execution of this Amended Agreement.

1.2. "Applicable Rules" means all of the ordinances, rules, regulations and officials policies governing the Project set-forth in Article 3. without limitation, the City's zoning regulations and building regulations, adopted as of the Effective Date. Among other matters, unless otherwise amended by this Amended Agreement, the Applicable Rules set-forth in Article 3 govern the permitted uses of land, the density or intensity of use, subdivision requirements, setbacks, and development standards, the provision for reservation or dedication of land for public purposes, and the design, improvement and construction guidelines, standards and specifications applicable to the development of the Property.

1.3. "CEQA" means the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*.), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.).

1.4. "City" means the City of Monterey Park and its successors and assigns.

1.5. "City Council" means the City Council of the City of Monterey Park, its governing body.

1.6. "Developer" means, individually, and "Developers" means, collectively, the Parties who have signed this Amended Agreement as Developer, and, subject to the restrictions on assignment set-forth herein, successor Owners.

1.7. "Development Impact Fees" means fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC. Development Impact Fees do not mean or include Processing Fees. The Development Impact Fee rates estimated to be paid for the Project are set forth in attached Exhibit "D," which is incorporated by reference. The final impact fees imposed, unless otherwise provided in this Agreement, will be those in effect at the time of permit issuance.

1.8. "Development Agreement Regulations" means MPMC Chapter 21.44.

1.9. "Development Agreement Statute" means Government Code §§ 65864, *et seq*.

1.10. "Discretionary Action(s)" or "Discretionary Approval(s)" means a City action requiring the exercise of judgment, deliberation, or discretion on the City's behalf, including that of any board, agency, commission, officer, or employee in the process of approving or disapproving a particular activity, as distinguished from any ministerial activity which merely

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requires City to determine whether there has been compliance with statues, ordinances, or regulations.

1.11. "Effective Date" means the effective date of this Amended Agreement and commencement of the Term, which is the date the Approving Ordinance becomes effective under California law.

1.12. "General Plan" means the City of Monterey Park General Plan, as it exists on the Effective Date.

1.13. "Minor Change" means changes, modifications, or adjustments which are consistent with the overall intent of the Project Approvals and which do not materially alter the overall nature, scope, or design of the Project, including without limitation, minor changes in locations of the Project Buildings or infrastructure, relocation of no more than 30% of the total approved leasable Project Building square footage, the construction, realignment of existing, or provision of additional parking spaces within the building envelope of any Parking Areas, and/or the configuration of internal circulation elements. Minor Changes may be approved by staff ministerially at the direction of the City Manager, to the extent permitted under this Agreement applicable law.

1.14. "Party" means, individually, and "Parties" means, collectively, the parties to this Agreement, consisting of City (and its successors and assigns) and the Developer (including, subject to the restrictions on assignment set forth herein, successor Owners).

1.15. "Processing Fees" means all processing fees and charges required by City that are applied uniformly to all construction or development related activity including, without limitation, fees for land use applications, building permit applications, building permits, grading permits, shoring and excavation permits, hauling permits, encroachment permits, demolition permits, subdivision or parcel maps, lot line adjustments, street vacations, inspections, certificates of occupancy, and plan check. Processing Fees does not mean or include Developer Fees.

1.16. "Project" means the mixed-use development project identified as "Celadon," as approved pursuant to the project approvals and detailed in the Approved Development Plan shown on attached Exhibit "C," both of which are incorporated herein by this reference.

1.17. "Project Approvals" means City approvals governing the development of the Project, including this Amended Agreement, as provided for in Ordinance XX-XX.

1.18. "Property" means the real property described in attached Exhibit "A," which is incorporated herein by reference.

1.19. "Subsequent Permits" is defined in Section 4.1.1.

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1.20. "Uniform Codes" means those Uniform Codes adopted by reference in the MPMC in accordance with Government Code §§ 50022.2, et seq., as required by applicable law including, without limitation, Health and Safety Code § 18944.5 and Title 24 of the California Code of Regulations. The Uniform Codes govern building and construction standards including, without limitation, the building, plumbing, electrical, mechanical, grading, sign, and fire standards.

1.21. "Vested Rules" are defined in Section 3.1.

ARTICLE 2

GENERAL PROVISIONS

2.1. Property Subject to This Development Agreement. This Agreement benefits and encumbers the Property. The Property is to be developed with the Project, i.e., the "Celadon" as defined in Section 1.16.

2.2. Term of Agreement. The Term of this Agreement commences upon the Effective Date and continues in full force and effect for five years pursuant to MPMC § 21.44.020(E), unless terminated earlier by its terms ("Term").

ARTICLE 3

APPLICABLE RULES, REGULATIONS, AND POLICIES

3.1. Vested Rules. "Vested Rules" mean, collectively, the ordinances, resolutions, rules, regulations, requirements, and official policies of City in effect as of the Effective Date that will govern the following, to the extent applicable to the Property: development agreements; permitted uses; density and building intensity; growth control; zoning designations and regulations; subdivision, improvement, grading, landscaping and signage; design, development, improvement, and construction standards and specifications; standards and requirements for public reservations and dedications, public improvements and facilities; transit, parking, open space, employee housing and other residential housing; standards and requirements for processing of Subsequent Permits (as defined in Section 5.1.1); and, the Project Approvals described in Section 3.3. The Vested Rules do not include: (i) Uniform Codes, or changes thereto from time to time; (ii) Development Impact Fees or fee calculation methods; or (iii) fees imposed by other governmental agencies, whether or not collected by the City on behalf of such agencies. Unless provided for as part of the Project herein, various Subsequent Permits, such as tentative subdivision maps, grading permits and other use permits, are or may be required in order to implement the development of the Project under the terms of the Vested Rules. In addition, Subsequent Permits, such as a change in zoning standards, may be desirable due to changes in development products or standards or for other reasons during the Term of this Agreement. This Amended Agreement and the vested right to develop are not intended to preclude changes or additions to the Vested Rules which are mutually acceptable. Developer takes notice pursuant to Government Code § 66020(d) that City is imposing exactions upon the Project in accordance with the Mitigation Fee Act (Government

Code § 66000, *et seq*.). Developer is informed that it may protest exactions in accordance with Government Code § 66020. Developer knowingly and willingly waives any rights it may have under Government Code § 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or exactions imposed on the Project as authorized under this Amended Agreement. Uniform Codes. Section 3.1 does not apply to City's enforcement of the "Uniform Codes" regulating building or construction standards that will apply to the Project at the time City issues building permits.

3.3. Changes to the Vested Rules. All Subsequent Permits will be processed in accordance with the procedures, standards, and requirements set-forth in the Vested Rules, except to the extent changes to the Vested Rules are proposed by the Subsequent Permit. In that case, the processing of the Subsequent Permit is not subject to the Vested Rules. Any approved Subsequent Permit will be incorporated into (and amend or supplement, as appropriate) the Vested Rules upon adoption by City and approval by the affected Developer. If Developer proposes any amendment or addition to the Vested Rules, then the application therefor will clearly indicate such request, and, if the application is approved by City, then City's action will clearly state the Vested Rules were amended or supplemented. City may consider any such request in its sole discretion. If an amendment or supplement to the Vested Rules is adopted by City other than pursuant to an application by Developer, then it may amend or supplement to the Vested Rules only if the affected Developer approves the same in writing.

3.4. Project Approvals. "Project Approvals" means: (a) this Amended Agreement; (b) the City's CEQA determination for this Project set forth in Recital G above; (c) the Conditions of Approval attached as Exhibit "B"; and (d) any amendments or additions to the Project Approvals and any Subsequent Permits (as defined in Section 4.1.1), which are subsequently issued by City and approved by Developer for the Project or any portion thereof, in accordance with the procedures described in Section 3.1. The Project Approvals are included in the Vested Rules. The permitted uses, the density or intensity of use, the zoning, the maximum height and size of buildings, the provisions for reservation and dedication of land and the subdivision requirements for the Project are set forth in Exhibit "C," as supplemented by Subsequent Permits issued in conformance with the Vested Rules, if necessary. The Conditions of Approval set forth in Exhibit "B" establish the operational, engineering, and other requirements applicable to development of the Project.

3.5. Vested Right to Develop. During the Term of this Amended Agreement, with regard to the Project listed in Recital C and set-forth in Exhibit "C," as well as the Property legally defined in Exhibit "A," Developer is assured, and City agrees that the development rights, obligations, terms and conditions specified in the Project Approvals, the other Vested Rules, and this Agreement are fully vested in Developer and may not be changed or modified by City, whether by administrative action, legislative action, or vote of the electorate, except as may be expressly permitted by and in accordance with the terms and conditions of this Agreement, or as may be expressly consented to by Developer. Developer has the vested right to develop and construct the Project as set-forth in Exhibit "C" on the Property and each portion thereof, in accordance with the Project Approvals, the other Vested Rules, and this Amended Agreement.

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3.6. No Conflicting Enactments. Except as provided in Section 3.5 of this Agreement, during the Term of this Amended Agreement, the City will not, without the prior written consent of Developer, do any of the following:

3.6.1 Apply to the Property, or any portion thereof, any change in the Vested Rules or any new or amended rule, ordinance, resolution, regulation, requirement, or official policy which conflicts with or is inconsistent with this Amended Agreement, or which reduces the development rights provided by this Amended Agreement, or which limits or reduces the permitted uses allowed under the Vested Rules, or which discriminates against Developer or the Project or any portion thereof, or which applies only to the Project or a portion thereof;

3.6.2 Apply to the Property any new rule, ordinance, resolution, regulation, requirement, or official policy which requires any additional discretionary review or approval; or

3.6.3 Apply to the Property any new or amended rule, ordinance, resolution, regulation, requirement, or official policy that materially, adversely affects the timing or phasing of construction or development or that limits the availability of utilities, infrastructure, or public services for the Property.

3.7. Term of Project Approvals. To the extent allowed by the Subdivision Map Act, the term of any tentative map approved for any portion of the Property, whether as stated in the existing Project Approvals, or as stated in any subsequent amendment or addition to the Project approvals including, without limitation, any tentative parcel map, tentative map, vesting tentative map, or vesting tentative parcel map, any amendment of any such map, and any subdivision improvement agreement entered into in connection with any of the aforementioned maps, will be automatically extended for the Term of this Agreement. Similarly, the term of any Project Approvals approved for any portion of the Property, whether existing or subsequently approved, will be automatically extended for the Term of this Agreement. In addition, in accordance with Government Code §66452.6, the term of any map or other Project Approval will be extended for a period equal to any period of time during which: (a) a development moratorium exists including, without limitation, a water or wastewater moratorium, or the actions of public agencies (other than City) that regulate land uses, development or the provision of services to the Property, that prevents, prohibits, or delays the construction of the Project; or (b) a lawsuit involving any development approvals or permits for the Project is pending. A development moratorium adopted or implemented by City does not apply to the Property, as further described in Section 3.8.

3.8. Initiatives/Referendum. Any law enacted or imposed after the Effective Date by initiative or referendum, or by the City Council, directly or indirectly, in connection with any proposed initiative or referendum, which law would conflict with the vested rights to develop granted to Developer under this Agreement will, to the maximum extent permitted by law, not apply to the Property.

3.9. Moratoria; Growth Control Measures. Developer's rights to develop the Property in conformance with the Vested Rights under this Agreement prevails over any growth control measure or development moratorium adopted or implemented by City after the Effective Date, whether adopted specifically to prohibit construction of the Project or any portion thereof, or as an interim measure during the processing of contemplated General Plan, Specific Plan, or zoning changes, or as a general growth control management measure.

3.10. Effect of Inconsistent State or Federal Laws. This Amended Agreement may be further modified or suspended as may be necessary to comply with the State of California or Federal legislation, case law, codes, or regulations enacted/issued after the Effective Date, which preempt local jurisdiction and which prevent or preclude compliance with one or more provisions of this Amended Agreement; provided, however, that any such modification or suspension will be made to the minimum extent necessary and only after the Parties have met and conferred in good faith to determine the feasibility of such modification or suspension and to minimize its effect on the rights of the Parties and fulfillment of the purposes and intent of this Agreement. The Parties will cooperate to process applications for any City or governmental approvals which may be required as a result of any such modification or suspension of this Amended Agreement.

3.11. Public Works. Developer must construct any facilities or improvements that will be dedicated to City or any other governmental agency upon completion in the same manner and to the same standards as would be applicable to City or such other governmental agency should it have undertaken construction.

3.12. Business Recovery Development Agreement Zone ("BRDZ"). This Agreement is intended to implement the Project consistent with the Property's P-D overlay and the BRDZ, as applicable. This Agreement accordingly allows for the following:

3.12.1 Land Uses. MPMC § 21.10.020(C), and Table 21.10 (A) Mixed Uses (Residential & Commercial).

3.12.2 Development Standards. Per MPMC § 21.45.020 and this Agreement. To the extent of any conflict, this Agreement governs.

ARTICLE 4

PROCESSING OF SUBSEQUENT PERMITS AND APPROVALS

4.1. Subsequent Permits.

4.1.1 Defined. "Subsequent Permits" means the land use, development, and building approvals which are to be processed for approval by City ministerially and which are necessary or appropriate in order to develop the Project in accordance with the Vested Rules, the Project Approvals, and this Amended Agreement including, without limitation, zone changes, master plans or amendments thereto, any and all permits and/or approvals that are part of development maps, subdivision improvements plans and agreements, design review, site plans,

landscape plans, preliminary grading plans, grading plans and permits, building plans and permits, and environmental determinations. The Subsequent Permits include any permits and approvals required to complete the infrastructure and improvements necessary to develop the Property (collectively, the "Improvements"), in accordance with this Amended Agreement and the Vested Rules including, without limitation, those related to: (a) clearing the Property; (b) preliminary grading or grading of the Property; (c) construction of roads and storm drainage facilities; (d) construction of all residential and commercial structures and all structures and facilities accessory thereto, subject to the limitations set forth in this Amended Agreement. The grant of vested rights to Developer pursuant to this Amended Agreement does not waive or remove any requirement to process and obtain Subsequent Permits for the Project, to the extent required under the Vested Rules and not part of the Project Approvals. Subsequent Permits may include requirements necessary to implement the Project as approved, including applicable building, fire, engineering, grading, drainage, utility, public improvement, easement, and right-of-way requirements, provided such requirements are consistent with this Amended Agreement, the Project Approvals, and the Vested Rules.

Standard of Review. City agrees applications for Subsequent Permits will be processed in good-faith and expeditiously, as well as granted on terms and conditions in conformance with this Amended Agreement, the Project Approvals, and the Vested Rules. In the event any conflict arises between the terms and conditions of a Subsequent Permit and this Amended Agreement, the provisions of this Amended Agreement prevail unless otherwise agreed to in writing by the City and the affected Developer.

4.2. Processing. Subject to compliance with the Vested Rules and other applicable laws, the Subsequent Permits will be reviewed, processed, and acted upon by City ministerially and without the need for any further public hearings, provided that: (a) applications for such approvals are submitted to City during the Term of this Amended Agreement; (b) the applications are deemed complete pursuant to the Vested Rules; and (c) there is no uncured Event of Default under the terms and conditions of this Amended Agreement with respect to the portion of the Property for which such approval is sought. City agrees it will not unreasonably withhold or unreasonably condition any Subsequent Permits that may be issued by City in order for the Project to proceed, provided that Developer reasonably and satisfactorily complies with all preliminary procedures, actions, payments of Processing Fees, and criterial generally required of developers by City for processing applications for developments and consistent with this Amended Agreement.

4.3. Development Fees. Due to the consideration and benefits as described in Section 5.1, the following apply to the development fees described below:

4.3.1 Permit Fees. If a Subsequent Permit requires any significant change to the Project, then any additional Permit Fees must meet all applicable nexus and rough proportionality requirements under State and Federal law. Permit Fees will be payable in an amount and at the time established by City's fee schedule at the time of issuance of any Subsequent Permits. Any credits applicable to Permit Fees to which any portion of the Project is entitled as a result of construction may be transferred to any other portion of the Project and applied to reduce future Permit Fees that become payable provided that this Amended Agreement does not, by itself, entitle Developer to any such credits.

4.3.2 Development Impact Fees. Developer will pay fees established and adopted pursuant to the Mitigation Fee Act (Government Code §§ 66000, *et seq*.) and the MPMC, as detailed in Exhibit "E."

4.3.3 Application Processing Fees. Developer must pay the Application Processing Fees in effect on the date the City Council approves this Amended Development Agreement.

4.3.4 No Encroachments into Public Right-of-Way. As a condition precedent to issuance of any building permit for the Project, Developer must demonstrate, to the satisfaction of the City Engineer, that the Project, including all permanent and temporary improvements and construction activities, will not encroach into, under, or above any public right-of-way or other public property, except as expressly authorized by all required permits, easements, licenses, or other approvals issued by the applicable public agency. Nothing in this Agreement authorizes any encroachment into, under, or above a public right-of-way or other public property.

4.4. Other Local, State, Federal Approvals. The Parties contemplate that development of the Project pursuant to this Amended Agreement may be subject to the approval of other governmental agencies. If so, the Parties will act in good faith and use reasonable effort and diligence to process and obtain such approvals in a manner and on terms and conditions that are consistent with, and implement, the Project Approvals, the Vested Rules, and this Amended Agreement. If any revisions or corrections of the plans for Project Approvals approved by City are required by any other governmental agency, then the Parties will cooperate reasonably and in good-faith to develop a mutually acceptable solution.

ARTICLE 5

PUBLIC BENEFITS

5.1. Public Benefits. The Parties acknowledge and agree that Developer's agreement to perform and abide by the covenants and obligations set-forth herein is material consideration for City's agreement to perform and abide by the covenants set-forth herein, including without limitation the following specific public benefits of this Amended Agreement:

5.1.1 Providing a major public gathering space located adjacent to the sidewalk with ample pedestrian amenities, which result in open space which promotes public activity. In particular, the Project creates an area that will encourage pedestrian movement along the Project's frontages, and an attractive plaza will mark the central entrance on Garfield Avenue.

5.1.2 Providing major transit improvements including an increase in sidewalk width at bus stops, new transit shelter, bicycle racks, special decorative paving, pedestrian lighting and other pedestrian amenities. In particular, the Project replaces sidewalks of five feet with pedestrian realms twelve to fifteen feet wide between the face of the curb of each major arterial street and the face of the building, which will include parkways, sidewalk, landscape areas as well as street trees, street furniture, and bus stop facilities. Additionally, the Project will participate, based on its pro-rata share and pursuant to a written agreement between the City and Developer,

in the cost of operating the City's transit program, including, without limitation, the Spirit Bus, MPK Transit Express, and any successor or replacement services, consistent with the Pedestrian Linkages Plan.

5.1.3 Providing housing types and unit sizes that contribute to a wide variety of residential products downtown. The Project will offer one, two, and two-bedroom with a den rental units.

5.1.4 Providing all parking for the retail and residential uses in the Project within a single structure. The Project provides for a single structure with three levels above grade.

5.1.5 Including key commercial tenants or unique tenants that will encourage uses consistent with the Land-Use Element of City's General Plan.

5.1.6 Providing increased landscaped open space areas for the residential section of the Project. In particular, the Project provides a large, landscaped courtyard to enhance the residential living areas and provide ample open space for recreational amenities including a fitness program, and community spaces for the residents of the complex. These amenities/services will assist in reducing traffic by residents and assist in fulfilling the goals of the pedestrian linkages plan.

5.1.7 Providing wireless internet and communication facilities that will help make the complex a public gathering place by allowing for both recreational and business needs of today's public.

5.1.8 Providing significant public right-of-way to facilitate the pedestrian flow for the core downtown area.

5.1.9 Generating significant retail sales tax and property taxes to City.

5.1.10 Paying a $200,000 public benefit contribution to City's Affordable Housing Fund upon issuance of the building permit.

5.1.11 Paying a $200,000 public benefit contribution to City's Parks Master Plan Facilities Fund upon issuance of the building permit.

5.1.12 Providing a double left-turn pocket on Garfield Avenue to provide left-turn access to Roselyn Drive in the northbound direction and to the Project's western driveway in the southbound direction. If conditions along Garfield Avenue or at the Roselyn Place intersection change before approval of the street improvement plans, Developer must revise the street improvement plans, including striping, to reflect those changed conditions, subject to approval by the City Engineer. There must be no left-turn movement from the Project onto Garfield Avenue.

5.1.13 Providing a northbound right-turn lane and loading area on Garfield Avenue, which will also serve as the trash pickup area where Property management will move the trash bins from their designated onsite storage areas to the street on pick-up days.

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5.1.14 Relocating the existing bus stop on Garvey Avenue farther east of the Garfield Avenue intersection.

5.1.15 Preparing any updated hydrology studies required by the City, obtain all permits and approvals required by the City and any other agency having jurisdiction, including the Los Angeles County Flood Control District, and construct and complete all drainage improvements, mitigation measures, and related work required to address Project drainage impacts. Any required improvements must be incorporated into the applicable improvement plans and completed before issuance of a certificate of occupancy, or at such earlier time as required by the City or the agency having jurisdiction.

5.1.2 Construction and Funding of Project Facilities and Infrastructure. Developer must construct and fund the construction of any Project Facilities and Infrastructure (as required by the Project Approvals) at the time such Project Facilities and Infrastructure are needed to satisfy the requirements of the Project Approvals. Except as otherwise specifically set-forth herein, Developer has no responsibility for the operation, maintenance, repair or replacement of Project Facilities and Infrastructure.

5.1.3 Dedications. Developer must make the dedications required by the Project Approvals.

ARTICLE 6

REVIEW OF COMPLIANCE

6.1. Annual Review. After it issues building permits, City will conduct annual reviews in accordance with the MPMC to determine whether Developer is acting in good-faith compliance with the provisions of this Amended Agreement. Appropriate fees to cover City's costs to conduct the annual review will be collected from the Developer in compliance with the MPMC.

6.2. Procedure for Review. City's City Planner, or designee, will conduct the review contemplated by this Section 6 to ascertain whether Developer has reasonably complied in good - faith with the material terms and conditions of this Amended Agreement during the period for which the review is conducted. The City Planner, or designee, will give Developer notice that any such review has been commenced, and give Developer at least 20 business days, after Developer's receipt of such notice, to provide the City Planner such information as Developer deems relevant to such review. In addition, upon written request of the City Planner, Developer must furnish such documents or other information reasonably requested by the City Planner.

6.3. Result of Review. If, following such a review, the City Planner, or designee, finds good-faith compliance by Developer with the terms and conditions of this Amended Agreement, the City Planner, or, will issue to Developer an executed Certificate of Compliance. The Certificate of Compliance will state: (a) the Agreement is unmodified and in full force and effect (or identifying any modifications); (b) there are no uncured defaults under the Agreement by the certifying Party or, to the certifying Party's knowledge, by any other Party (or specifying any such

defaults); and (c) any other information reasonably requested regarding the status of the Amended Agreement and performance by the Parties.

However, if, following such a review, the City Planner, or designee, finds that Developer has not complied in good-faith with the terms and conditions of the Amended Agreement, the City Planner, or designee, will provide notice to Developer detailing such non-compliance. Upon receipt of such notice, Developer may commence to cure the stated non-compliance in accordance with the terms of this Amended Agreement, including without limitation Section 8.1. If Developer fails to cure the non-compliance pursuant to the terms of this Amended Agreement, including without limitation Section 8.1, the City Planner, or designee, will notify the City Council. Developer has the ability to dispute any such claim of non-compliance or failure to cure at a public hearing before the Amended Agreement may be modified or terminated.

ARTICLE 7

ASSIGNMENTS; MORTGAGEE PROTECTION

7.1. Right to Assign

7.1.1 Right to Assign. Subject to Section 7.2 of this Amended Agreement with respect to the rights of a mortgagee, Developer may assign or transfer any portion of its interests, rights, or obligations ("Rights") under this Amended Agreement and under the Approvals and Subsequent Approvals to third parties acquiring successor interests in the Project or Project Site, or any portion thereof, including without limitation purchasers or long-term ground lessees of the parcels or facilities located on or within the Project Site.

7.1.2 Assumption of Assigned Obligations and Rights. As a condition to any assignment or transfer under this Amended Agreement, any person or entity accepting such Assignment ("Assignee") must assume all of the obligations and rights of this Agreement as they pertain to the portion of the Property being transferred to the Assignee.

7.2. Right to Mortgage. Developer or Owner may assign, pledge, or otherwise encumber its rights and interests under this Amended Agreement for security purposes to a Mortgagee of any defined Lot(s) without City's consent. Nothing contained in this Agreement restricts Developer from encumbering all or any portion of the Property with a Mortgage, deed of trust, or other security device (collectively, "Mortgage). No breach of this Amended Agreement will default, render invalid, diminish, or impair the lien of any Mortgage or the rights of any mortgagee, but all of the terms and conditions of this Amended Agreement are binding upon and effective against any Person, including any mortgagee or any person, who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu for defaults or monetary obligations arising before its acquisition of title to the Property or portion thereof.

7.3. Notice of Default. If City receives written notice from a Mortgagee requesting a copy of any notice of default given to Developer and specifying the address for service thereof, then City will deliver to such Mortgagee, concurrently with the delivery to Developer, any notice

given to Developer with respect to any claim by City that such Developer is in default hereunder. If City makes a determination of noncompliance hereunder and a Mortgagee has requested notice of such determination, City will also serve notice of such noncompliance on such Mortgagee concurrently with service on Developer. Each Mortgagee may, without obligation, during the same period available to Developer hereunder, to cure or remedy, or to commence to cure or remedy, the event of default claimed or the areas of noncompliance set forth in City's notice.

ARTICLE 8

DEFAULT; REMEDIES

8.1. Events of Default. Subject to the provisions of Section 10.15 regarding Unavoidable Delays, Section 7.1 regarding assignment and assumption, and Section 7.2 regarding Mortgagee Protection, the failure by any Party to pay any sum or to perform any obligation required under this Amended Agreement, including, without limitation, City's failure to issue Subsequent Permits for the Project in conformance with this Amended Agreement, and such Party's failure to cure such default within the specified cure period after receipt of a Notice of Default pursuant to Section 9.2 below, constitutes an "Event of Default" under this Amended Agreement. Except as otherwise provided in Section 4.2, failure by Developer to construct or delay in constructing the Project or any portion thereof will not be a default or Event of Default under this Amended Agreement, and Developer is not liable to City for damages for failure to construct any portion of the Project, unless such failure or delay constitutes a default under the terms of any Final Map, building permit or similar approval, in which event City may exercise any of its normal remedies for default under such permit or approval.

8.2. Notice of Default and Cure. Any Party claiming a default under this Amended Agreement must deliver to the defaulting Party a written notice of default ("Notice of Default"). The Notice of Default must specify the reasons for the allegation of default with reasonable particularity and the manner in which the default can be cured. The defaulting Party has the right to cure the default within 30 days after receiving the Notice of Default; provided, however, that if the nature of the alleged default is such that it cannot be reasonably cured within 30 days, then the 30-day period will be extended for the time reasonably required to complete the cure, so long as the defaulting Party commences the cure within the 30-day period and diligently prosecutes the cure to completion thereafter.

8.3. Procedure Upon and Event of Default. After the occurrence of an Event of Default, the other Party may give notice of its intent to terminate this Amended Agreement pursuant to Government Code § 65868 and the MPMC implementing said section. Following notice of intent to terminate, or before instituting legal proceedings, the matter must be scheduled for consideration and review at a public meeting of the City Council within 30 days after that notice. Following consideration of the evidence presented in the review before the City Council, the Party alleging the default by the other Party may institute legal proceedings or may give written notice of termination of this Amended Agreement to the other Party; provided, however, Developer may only terminate this Agreement with respect to such portion of the Property then owned by Developer. Evidence of default may also arise in the course of an annual review of this Amended

Agreement pursuant to Section 6.1. If Developer is determined by City to be in default pursuant to the procedures for annual review, and after giving effect to Developer's right of appeal of such determination to the City Council as provided in Section 6.3, then City may give a written Notice of Default pursuant to Section 8.2. If the alleged default is not cured within the cure period set forth in Section 8.2 or within such longer period specified in City's Notice of Default, or if Developer waives its right to cure such alleged default in writing, then this Amended Agreement may be terminated by City with respect to the portion of the Property then owned by the defaulting Developer.

8.4. Remedies for Non-Defaulting Party. If either Party is in default under the terms of this Amended Agreement, subject to any applicable requirements under Section 8.6 of this Agreement, the other Party may elect to pursue any of the following courses of action: (i) waive such default; (ii) pursue administrative remedies as provided in this Amended Agreement; (iii) pursue any judicial remedies available under the law; or (iv) terminate this Amended Agreement.

Unless otherwise provided in this Amended Agreement and subject to applicable requirements under Section 8.6 of this Amended Agreement, either Party, in addition to any other rights or remedies, may institute legal action to cure, correct, or remedy any default by the other Party to this Amended Agreement, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation hereunder or to seek specific performance. All remedies available to a Party under this section are cumulative and not exclusive of the other, and the exercise of one or more of these remedies do not constitute a waiver or election with respect to any other available remedy. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Amended Agreement, except that City is not liable in damages to Developer, or to any successor in interest of Developer, or to any other person, and Developer, on behalf of itself and all successors in interest, covenants not to sue for damages or claim any damages arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Amended Agreement.

8.4.1 No City elected or appointed official, employee, or representative is personally liable to Developer in the event of any Event of Default by City or for any amount which may become due to Developer, or for any obligations under the terms of this Amended Agreement, or for any claims of breach of contract related to this Amended Agreement, or for any claims in the nature of tort related to this Amended Agreement (such as fraud in the inducement).

8.5. Informal Discussions. With regard to any dispute between or among the Parties contemplated by this Amended Agreement, within seven days written notice from ether party, the City Manager and Developer's senior executives must meet and attempt in good faith to resolve any such disputes through informal discussions, which discussions will not exceed 10 business days unless extended by mutual agreement.

8.6. Mediation. If the Parties are unable to resolve their dispute through informal discussion, before the initiation of any litigation, either party may commence mediation by providing to JAMS (or other mediator mutually agreed to by the Parties) and the other Parties a written request for mediation, setting forth the subject of the dispute and the relief requested. The Parties will cooperate with JAMS and with one another in selecting a mediator from JAMS' panel

of neutrals, and in scheduling the mediation proceedings. The Parties covenant that they will participate in all phases of the mediation in good faith. The mediation process will occur in two phases, if necessary, as described below. During the first phase of the mediation, which in no event will exceed 30 days unless otherwise agreed to by the Parties, the Parties will attempt to resolve their dispute in accordance with JAMS standard mediation procedures. If the Parties are unable to resolve their dispute during this first phase of the mediation process, then the second phase of the mediation process will be conducted in a manner consistent with this Section. If the Parties are unable to resolve their dispute through the first phase of mediation, as described above, the party that commenced mediation (the "Complaining Party"), will have 10 business days from the expiration of the 30 day period described above to file a brief with the other party (the "Responding Party") and with the mediator presiding over the first phase of the mediation process (the "Mediator"), which brief must set forth the merits of the Complaining Party's position regarding the issues raised during the first phase of mediation (the "Initial Brief"). The Responding Party will have 20 business days from its receipt of the Initial Brief to file a brief with the Mediator and the Complaining Party responding to the issues raised in the Initial Brief and setting forth the merits of the Responding Party's position regarding the issues raised during the first phase of mediation (the "Responding Brief"). The Complaining Party will have ten business days from its receipt of the Responding Brief to file a reply brief with the Mediator and the Responding Party replying to the issues raised in the Responding Brief (the "Reply Brief"). In no event will the Initial Brief and the Responding Brief be longer than 15 pages and in no event will the Reply Brief be longer than 10 pages. Except as otherwise set forth in this Section 7.05.03, the Initial Brief, the Responding Brief and the Reply Brief will be formatted in accordance with requirements of Rule 3.1110 of the California Rules of Court, unless otherwise agreed to by the Parties. The Mediator will have two weeks following its receipt of the Reply Brief to consider the arguments set forth by the Complaining Party and the Responding Party in their respective briefs and issue an opinion stating which party the Mediator would consider to be the prevailing party if the Mediator were a judge presiding over the dispute in a court of law (the "JAMS Opinion").

8.6.1 All offers, promises, conduct and statements, including the JAMS Opinion, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator and any JAMS employees, are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable will not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Notwithstanding the foregoing, the JAMS Opinion will serve as the basis solely for determining whether, in the event a dispute between the Parties is litigated, either party will be awarded attorneys' fees in accordance with this Agreement.

8.6.2 Nothing in this Article will in any way be interpreted as requiring that Developer and City and/or City's designee reach agreement with regard to those matters being addressed, nor will the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to in writing by the Parties to such meetings. Notwithstanding the forgoing, the JAMS Opinion will be binding on the Parties solely for the purposes of determining whether, in the event a dispute between or among the Parties is litigated, either party will be awarded Attorneys' Fees (as defined below) in accordance with this Amended Agreement.

8.6.3 Should any judicial remedy be sought by any party because of any default under this Amended Agreement or to enforce any provision hereof, or to obtain a declaration of rights hereunder (each individually a "**Judicial Action**"), the prevailing party in such Judicial Action is entitled to reasonable attorney's fees, court costs and such other costs as may be fixed by the court (collectively, "**Attorneys' Fees**"), provided the prevailing party in the Judicial Action was also determined to be the prevailing party in the JAMS Opinion. For purposes of this Amended Agreement, Attorneys Fees will be calculated from the start of the first phase of mediation and will include all reasonable costs related to the first and second phases of mediation. If the prevailing party in a Judicial Action was determined to be the losing party in the JAMS Opinion, then each party will assume the cost of their own Attorneys' Fees. Not in limitation of the foregoing, the Parties will assume their own costs related to the informal dispute resolution process described above. Extension of Agreement Term. The Term of this Amended Agreement as set forth in Section 2.2 will automatically be extended for the period of time in which the Parties are engaged in dispute resolution to the degree that such extension of the Term is reasonably required because activities which would have been completed before the expiration of the Term are delayed beyond the scheduled expiration of the Term as a direct result of such dispute resolution.

ARTICLE 9

AMENDMENTS; TERMINATION

9.1. Amendments. Except as set forth in Section 3.1, this Amended Agreement may be modified, amended and/or extended only by mutual written consent of the Parties and must be approved in the same manner as adoption of this Amended Agreement, by ordinance as set forth in the Development Agreement Statute.

9.2. Operating Memoranda. The Parties acknowledge that the provisions of the Amended Agreement require a close degree of cooperation and that new information and future events may demonstrate that changes are appropriate with respect to the details of performance of the Parties under this Amended Agreement. The Parties desire, therefore, to retain a certain degree of flexibility with respect to the details of performance for those items covered in general terms under this Amended Agreement. If and when, from time to time, the Parties find that refinements or adjustments are desirable, such refinements or adjustments will be accomplished through operating memoranda or implementation agreements approved by the Parties which, after execution, will be attached to this Amended Agreement as addenda and become a part hereof.

9.3. Execution of Memoranda. Operating memoranda or implementation agreements may be executed on behalf of City by the City Manager and the City Attorney. In the event a particular subject requires notice or hearing, such notice or hearing will be appropriately given. Any significant modification to the terms of performance under this Amended Agreement will be processed as an amendment of this Amended Agreement in accordance with this Amended Agreement and must be approved by the City Council.

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9.4. Effect of Expiration/Termination. Upon expiration or termination of this Amended Agreement: (a) no Party has any further rights or obligation hereunder except for matters which accrued before such expiration or termination and matters which specifically survive expiration or termination under the express terms of this Amended Agreement; and (b) the underlying Project Approvals remain in full force and effect.

ARTICLE 10

MISCELLANEOUS

10.1. Insurance. Before the commencement of any work, Developer must furnish evidence to City that all of the following insurance requirements have been satisfied.

10.2. General. Developer must, throughout the duration of this Amended Agreement, maintain, or cause to be maintained, the insurance specified below, to insure Developer and its employees for liability arising out of the work in connection with the Property, Project and this Amended Agreement at the minimum levels set forth herein, with City being an additional insured on the CGL and excess or umbrella liability insurance.

10.3. Commercial General Liability. Commercial General Liability ("CGL") insurance with coverage in an amount not less than $2,000,000.00 general aggregate, $2,000,000.00 per occurrence and $2,000,000.00 products/completed operations, and including contractual liability insurance for the indemnification heretofore provided to City (subject to the policy terms, conditions, definitions and exclusions).

10.4. Business Auto Coverage. Business Automobile Liability insurance with coverage in an amount not less than $1,000,000.00 per accident for bodily injury and property damage, covering all vehicles used by the Developer (personal, company) and its employees, on or within the Project or Property or associated therewith.

10.5. Excess or Umbrella Liability Insurance (Over Primary Coverage). Such excess coverage must be at least as broad as the underlying coverage and be provided on a "pay on behalf" basis. The excess or umbrella coverage can be not less than $5,000,000 per occurrence/annual aggregate.

10.6. Workers' Compensation. Coverage must be maintained as required by the State of California.

10.7. Insurance Coverage to be Maintained by Developer's Contractors and Subcontractors. Developer must require by contract that its contractors and subcontractors maintain the same CGL, business auto, excess or umbrella liability and workers' compensation insurance as set forth in subsections (b) through (e), inclusive, hereof, except that the required minimum limits for the CGL coverage will be $2,000,000 general aggregate, $2,000,000 per

occurrence and $2,000,000 products/completed operations, with excess or umbrella liability insurance in the amount of $2,000,000 per occurrence/annual aggregate. The CGL policy must include contractual liability insurance (subject to the policy terms, conditions, definitions and exclusions).

10.8. Construction; Interpretation. This Amended Agreement has been reviewed and revised by legal counsel for Developer and the City, and no presumption or rule that ambiguities may be construed against the drafting party apply to the interpretation or enforcement of this Amended Agreement.

10.9. Agreement Constitutes Legislative Act. Developer acknowledges and agrees that City has approved and entered into this Amended Agreement in the sole exercise of its legislative discretion and that the standard of review of the validity and meaning of this Amended Agreement will be that accorded legislative acts of City.

10.10. Cooperation; Further Assurances. Each Party will: (a) deal fairly and in good-faith with the other Parties; (b) not impede the other Parties' right to receive the benefits of this Amended Agreement; (c) cooperate with and provide reasonable assistance to the other Parties in the performance of this Agreement; and (d) execute such documents or take such further actions as may be reasonably necessary to consummate the performance or to carry out the purpose and intent of this Agreement.

10.11. Counterparts; Electronic Signatures. This Amended Agreement, and any documents implementing this Amended Agreement, may be executed in multiple counterpart originals, each of which is deemed to be an original and all of which when taken together will constitute one and the same instrument. In accordance with Government Code §16.5, the Parties agree that this Amended Agreement, agreements ancillary to this Amended Agreement, and related documents to be entered into in connection with this Amended Agreement will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature

10.12. Entire Agreement. The Recitals set forth above in this Amended Agreement and the Exhibits attached hereto are incorporated by references into this Amended Agreement as an integrated portion hereof. This Amended Agreement, including all such Recitals and Exhibits, constitutes the entire agreement of the parties regarding the subject matter hereof, and all prior or contemporaneous agreements and understandings, whether written or oral, are superseded.

10.13. Governing Law/Jurisdiction. This Amended Agreement will be governed, construed and enforced in accordance with the laws of the State of California, and the state courts of Los Angeles County will have jurisdiction.

10.14. Legal Challenges—Defense and Indemnification.

10.14.1 Cooperation in the Event of a Legal Challenge.

In the event of any administrative, legal or equitable action or other proceeding instituted by any person or entity not a party to the Amended Agreement challenging the validity of any provision of this Amended Agreement; challenging any agreement between City and other government agencies entered into at the request of Developer to facilitate the development of the Property; challenging any of the Project Approvals; or challenging the sufficiency of any environmental review of either this Agreement or any Approval under CEQA (each a "Third Party Challenge"), each party must cooperate in the defense of such Third-Party Challenge, in accordance with this Section. In light of the Parties' mutual interests in successfully defending against a Third-Party Challenge, the Parties will enter into a joint nondisclosure, indemnity, and litigation defense agreement, which, among other things, will require all communications between Developer and City concerning a Third-Party Challenge to be kept confidential and cannot be disclosed by either party without the written consent of the other party. Developer agrees to pay City's costs of defending a Third-Party Challenge, including all court costs and reasonable attorneys' fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Action. Developer may select its own legal counsel to represent Developer's interests in any Third-Party Challenge at Developer's sole cost and expense. City agrees that it will not enter into a settlement agreement to any Third-Party Challenge without Developer's written consent. Developer's obligation to pay City's costs in the defense of a Third-Party Challenge does not extend to those costs incurred on appeal unless otherwise authorized by Developer in writing. If Developer elects, in its sole and absolute discretion, not to contest such litigation challenges, City does not have any obligation to contest such challenges. If City elects to contest such challenges after Developer elects not to contest, City will do so at its sole cost.

10.14.2 Third-Party Challenges Related to the Applicability of City Laws.

The provisions of this Section will apply only in the event of a legal or equitable action or other proceeding, before a court of competent jurisdiction, instituted by any person or entity not a party to this Amended Agreement challenging the applicability to the Project or Project Site of a conflicting City Law (a "Third Party Enforcement Action"):

10.14.3 Cooperation in Case of a Third-Party Enforcement Action.

In the event of a Third-Party Enforcement Action, City must (i) promptly notify Developer of such action or proceeding, and (ii) cooperate with Developer so as to most effectively respond to the Third-Party Enforcement Action. In no event will City take any action that would frustrate, hinder, or otherwise complicate Developer's efforts to respond. The Parties to this Amended Agreement agree to cooperate, to the maximum extent permitted by law, in the defense of such action or proceeding. For purposes of this Section, the required cooperation between the Parties includes, without limitation, developing litigation strategies, preparing litigation briefs and other related documents, conferring on all aspects of the litigation, developing settlement strategies, and, to the extent permitted by law, jointly making significant decisions related to the relevant litigation, throughout the course thereof. In light of the Parties' mutual interests in successfully defending against a Third-Party Enforcement Action, all communications between Developer and City concerning a Third-Party Enforcement Action must be kept confidential and cannot be disclosed by either party without the written consent of the other party.

10.14.4 Litigation Costs.

City's costs of defending any Third-Party Enforcement Action, including all court costs, and reasonable attorneys' fees expended by City (including the time and cost of the City Attorney) in defense of any Third-Party Enforcement Action, as well as the time of City's staff spent in connection with such defense (the "Enforcement Action Defense Costs"), will be paid in accordance with this Amended Agreement. Notwithstanding the forgoing, in no event will the Enforcement Action Defense Costs extend to, nor will Developer or the Project be obligated to pay, any costs incurred on appeal unless otherwise authorized by Developer in writing.

10.14.5 Settlement.

City may not enter into a settlement agreement or take any other action to resolve any Third-Party Enforcement Action without Developer's written consent. City cannot, without Developer's written consent, take any action that would frustrate, hinder or otherwise prevent Developer's efforts to settle or otherwise resolve any Third-Party Enforcement Action.

10.14.6 Effect of Judgment.

Provided that City complies with this Section and provided that Developer is a party to the relevant Third-Party Enforcement Action, Developer agrees to be bound by any final judgment (i.e., following all available appeals) arising out of a Third-Party Enforcement Action and further agrees that no default under this Amended Agreement will arise if such final judgment requires City to apply to the Project or Project Site a City Law that conflicts with Applicable Law or this Agreement.

10.14.7 Defense and Indemnity.

Developer must defend and indemnify City from and against any and all damages, claims, costs and liabilities arising out of the personal injury or death of any third-party, or damage to the property of any third-party, to the extent such damages, claims, costs or liabilities result from the construction of the Project by Developer or by Developer's contractors, subcontractors, agents or employees. Nothing in this Section will be construed to mean that Developer must defend or indemnify City from or against any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency or for any other public improvements constructed by City or constructed by Developer at direction of City. City and Developer may from time to time enter into subdivision improvement agreements, as authorized by the Subdivision Map Act, which agreements may include defense and indemnity provisions different from those contained in this Section. In the event of any conflict between such provisions in any such subdivision improvement agreement and the provisions set forth above, the provisions of such subdivision improvement agreement will prevail.

10.14.8 Effect on Term.

The Term of this Amended Agreement will be tolled from the initiation of any Litigation until final court action is taken in such Litigation.

10.15. Notices. All notices, demands, correspondence and communications ("Notice") must be in writing and must be either personally delivered or sent by certified mail, postage prepaid, return receipt requested, or delivered by a nationally recognized overnight courier service (which provides a delivery receipt), at the addresses set forth below. Any such Notice will be deemed received on the date of personal delivery or on the date of receipt (or refusal to accept delivery) set forth in the certified mail receipt if sent by U.S. mail or in the receipt provided by the overnight courier service if sent by such service.

City:	City of Monterey Park 320 West Newmark Avenue Monterey Park, California 91754 Attention: Inez Alvarez, City Manager E-Mail: IAlvarez@MontereyPark.ca.gov
With a copy to:	Buke, Williams & Sorensen 444 South Flower St., 40th Floor Los Angeles, CA 90071 Attn: Mr. Karl H. Berger, City Attorney E-Mail: kberger@bwslaw.com
Developer:	Vincent Tsang Rykadan Management Inc. 411 E. Huntington Drive, Suite #107-505, Arcadia, CA 91006 Telephone: (626) 374-8881 E-Mail: vincent.tsang@rykadan.com
With a copy to:	Richard A. McDonald, Esq. Law Office of Richard A. McDonald Of Counsel, Stoner Carlson, LLP 301 E. Colorado Blvd., Suite 320 Pasadena, CA 91101 Telephone: (626) 356 - 4801 Email: RMcDonald@StonerCarlson.com

10.16. Private Undertaking. It is expressly understood and agreed by the Parties the development contemplated by this Amended Agreement is a private development, no Party is acting as the agent of any other Party in any respect hereunder, and Developer has full power and exclusive control over its properties subject only to the limitations and obligations of Developer under the Vested Rules and this Amended Agreement. Nothing contained in this Amended

Agreement or in any document executed in connection with this Amended Agreement will be construed as making City and Developer joint venturers or partners.

10.17. Recordation. City will use best efforts to record a Memorandum of this Amended Agreement with the Los Angeles County Recorder within 10 days after the Effective Date, pursuant to Development Agreement Statute § 65868.5. Thereafter, if this Amended Agreement is terminated, modified or amended as provided herein, the City will record notice of such action with the Los Angeles County Recorder.

10.18. Section Headings. Article and Section headings in this Amended Agreement are inserted for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions of this Amended Agreement.

10.19. Severability. If any provision or term of this Amended Agreement, or the application of any provision or term of this Amended Agreement to any particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, then the remainder of the Amended Agreement is unaffected and will remain in full force and effect unless enforcement of the Amended Agreement, with such invalidation, would be unreasonable or inequitable under the circumstances or would frustrate the purposes of the Amended Agreement or the rights and obligations of the Parties there under.

10.20. Successors and Assigns; Covenants Running with the Land. Subject to the provisions of Section 7.1 governing assignment, the rights and obligations of Developer under this Amended Agreement will be binding upon and inure to the benefit of successor Owners of all or any portion of the Property and will be covenants running with the land.

10.21. Third-Party Beneficiaries. This Amended Agreement is made and entered into for the sole protection and benefit of the Parties and their successors and assigns, including the Owners. No other Person has any right of action based upon any provision of this Amended Agreement.

10.22. Unavoidable Delays or Events. In addition to specific provisions of this Amended Agreement, performance by any Party hereunder will not be deemed to be in default where delays or defaults are due to war, terrorism, pandemic, insurrection, riots, floods, earthquakes, fires, casualties, governmental restrictions imposed or mandated by governmental entities (but only as to delays or performance by Developer), enactment of conflicting state or federal laws or regulations (but only if the Party claiming delay complies at all times with the provisions of this Amended Agreement pertaining to such conflicting laws), litigation against this Agreement or any of the Project Approvals, referendum of this Amended Agreement or any of the Project Approvals or similar bases for excused performance ("Unavoidable Delay" or "Unavoidable Event"). Upon the occurrence of an Unavoidable Event, the time for performance will be extended, for the duration of the Unavoidable Delay.

DRAFT

10.23. Waiver. No waiver of any provision of this Amended Agreement is effective unless it is in writing and signed by a duly authorized representative of the Party against whom enforcement of the waiver is sought. No waiver of any right or remedy is deemed a waiver of any right or remedy with respect to any other occurrence or event.

10.24. Authorization. Each person executing this Amended Agreement represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this Amended Agreement on behalf of the Party for which execution has been made.

DRAFT

IN WITNESS WHEREOF, the Parties have executed this Amended Development Agreement to be effective as of the Effective Date first set forth above.

"CITY"

CITY OF MONTEREY PARK
a municipal corporation

Dated: July __, 2026

By: _____
_____, Mayor

ATTEST:

_____
Maychelle Yees, City Clerk

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

_____
Joaquin Vazquez, Assistant City Attorney

"Developer"

RYKADAN 005, LLC
a California Limited Liability Company

Dated: July ___, 2026

By: _____
Vincent Tsang, Manager

APPROVED AS TO FORM:

By: _____
Richard A. McDonald, Esq.

DRAFT

Exhibit A
The Property

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 120.9 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-001

PARCEL 2:

THE WET 100 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-002

PARCEL 3:

THE SOUTH 50 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-003

PARCEL 4:

THE NORTH 77 FEET OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-004

PARCEL 5:

THE SOUTH HALF OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

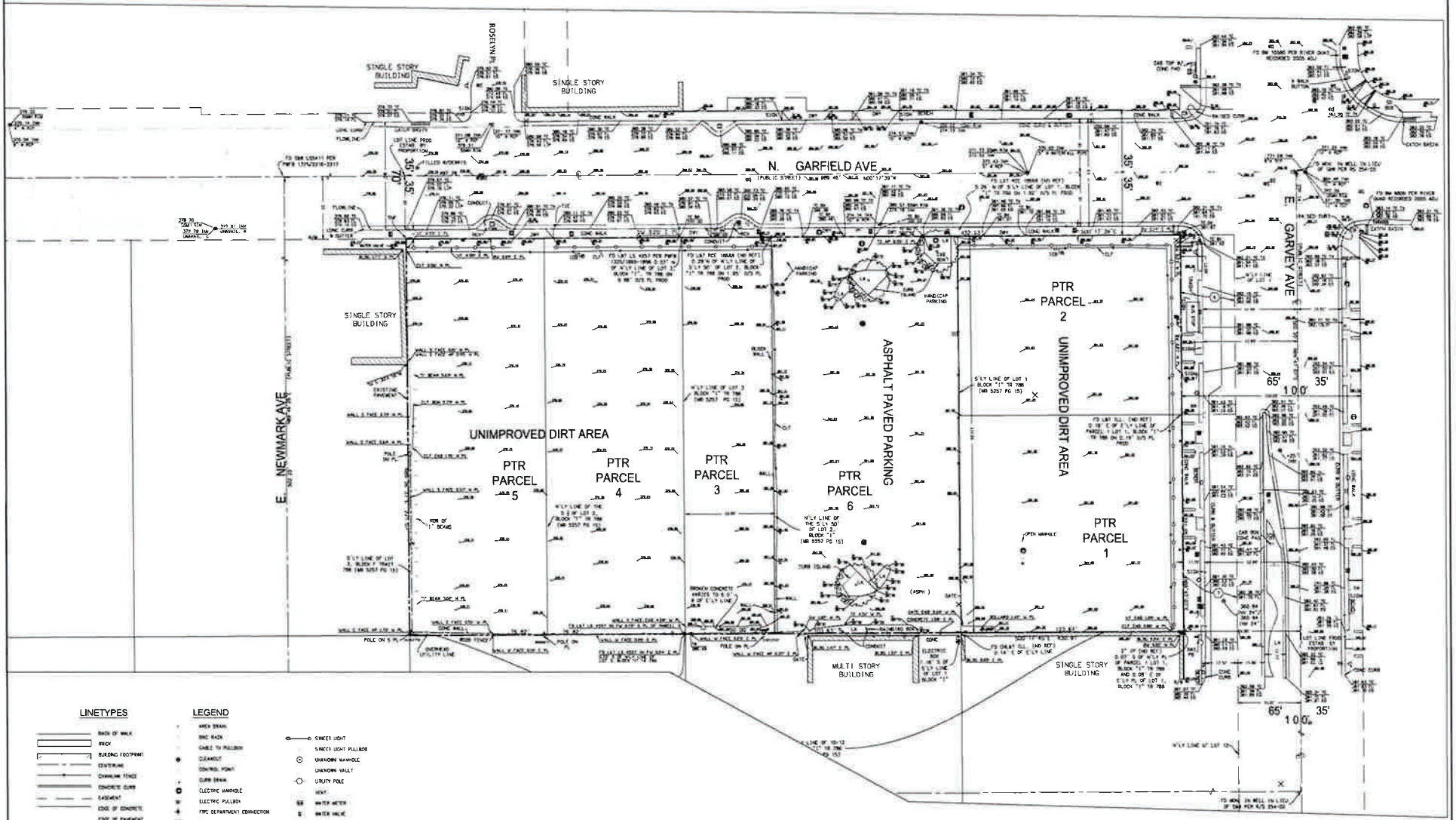
APN: 5257-015-005

PARCEL 6:

THE NORTH 104 FEEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-035

ALTA/ACSM LAND TITLE SURVEY



LINETYPES

BACK OF WALK
BRICK
BUILDING FOOTPRINT
CENTERLINE
CHAINLINK FENCE
CONCRETE CURB
EASEMENT
EDGE OF CONCRETE
EDGE OF PAVEMENT
FENCE
FINISHED SURFACE
FLOWLINE
LOT LINE
OVERHEAD UTILITY
PARKING LINES
PLANTER
RIGHT-OF-WAY LINE
SUBJECT PROPERTY LINE
WALL
WOOD FENCE

LEGEND

AREA DRAIN
BIKE RACK
CABLE TV PULLBOX
CLEANOUT
CONTROL POINT
CURB DRAIN
ELECTRIC MANHOLE
ELECTRIC PULLBOX
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GAS VALVE
I BEAM
LIGHT POLE
LIGHT POLE W/ CIRCULAR CONC BASE
LIGHT POLE W/ SQUARE CONC BASE
PALM
PARKING METER
RISER
SANITARY SEWER MANHOLE
SIGN
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT PULLBOX
UNKNOWN MANHOLE
UNKNOWN VAULT
UTILITY POLE
VENT
WATER METER
WATER VALVE
TREE
EASEMENT LOCATION PER TITLE REPORT

SCALE: 1"=20'

PREPARED UNDER THE DIRECTION OF:

ROBERT "RICK" ROGERS, LS 6248
RICK.ROGERS@KPFF.COM

NO	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:
MR. VINCENT TSANG
MONTEREY PARK TOWN CENTRE
100-200 SOUTH GARFIELD AVE.
MONTEREY PARK, CA 91754

kpff

SHEET 2 OF 2

Exhibit B
Conditions of Approval

DRAFT

Exhibit B

CONDITIONS OF APPROVAL

114 E. Garvey Avenue
(the "Property")

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Rykadan 005, LLC (the "Developer"), agrees to comply with the following conditions of approval ("Project Conditions") for the Project approved under this Amended Development Agreement and the related Project Approvals. In addition to these Project Conditions, the Developer must comply with all applicable provisions of the Monterey Park Municipal Code ("MPMC") and other applicable law. Unless the contrary is stated or clearly appears from the context, capitalized terms used in these Project Conditions have the meanings set forth in the Amended Development Agreement or, if not defined therein, the MPMC.

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

STANDARD PROJECT CONDITIONS:

1. The Developer 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 Tentative Map No. 26-05 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 Tentative Map No. 26-05, the Developer 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. The Developer's obligations under this condition do not apply to any action or proceeding alleging that the City violated the Developer's rights or deprived the Developer of benefits or protections provided by a housing reform law, and nothing in this condition requires the Developer to indemnify, defend, or hold harmless the City with respect to any such claim.

2. This Amended Development Agreement and the related Project Approvals, as applicable applies only to the Project as shown in the Project Approvals reviewed and approved by the City Council and on file with the Planning Division. Before the Building Official issues a building permit, the Developer must submit construction plans demonstrating substantial compliance with the plans and conditions of approval on file with the Planning and Building and Safety Division and these Project Conditions. Any subsequent modification must be submitted to the Director of Community Development for a determination whether additional Planning Commission or City Council review is required.

3. The Property must be developed and used in the manner approved and must be in substantial conformity with the approved plans dated August 5, 2026, unless revisions or additional conditions are specifically required by these Project Conditions. Any modifications that are not in substantial conformance, as determined by the Director of Community Development, require an amendment.

4. Amended Development Agreement and the related Project Approvals, as applicable, runs with the land. All rights and obligations, including the responsibility to comply with the Project Conditions, are binding upon the property owners' successors in interest, to the extent provided in the Amended Development Agreement and applicable law. The Project Conditions may be modified, terminated, or abandoned in accordance with applicable law.

5. Any proposed deviations from the approved plans or the Amended Development Agreement Project Conditions must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the approved Project will constitute a violation of the approval.

6. When exhibits or written Project Conditions are in conflict, the written Project Conditions prevail.

7. The effectiveness of this Project approval 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 a court of competent jurisdiction invalidates any Project Condition, the City may review the Project and impose substitute conditions in accordance with applicable law.

8. The Developer must comply with all requirements of this Resolution, the MPMC, policies and regulations of any California, federal or local agency with jurisdiction over the Project, and any other applicable law.

9. Anything which is not shown on the approved plans or otherwise not specifically approved as part of this entitlement is not approved.

10. The Developer must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of the Project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Developer.

11. The Developer'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 Project Approvals. The City may, in accordance with applicable law, undertake action and incur costs to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the Developer or property owners in accordance with applicable law.

12. All conditions of approval must be included in the construction drawings submitted for plan check and on the construction drawings for which a building permit is issued.

13. The Developer must contact the City Planner, or designee, to arrange any site inspections the City requires to verify compliance with the Project Conditions.

14. The Developer must sign and notarize an affidavit acknowledging acceptance of these Project Conditions and return it to the Planning Division within 30 days of the effective date of the Amended Development Agreement, or before the Building Official issues a building permit.

15. This decision is not effective until the Developer acknowledges acceptance of all Project Conditions, and the appeal period has expired, a waiver of right to appeal has been filed, or if an appeal is filed, a final decision has been made on the appeal. By exercising any entitlement granted hereunder, Developer acknowledges agreement with the Project Conditions.

16. The Developer must comply with all Project Conditions related to the Project before the Building Official will issue a certificate of occupancy.

PLANNING CONDITIONS

17. Any proposed signage or murals must be processed in accordance with the Monterey Park Municipal Code (MPMC), unless otherwise authorized under the Amended Development Agreement.

18. The Developer must provide a security guard and/or other form of surveillance during non-business hours to prevent unauthorized access to the plaza.

19. The tentative map expires twenty-four months after City Council 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 City Council upon finding a 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.

20. A final map must be approved and recorded before the Building Official issues a certificate of occupancy.

21. The 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 of all trash, litter, rubbish and debris on the Property.
    b. Promptly removing graffiti placed upon the Property within forty-eight hours of its occurrence;
    c. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the Property clear and clean; and

d. Providing adequate lighting on the Property.

22. All required landscaping and irrigation systems must be installed and fully operational prior to building permit final inspection. If constructed in phases, this requirement will apply to the applicable phase prior to approval of the final inspection for that phase.

23. Landscaping and irrigation must be maintained in good condition at all times as determined by the Director of Community Development.

24. A detailed landscaping and irrigation plan for all landscaped areas associated with the Project must be submitted for review and approval, prior to landscaping work commencing. The landscaping and irrigation plan must identify the type, size, quantity of all proposed plant materials and irrigation equipment, and phasing, if applicable. All landscape areas must be served by an automatic irrigation system, and the plan must comply with California's Model Water Efficient Landscape Ordinance ("MWELO").

25. The Developer must install signage throughout the Property to prevent parking in drive aisles, fire lanes, and overnight parking by unauthorized vehicles.

26. The final exterior materials and colors must be maintained throughout the Project's life. Any material deviation from the approved elevations, materials, or colors is subject to review and approval by the Director of Community Development.

27. If a Phasing Plan is proposed for the construction of the Project, such Phasing Plan must identify the construction activities and improvements included in each phase and must be reviewed and approved by the Planning Division, Building Division and Engineering Division.

TRIBAL CULTURAL RESOURCES ("TCR") CONDITIONS

28. The Developer must retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation, subject to lead agency oversight. The Developer must retain the monitor before the commencement of any "ground-disturbing activity" for the Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

29. A copy of the executed monitoring agreement must be submitted to the City before the commencement of any grading or excavation.

30. The monitor will complete bi-weekly monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other tribal cultural resources or related discoveries identified during monitoring

activities. Monitor logs will identify and describe any discovered Tribal Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. The monitor or Tribe will provide copies of monitor logs to the Developer or lead agency upon written request, consistent with applicable confidentiality requirements.

31. On-site tribal monitoring will conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Developer/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) written notification from the Developer or lead agency, following consultation with the Kizh, that no future, planned construction activity and/or development/construction phase at the Property possesses the potential to impact Kizh TCRs.

32. Unanticipated Discovery of TCR Objects (Non-Funerary/Non-Ceremonial): Upon discovery of any tribal cultural resources, all ground-disturbing activities in the immediate vicinity of the discovery will cease within a reasonable buffer, as determined in the field by the qualified archaeologist in consultation with the Kizh monitor and will not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. Treatment and disposition of discovered TCRs must be developed in consultation between the Kizh, the lead agency, and the Project archaeologist, with deference to Kizh recommendations regarding culturally appropriate treatment, consistent with applicable law.

33. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects:
    a. Native American human remains are defined in Public Resources Code section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
    b. If Native American human remains and/or grave goods are discovered or recognized on the Property, then Public Resource Code section 5097.98 as well as Health and Safety Code Section 7050.5 must be followed.
    c. Human remains and grave/burial goods will be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
    d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
    e. Any discovery of human remains/burial goods must be kept confidential to prevent further disturbance.

ENGINEERING CONDITIONS

34. The Project requires approval of a Tentative Map in accordance with applicable law.

35. The Developer must submit street improvement plans for the Project frontage along Garvey Avenue and Garfield Avenue for review and approval by the City Engineer. Street improvements must include pavement grinding of 3 inches and an overlay consisting of a 2-inch base course and a 1-inch rubberized cap along the length of the property frontage to the centerline of the street. The City Engineer may require localized pavement repairs based on street conditions. Developer must construct or replace, as necessary, sidewalks, curb and gutter, ADA curb ramps, and driveway approaches to the satisfaction of the City Engineer. Any damage caused by street improvements or utility work during construction shall be repaired before final Project acceptance. All existing driveways not proposed for use shall be removed and replaced with curb, gutter, and sidewalk.

36. Developer must submit landscape and irrigation plans for the public right-of-way along Garvey Avenue and Garfield Avenue, including all parkway trees and tree species, for review and approval by the City Engineer. Developer must maintain all landscaping and irrigation improvements within the public right-of-way adjacent to the Project.

37. All public improvements must comply with applicable City standards and specifications. All public improvements must be completed and accepted by the City Engineer or secured by a public improvement guarantee and agreement acceptable to the City, before the City Council approves the final map.

38. The Project includes a double left-turn pocket on Garfield Avenue, generally as shown on the approved Project plans. If conditions along Garfield Avenue or at the Roselyn Place intersection change before approval of the street improvement plans, Developer must revise the street improvement plans, including striping, to reflect those changed conditions, subject to approval by the City Engineer. There must be no left-turn movement from the Project onto Garfield Avenue.

39. Developer must construct the northbound loading zone lane similar to the design of a bus pad to the satisfaction of the City Engineer to accommodate trash truck operations and loading zone truck traffic.

40. Trash enclosures must include a solid roof and a primed P-trap connected to the sanitary sewer.

41. Under the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit, issued under the National Pollutant Discharge Elimination System (NPDES) Program, Developer must obtain a General Construction Storm Water Permit from the State Water Resources Control Board, prepare a Low Impact Development (LID) Plan and a Storm Water Pollution Prevention Plan (SWPPP), and provide the City with the Waste Discharge Identification (WDID) Number. Upon approval of the LID Plan and SWPPP, the Developer must submit an electronic copy of the approved plans, including site drawings, before Engineering issues a grading permit.

42. All improvement plans, including grading and public improvement plans, must be based upon City approved criteria. The Developer must obtain benchmark references from the Engineering Division.

43. Before the Building Official issues a building permit, the Developer is responsible for ascertaining and paying all City development fees, such as, but not limited to, plan check fees, sewer deficiency and/or connection fees, water meter fees, and metered water service impact fees as required by the MPMC. The Water Division will determine water service requirements after the Developer submits completed water meter sizing sheets.

44. A site grading and drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed to the City Engineer's satisfaction. Drainage from adjacent properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site must be submitted to the City Engineer for review and approval. Applicant is responsible for the cost of any permit from Los Angeles County if it is determined that improvements are required that impact the County facilities including all related construction improvements.

45. All storm drainage facilities serving the development must accommodate a 25-year storm. If existing storm drain facilities are inadequate, they must be upgraded as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications, as approved by the City Engineer.

46. The grading and drainage plan must incorporate all applicable recommendations from the geotechnical report.

47. A final 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, irrigation, and must identify backflow prevention.

48. The sewer and water line points of connection must be clearly identified on the water/sewer plan. The plan must include connection details of all domestic flow, fire line, irrigation line, and sewer clean-outs, and show all existing and proposed utilities.

49. A sewer connection reconstruction fee will be assessed when the Building Official issues a building permit in accordance with the provisions of Chapter 14.06 of the MPMC.

50. The need for preserving existing street trees or providing additional street trees will be reviewed and approved by the City Engineer. Upon completion, the City will provide maintenance. The requirement to plant new street trees, if applicable, will be evaluated by the City Engineer based on the final approved improvements.

51. The Developer must obtain an encroachment permit before performing any work with public rights-of-way.

52. The Developer must provide proposed import/export route.

53. The Developer must provide as-built plans for all utilities plan in AutoCAD format and PDF format after the Project is complete.

54. Record the final map after approval of the map by the City Engineer and acceptance of required bonds and agreements by the City Council. The Permitee will provide the City with (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to the 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.

55. Before submitting the final map for City approval, the Developer must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and must submit L.A. County tax bill, tax payment receipt, and copy of the cancelled check.

56. [RESERVED]

57. All electric, telephone, and cable TV utility services must be installed fully underground in accordance with required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be made in accordance with City and public utility standards.

FIRE DEPARTMENT CONDITIONS:

64. The Fire Chief may determine the applicability and scope of the Fire Department conditions.

65. Fire Department access must be provided within 150 feet of all exterior portions of any structure. A minimum of three points of access are required.

66. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the construction.

67. Minimum required fire flow and fire hydrants: All structures must have the minimum fire flow (GPM) in accordance with Appendix B and the quantity and spacing of fire hydrants in accordance with Appendix C 2022 California Fire Code (CFC).

68. A current fire flow report (not older than 6 months), performed by the City of Monterey Park Water Department, must be provided to the Fire Department when applying for building permits to construct or add to any structure. Fire flow test data must be provided prior to approval of plans.

69. Provide a fire hydrant plan, including existing and new hydrants. Identify public and private hydrants.

70. Aerial Fire Apparatus Access Roads: Building exceeding 30 feet in height above the lowest level of Fire Department Vehicle Access must comply with requirements of CFC Section D105.1 through D105.4. All fire lanes must measure a minimum of 28 feet. Buildings must also have an approved fire apparatus access road capable of accommodating fire department aerial apparatus. Overhead utility and power lines must not be located within the aerial fire apparatus access roadway.

71. Automatic Fire Alarm/Detection System: An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of CFC and NFPA 72 must be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this Code.

72. Emergency Responder Radio Coverage: Building must have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per 2022 CFC Section 510.

73. The applicant must provide a formal emergency access plan. The plan must highlight fire access from the public way, designated fire lanes, points of entry, Knox box locations, and 150-foot hose lays from standpipes on all floors and the roof level.

74. The Developer must provide an automatic sprinkler system and standpipe system throughout all structures in accordance to the provisions of the California Building Code and the California Fire Code.

75. All access gates across roadways or entrances to facilities must fail unlocked/open in the event of loss of power. All access gates and main entrance doors must have a Knox Box or Knox Control Key Switch installed.

76. The Fire Department may permit deferred submittal of:
    a. Fire protection plans, including, without limitation, fire sprinkler, fire alarm, restaurant fire suppression system, smoke alarm system, standpipe systems, and fire hydrants.
    b. Emergency responder radio coverage.
    c. Fire permits, as required for the Project, must obtained prior to occupancy.

77. Prior to building permit issuance, the Developer must contact the owner or authorized representative of the adjacent hotel property to discuss and analyze how the proposed Project construction may affect the hotel property's existing means of egress system and provide the Fire Department with a schematic fire protection and life safety report for review and approval.

<u>POLICE DEPARTMENT CONDITIONS:</u>

78. The Developer must provide a security camera plan to be reviewed and approved by the Monterey Park Police Department.

BUILDING & SAFETY CONDITIONS:

79. At plan check submittal, the Developer must include all Project conditions and a copy of the Planning Decision letter on the second sheet of building plans.

80. Plans submitted to Building Division must comply with all applicable codes in effect.

81. The Developer must pay all school development fees to the applicable school district before the Building Official issues a building permit.

82. The Developer must pay all required County of Los Angeles Sanitation District fees before the Building Official issues a building permit.

83. Before plan check submittal, the Developer must file an address assignment application that must be filed with Engineering Division.

84. The Developer must submit plans prepared and stamped by a licensed architect in accordance with section 5538(b) of the California Business and Professions Code.

85. The Developer must provide structural calculations prepared under the direction of an architect, civil engineer or structural engineer.

86. A geotechnical and soils investigation report is required. The engineer of record, as indicated on the first sheet of the approved plans, must include the following:
    a. Observation of cleared areas and benches prepared to receive fill;
    b. Observation of the removal of all unsuitable soils and other materials;
    c. Approved of soils to be used as fill material;
    d. Inspection of compaction and placement of fill;
    e. Testing of compacted fills; and
    f. Inspection and review of drainage devices.

87. The Developer must retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing must not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

88. A grading and drainage plan must be approved by the Engineering Division before issuance of the building permit. The grading and drainage plan must indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

89. Projects must comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) before issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the Property.

90. All California disability access regulations for accessibility and adaptability must be satisfied.

91. The property must be surveyed and the boundaries must be marked by a land surveyor licensed by the State of California.

92. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE MUST BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

93. The Developer must obtain electrical plan check approval.

94. The Developer must obtain mechanical plan check approval.

95. The Developer must obtain plumbing plan check approval. Plumbing fixtures must be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not compliance.

96. The Project must comply with Cal Green Non Residential and Residential requirements.

97. The Developer may not place form work or other construction materials on adjacent property without written approval of the affected property owner.

98. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging must comply with Section 5.106.5.3.1 of the CalGreen Code and must be provided in accordance with regulations in the California Building Code and the California Electrical Code.

99. Forty (40) percent of the total number of parking spaces must be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section must be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site per Section 4.106.4.2.2 of the CalGreen Code.

100. Ten (10) percent of the total number of parking spaces must be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers must be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers must be located in common use or unassigned parking areas and must be available for use by all residents or guests per Section 4.106.4.2.2 of the CalGreen Code.

101. Fire Walls separating the buildings must meet the continuity requirements, extending vertically from the podium level to the roof per Section 706.6, as well those for horizontal continuity per Section 706.5. In addition, they must comply with the structural stability requirement per Section 706.2.

102. The building elements must have a fire-resistance rating not less than that specified in Table 601 and exterior walls must have a fire-resistance rating not less than that specified in Table 705.5. Where required to have a fire-resistance rating by Table 601, building elements must comply with the applicable provisions of Section 703.2.

103. Fire-resistance rating requirements for exterior walls based on fire separation distance of 0 to 10 feet must comply with Table 705.5 of the Building Code.

104. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 10 feet must comply with Table 705.8 of the Building Code. Complying with this requirement may restrict the amount of openings proposed on the easterly and southerly exterior walls of the parking garage and on the southerly exterior wall of the Residential Building B. Additional requirements apply if the easterly exterior wall is adjacent to an egress court.

105. The egress court of width less than 10 feet serving as an exit discharge of the interior exit stairways located along the easterly and southerly property line is subject to the fire-resistance rating and open protection requirements per Section 1029.3.

106. Elevator hoistway door opening serving the residential dwelling units must be protected by an enclosed lobby in accordance with Section 3006.2 and 3006.3 unless conditions in the exception are satisfied.

107. Condominiums consisting of four or more attached dwelling units with an elevator must meet the requirements of the California Building Code Section 1106A.

108. Prior to the issuance of building permit, a written consent must be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

109. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

110. Separate permit is required for Fire Sprinklers.

111. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document must be processed **prior** to issuance of the building permit.

112. Building permits may not be issued until the final map has been prepared to the satisfaction of the Building Official.

113. Mechanical ventilation in accordance with Los Angeles County Building Code is required for the parking garage.

By signing this document, Rykadan 005, LLC ("Developer"), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

(Developer)

By signing this document, Rykadan 005, LLC ("Property Owner"), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

(Property Owner)

_____

(Property Owner)

(If corporation or similar entity, need two officer signatures or evidence that one signature binds the company)

Exhibit C
Approved Development Plan

DRAFT

SUMMARY:

PERMITTED LAND USES:

The Project is a mixed use development with 169 dwelling units over commercial space and parking on an approximate 87,934.7 square foot lot after dedications (with 3.5’ along Garvey Avenue, 15’ along Garfield Avenue, and 25’ radial dedication at the corner of Garvey and Garfield.) The parking levels consist of enclosed above grade. The proposed Floor Area Ratio ("FAR") is 2.34.

INTENSITY OF USE:

169 Residential Units will include a mixture of 1-Bedroom, 1-Bedroom Plus Den, 2-Bedroom, and 2-Bedroom Plus Den Units.

ZONING

Zone: Central Business (“C-B”)
Overlay 1: Planned Development District (“P-D”)
Overlay 2: Building Recovery Development agreement Zone ("BRDZ")
Specific Plan: Garvey/Garfield Specific Plan

MAXIMUM HEIGHT AND SIZE OF BUILDINGS:

Maximum Allowable: 75'-0" To Roof (Excluding Parapets) Per Figure LU-4 Monterey Park 2040
Proposed: Approximately 73'-9" To Roof (Excluding Parapets), not to exceed 75'-0" Limit

164,214 Square Feet Residential (Net Rentable Area)
4,388 Square Feet Indoor Residential Amenity Space
4,718 Square Feet Residential Lobby/ Business Office
16,328 Square Feet Commercial Tenant Space
Accessory and other Spaces according to approved plans
240,698 Square Feet Gross Above Grade Floor Area (Not Including Above Grade Parking)

OPEN SPACE (MPMC 21.15.090 D (2))

Common open space provided = 15,440 sf
Private open space = 7,279 sf

Total open space provided: 22,719 sf

PLANTING AREA (MPMC 21.15.090 d (2) (c))

Landscaped planting area within the common open space: approximately 3,936 sf is planted.

PARKING:

Provided Residential = 233 Spaces (1 Space/1 BD, 1.5 Space/2 BD)
Provided Commercial/Guest = 110 Spaces.

Total Provided = 343 Spaces (Refer to Traffic Study for Details)

The Project has considered implementation of transportation demand management measures, including a permitted 5% transit adjustment, unbundled parking permitted under Monterey Park Municipal Code Section 21.22.032(D) and paid parking or valet parking management.

BIKE PARKING:

Required: 21 Spaces (7 for Commercial and 14 for Residential)

Provided Residential = 25 Spaces (Long Term Spaces)
Commercial/Guest = 18 Spaces. (Long Term Spaces)
Exterior Spaces = 9 Spaces

Total Provided = 52 Spaces

PROPERTY CHARACTERISTICS

Lot Size: (95,428.8 Square Feet-Pre-Dedication)/ (87,934.7 Square Feet- Post Dedication)

RIGHT-OF-WAY DEDICATIONS

The Project includes the following right-of-way dedications, which are reflected in the approved Tentative Map and associated Project plans:

Lot area prior to dedication: 95,428 square feet (2.19 acres) Lot area after dedication: 88,064 square feet (2.02 acres)
Lot width: 221.06 feet (pre-dedication) Approximately 206.06 feet (post-dedication) Lot depth: 432.23 feet (pre-dedication) Approximately 428.73 feet (post-dedication)

Exhibit D
Development Impact Fees

DRAFT

Exhibit D
Fee Estimate[1]
Development Impact Fees ("DIF")

Residential	Fee Per Unit	Number of Units	Total
Police	$503.00	169	$85,007.00
Fire	$418.00	169	$70,642.00
Circulation	$1,129.00	169	$190,801.00
Water	$2,570.00	169	$434,330.00
Sewer	$356.00	169	$60,164.00
Library	$194.00	169	$32,786.00
Public Meeting Facilities	$1,684.00	169	$284,596.00
Aquatics	$743.00	169	$125,567.00
Parks	$3,730.00	169	$630,370.00
Total Development Impact Fees (Residential)	**$11,327.00**	169	**$1,914,263.00**

Commercial	Fee Per Square foot	Square Footage	Total
Police	$0.370	16,300	$6,031.00
Fire	$0.350	16,300	$5,705.00
Circulation	$3.216	16,300	$52,420.80
Water	$0.769	16,300	$12,534.70
Sewer	$0.138	16,300	$2,249.40
Library			
Public Meeting Facilities			
Aquatics			
Parks	$0.064	16,300	$1,043.20
Total Development Impact Fees (Commercial)	**$4.907**		**$79,984.10**

[1] The fees listed are an estimate only; the final amounts may be different. These fees do not include time and materials costs associated with processing the Project or administrative costs including, without limitation, third party consultants, and legal fees. All such amounts must be paid before the City issues a building permit.

Plan Check Fees

Building	Building/Electrical/Mechanical/ Plumbing Plan	$TBD
Fire[2]		$956.50
Public Works	(Consultant Estimate)	$TBD
Total Plan Check Fees		$TBD

Permit and Inspection Fees

Building	Building/Electrical/Mechanical/ Plumbing Plan	$TBD
Fire		$TBD
Public Works	Encroachment Permit at $504.00 Inspection at $298.98 per 4 hrs.	
Total Plan Check Fees		$TBD

Misc. Fees

Record Management		$TBD
General Plan Revision		$TBD
Strong Motion Tax		$TBD
Green		$TBD
Water and Fire Connection		$TBD
School Impact	$3.79/sf	$TBD
County Sanitation		$TBD

[2] Fire fees are not based on building valuation. The fees are calculated on an hourly rate plus third party costs. The estimate shown of $956.50 includes review of architectural plans subject to change based on actual third-party consultant rates for revisions, rechecks or incomplete plans. This estimate does not include potential tenant improvements, which are subject to additional plan check and permit fees. Plan check fees for fire protection systems (fire sprinkler, fire alarm, commercial automatic fire extinguishing systems) are not included in the estimate.

ATTACHMENT 2
Resolution Approving TM No. 26-05

RESOLUTION NO.

A RESOLUTION APPROVING TENTATIVE MAP NO. 82800 (TM-26-05) TO MERGE SIX PARCELS INTO ONE, AS CONDITIONED, FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 169 RESIDENTIAL UNITS AND APPROXIMATELY 16,300 SQUARE FEET OF COMMERCIAL/RETAIL SPACE GENERALLY LOCATED AT 114 E. GARVEY AVENUE

BE IT RESOLVED by the City Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. In October 2021, RYKADAN 005, LLC ("Applicant/Developer") obtained City Council approval for a development pursuant to Development Agreement (DA) No. 2261-AA. Beginning in 2023, the Developer sought to modify the approved project, citing changing economic conditions and construction costs. The City determined that the proposed revisions constitute substantial modifications requiring City Council review and approval.

B. The Developer requests to enter into Amended Development Agreement DA No. 26-01 with the City of Monterey Park, which would amend DA No. 2261-AA (the "Development Agreement").

C. The Development Agreement authorizes the development of a seven-story mixed-use development consisting of 169 residential units and approximately 16,300 square feet of ground floor commercial/retail space (the "Project"). The Project is located at the southeast corner of East Garvey Avenue and South Garfield Avenue and includes five addresses (114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue) and six Assessor Parcel Numbers (5257-015-001, 002, 003, 004, 005, and 035), collectively referred to as the "Project Site".

D. The Project entitlements also include Tentative Map ("TM") No. 26-05 (County Map No. 82800) to merge six parcels into one.

E. Subdivision requests are governed by Title 20 (Subdivisions) of the Monterey Park Municipal Code ("MPMC") and the California Subdivision Map Act.

F. Pursuant to MPMC §§ 2.56.020 and 20.04.050 of the MPMC, approval of a TM application requires review and approval by the City Council.

G. 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 Regs. §§ 15000, et seq., the "CEQA Guidelines") and determined that no additional environmental review is required for the Project pursuant to Public Resources Code § 21080.66. The City

Planner further determined that the Project satisfies the requirements of that section.

H. The City Planner reviewed the Project and noticed a public hearing regarding the proposed Project, before the City Council on August 5, 2026. Notice of the hearing was duly given as required by law.

I. On August 5, 2026, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided by staff, public testimony, and other evidence.

J. This Resolution and its findings are made based on the evidence presented to the City Council at its August 5, 2026, hearing, including, without limitation, the staff report submitted by the City Planner, the administrative record, and all written and oral evidence received by the City Council.

SECTION 2: *Factual Findings and Conclusions*. The City Council finds that the following facts exist:

A. The Amended Development Agreement authorizes the development of the Project.

B. The Project Site is located within the Central Business Commercial (C-B) Zone and within the eligible Planned Development (P-D) and Business Recovery Development Agreement Zone (BRDZ) overlays. The General Plan Land Use and Urban Design Element (LUE) designates the Project Site as Mixed Use.

C. The Project Site is a vacant 2.19-acre (approximately 95,428-square-foot) parcel located at the southeast corner of East Garvey Avenue and South Garfield Avenue. The site is surrounded by commercial developments and uses to the north and south, a hotel and other commercial uses to the east, and a bank and commercial uses to the west.

D. The Amended Development Agreement provides for public benefits including, without limitation:
    1. A major public gathering space and plaza at the Project's central entrance along Garfield Avenue;
    2. Participation in funding the City's transit programs, including Spirit Bus and MPK Transit Express;
    3. A $200,000 contribution to the City's Affordable Housing Trust Fund;
    4. A $200,000 contribution to the City's Parks Master Plan Facilities Fund.

E. The Project will help meet the City’s Regional Housing Needs Assessment (“RHNA”) allocation of 5,267 residential units for the 8-year planning period between 2021-29.

SECTION 3: *Environmental Review Findings*. 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"), the City has reviewed the proposed Project and determined that no additional environmental review is required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the eligibility requirements of that section. Based on this analysis, a Notice of Exemption as required under Public Resources Code §§ 21008 and 21152, will be filed for the Project.

SECTION 4: *General Plan and Zoning*. The Project conforms to the City's General Plan, and Title 21 (Zoning) of the Monterey Park Municipal Code (MPMC), including, without limitation, the following:

A. Land Use Element (LUE) Policy 2.1 – to provide flexible and clear development standards to allow commercial, professional, industrial, institutional, and hospitality businesses and uses to expand and thrive economically.

B. LUE Policy 3.4 – to strategically facilitate multi-unit housing opportunities in proximity to transit facilities, mixed-use areas, and employment and education centers.

C. Housing Element (HE) Policy 3.1 – to encourage a wide range of housing types, prices, and ownership forms.

D. HE Policy 3.5 – to facilitate development of mixed-use residential projects in areas designated for mixed-use near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue, and Pomona Boulevard.

E. MPMC § 21.15.030 – to encourage a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than would otherwise not be possible through strict application of zoning and planning regulations.

SECTION 5: *Tentative Map Findings*. Pursuant to MPMC Section 20.04.070 and Government Code § 66474, the City Council finds that none of the mandatory findings for denial of the proposed tentative map are applicable to the Project. The City Council further finds, pursuant to MPMC Section 20.04.070, that Tentative Map No. 26-05 is:

A. Consistent with the Monterey Park General Plan as stated in Section 4 of this Resolution.

B. Consistent with the Garvey/Garfield Specific Plan because the Project will be governed by and subject to Amended Development Agreement DA No. 26-01.

C. Consistent with the provisions of the MPMC because it will merge the existing six parcels to create a single legal parcel.

D. In the interest of the public health, safety, and welfare because the Project is compatible with surrounding land uses and improvements, provides an appropriate visual character, contributes to the City's housing supply in an area designated for mixed-use development, and will be fully served by all required public utilities.

E. A necessary prerequisite to the orderly development of the surrounding area because it facilitates a well-designed Project that is appropriate for the proposed location.

SECTION 6: *Adoption and Approval*. Based on the foregoing, the City Council approves TM-26-05 subject to conditions in the attached Exhibit "A" which are incorporated by reference.

SECTION 7: *Construction*. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the City Council'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 8: *Reliance on Record*. Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Limitations*. The City Council's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the City Council'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 in 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 10: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 11: *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 12: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 13: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded. However, this Resolution shall not be effective unless and until the City Council has adopted an Ordinance approving Development Agreement No. 26-01 and becomes effective. If said Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise do not go into effect for any reason, then this Resolution shall be null and void and have no further force or effect.

SECTION 14: The City Clerk is directed to mail a copy of this Resolution to any other person requesting a copy.

SECTION 15: The Mayor, or presiding officer, is hereby authorized to affix its signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, is directed to attest.

(Mayor signature and attestation must be on the same page.)

PASSED AND ADOPTED this 5th day of August 2026.

_____
Henry Lo, Mayor

Attest:

_____
Maychelle Yee, City Clerk

Approved as to Form:
Karl H. Berger, City Attorney

By:_____
Joaquin Vazquez, Assistant City Attorney

Exhibit A: Conditions of Approval

RESOLUTION NO. _____

Exhibit A

CONDITIONS OF APPROVAL

114 E. Garvey Avenue
(the "Property")

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Rykadan 005, LLC (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Tentative Map No. 26-05 (County Map No. 82800).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in the Project Conditions are 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 Tentative Map No. 26-05 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 Tentative Map No. 26-05, 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. The Permittee's obligations under this condition do not apply to any action or proceeding alleging that the City violated the Permittee's rights or deprived the Permittee of benefits or protections provided by a housing reform law, and nothing in this condition requires the Permittee to indemnify, defend, or hold harmless the City with respect to any such claim.

2. This Resolution, as applicable applies only to the Project as shown in the Project Approvals reviewed and approved by the City Council and on file with the Planning Division. Before the Building Official issues a building permit, the Permittee must submit construction plans demonstrating substantial compliance with the plans and conditions of approval on file with the Planning and Building and Safety Division and these Project Conditions. Any subsequent modification must be submitted to the Director of Community Development for a determination whether additional Planning Commission or City Council review is required.

3. The Property must be developed and used in the manner approved and must be in substantial conformity with the approved plans dated August 5, 2026, unless revisions or additional conditions are specifically required by these Project Conditions. Any

modifications that are not in substantial conformance, as determined by the Director of Community Development, require an amendment.

4. This Resolution runs with the land. All rights and obligations, 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.

5. Any proposed deviations from the approved plans or the Project Conditions must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the approved Project will constitute a violation of the approval.

6. When exhibits or written Project Conditions are in conflict, the written Project Conditions prevail.

7. The effectiveness of this Project approval 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 a court of competent jurisdiction invalidates any Project Condition, the City may review the Project and impose substitute conditions in accordance with applicable law.

8. The Permittee must comply with all requirements of this Resolution, the MPMC, policies and regulations of any California, federal or local agency with jurisdiction over the Project, and any other applicable law.

9. Anything which is not shown on the approved plans or otherwise not specifically approved as part of this entitlement is not approved.

10. The Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of the Project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

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 Project Approvals. The City may, in accordance with applicable law, undertake action and incur costs to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the Permittee or property owners in accordance with applicable law.

12. All conditions of approval must be included in 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 any site inspections the City requires to verify compliance with the Project Conditions.

14. The Permittee must sign and notarize an affidavit acknowledging acceptance of these Project Conditions and return it to the Planning Division within 30 days of the effective date of this approval, or before the Building Official issues a building permit.

15. This decision is not effective until the Permittee acknowledges acceptance of all Project Conditions, and the appeal period has expired, a waiver of right to appeal has been filed, or if an appeal is filed, a final decision has been made on the appeal. By exercising any entitlement granted hereunder, Permittee acknowledges agreement with the Project Conditions.

16. The Permittee must comply with all Project Conditions related to the Project before the Building Official will issue a certificate of occupancy.

PLANNING CONDITIONS

17. Any proposed signage or murals must be processed in accordance with the Monterey Park Municipal Code (MPMC).

18. The Permittee must provide a security guard and/or other form of surveillance during non-business hours to prevent unauthorized access to the plaza.

19. The tentative map expires twenty-four months after City Council 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 City Council upon finding a 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.

20. A final map must be approved and recorded before the Building Official issues a certificate of occupancy.

21. The 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 of all trash, litter, rubbish and debris on the Property.
    b. Promptly removing graffiti placed upon the Property within forty-eight hours of its occurrence;
    c. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the Property clear and clean; and
    d. Providing adequate lighting on the Property.

22. All required landscaping and irrigation systems must be installed and fully operational prior to building permit final inspection. If constructed in phases, this requirement will apply to the applicable phase prior to approval of the final inspection for that phase.

23. Landscaping and irrigation must be maintained in good condition at all times as determined by the Director of Community Development.

24. A detailed landscaping and irrigation plan for all landscaped areas associated with the Project must be submitted for review and approval, prior to landscaping work commencing. The landscaping and irrigation plan must identify the type, size, quantity of all proposed plant materials and irrigation equipment, and phasing, if applicable. All landscape areas must be served by an automatic irrigation system, and the plan must comply with California's Model Water Efficient Landscape Ordinance ("MWELO").

25. The Permittee must install signage throughout the Property to prevent parking in drive aisles, fire lanes, and overnight parking by unauthorized vehicles.

26. The final exterior materials and colors must be maintained throughout the Project's life. Any material deviation from the approved elevations, materials, or colors is subject to review and approval by the Director of Community Development.

27. If a Phasing Plan is proposed for the construction of the Project, such Phasing Plan must identify the construction activities and improvements included in each phase and must be reviewed and approved by the Planning Division, Building Division and Engineering Division.

TRIBAL CULTURAL RESOURCES ("TCR") CONDITIONS

28. The Permittee must retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation, subject to lead agency oversight. The Permittee must retain the monitor before the commencement of any "ground-disturbing activity" for the Project at all Project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

29. A copy of the executed monitoring agreement must be submitted to the City before the commencement of any grading or excavation.

30. The monitor will complete bi-weekly monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other tribal cultural resources or related discoveries identified during monitoring activities. Monitor logs will identify and describe any discovered Tribal Cultural Resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. The monitor or Tribe will provide copies of monitor logs to the Permittee or lead agency upon written request, consistent with applicable confidentiality requirements.

31. On-site tribal monitoring will conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Permittee/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) written notification from the Permittee or lead agency, following consultation with the Kizh, that no future, planned construction activity and/or development/construction phase at the Property possesses the potential to impact Kizh TCRs.

32. Unanticipated Discovery of TCR Objects (Non-Funerary/Non-Ceremonial): Upon discovery of any tribal cultural resources, all ground-disturbing activities in the immediate vicinity of the discovery will cease within a reasonable buffer, as determined in the field by the qualified archaeologist in consultation with the Kizh monitor and will not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. Treatment and disposition of discovered TCRs must be developed in consultation between the Kizh, the lead agency, and the Project archaeologist, with deference to Kizh recommendations regarding culturally appropriate treatment, consistent with applicable law.

33. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects:
    a. Native American human remains are defined in Public Resources Code section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
    b. If Native American human remains and/or grave goods are discovered or recognized on the Property, then Public Resource Code section 5097.98 as well as Health and Safety Code Section 7050.5 must be followed.
    c. Human remains and grave/burial goods will be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
    d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
    e. Any discovery of human remains/burial goods must be kept confidential to prevent further disturbance.

ENGINEERING CONDITIONS

34. The Project requires approval of a Tentative Map in accordance with applicable law.

35. The Permittee must submit street improvement plans for the Project frontage along Garvey Avenue and Garfield Avenue for review and approval by the City Engineer. Street improvements must include pavement grinding of 3 inches and an overlay consisting of a 2-inch base course and a 1-inch rubberized cap along the length of the property frontage to the centerline of the street. The City Engineer may require localized pavement repairs based on street conditions. Permittee must construct or replace, as necessary, sidewalks, curb and gutter, ADA curb ramps, and driveway approaches to

the satisfaction of the City Engineer. Any damage caused by street improvements or utility work during construction shall be repaired before final Project acceptance. All existing driveways not proposed for use shall be removed and replaced with curb, gutter, and sidewalk.

36. Permittee must submit landscape and irrigation plans for the public right-of-way along Garvey Avenue and Garfield Avenue, including all parkway trees and tree species, for review and approval by the City Engineer. Permittee must maintain all landscaping and irrigation improvements within the public right-of-way adjacent to the Project.

37. All public improvements must comply with applicable City standards and specifications. All public improvements must be completed and accepted by the City Engineer or secured by a public improvement guarantee and agreement acceptable to the City, before the City Council approves the final map.

38. The Project includes a double left-turn pocket on Garfield Avenue, generally as shown on the approved Project plans. If conditions along Garfield Avenue or at the Roselyn Place intersection change before approval of the street improvement plans, Permittee must revise the street improvement plans, including striping, to reflect those changed conditions, subject to approval by the City Engineer. There must be no left-turn movement from the Project onto Garfield Avenue.

39. Permittee must construct the northbound loading zone lane similar to the design of a bus pad to the satisfaction of the City Engineer to accommodate trash truck operations and loading zone truck traffic.

40. Trash enclosures must include a solid roof and a primed P-trap connected to the sanitary sewer.

41. Under the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit, issued under the National Pollutant Discharge Elimination System (NPDES) Program, Permittee must obtain a General Construction Storm Water Permit from the State Water Resources Control Board, prepare a Low Impact Development (LID) Plan and a Storm Water Pollution Prevention Plan (SWPPP), and provide the City with the Waste Discharge Identification (WDID) Number. Upon approval of the LID Plan and SWPPP, the Permittee must submit an electronic copy of the approved plans, including site drawings, before Engineering issues a grading permit.

42. All improvement plans, including grading and public improvement plans, must be based upon City approved criteria. The Permittee must obtain benchmark references from the Engineering Division.

43. Before the Building Official issues a building permit, the Permittee is responsible for ascertaining and paying all City development fees, such as, but not limited to, plan check fees, sewer deficiency and/or connection fees, water meter fees, and metered water service impact fees as required by the MPMC. The Water Division will determine

water service requirements after the Permittee submits completed water meter sizing sheets.

44. A site grading and drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed to the City Engineer's satisfaction. Drainage from adjacent properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site must be submitted to the City Engineer for review and approval. Applicant is responsible for the cost of any permit from Los Angeles County if it is determined that improvements are required that impact the County facilities including all related construction improvements.

45. All storm drainage facilities serving the development must accommodate a 25-year storm. If existing storm drain facilities are inadequate, they must be upgraded as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications, as approved by the City Engineer.

46. The grading and drainage plan must incorporate all applicable recommendations from the geotechnical report.

47. A final 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, irrigation, and must identify backflow prevention.

48. The sewer and water line points of connection must be clearly identified on the water/sewer plan. The plan must include connection details of all domestic flow, fire line, irrigation line, and sewer clean-outs, and show all existing and proposed utilities.

49. A sewer connection reconstruction fee will be assessed when the Building Official issues a building permit in accordance with the provisions of Chapter 14.06 of the MPMC.

50. The need for preserving existing street trees or providing additional street trees will be reviewed and approved by the City Engineer. Upon completion, the City will provide maintenance. The requirement to plant new street trees, if applicable, will be evaluated by the City Engineer based on the final approved improvements.

51. The Permittee must obtain an encroachment permit before performing any work with public rights-of-way.

52. The Permittee must provide proposed import/export route.

53. The Permittee must provide as-built plans for all utilities plan in AutoCAD format and PDF format after the Project is complete.

54. Record the final map after approval of the map by the City Engineer and acceptance of required bonds and agreements by the City Council. The Permitee will provide the City with (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to the 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.

55. Before submitting the final map for City approval, the Permittee must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and must submit L.A. County tax bill, tax payment receipt, and copy of the cancelled check.

56. [RESERVED]

57. All electric, telephone, and cable TV utility services must be installed fully underground in accordance with required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be made in accordance with City and public utility standards.

FIRE DEPARTMENT CONDITIONS:

64. The Fire Chief may determine the applicability and scope of the Fire Department conditions.

65. Fire Department access must be provided within 150 feet of all exterior portions of any structure. A minimum of three points of access are required.

66. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the construction.

67. Minimum required fire flow and fire hydrants: All structures must have the minimum fire flow (GPM) in accordance with Appendix B and the quantity and spacing of fire hydrants in accordance with Appendix C 2022 California Fire Code (CFC).

68. A current fire flow report (not older than 6 months), performed by the City of Monterey Park Water Department, must be provided to the Fire Department when applying for building permits to construct or add to any structure. Fire flow test data must be provided prior to approval of plans.

69. Provide a fire hydrant plan, including existing and new hydrants. Identify public and private hydrants.

70. Aerial Fire Apparatus Access Roads: Building exceeding 30 feet in height above the lowest level of Fire Department Vehicle Access must comply with requirements of CFC Section D105.1 through D105.4. All fire lanes must measure a minimum of 28 feet. Buildings must also have an approved fire apparatus access road capable of accommodating fire

department aerial apparatus. Overhead utility and power lines must not be located within the aerial fire apparatus access roadway.

71. Automatic Fire Alarm/Detection System: An approved manual, automatic, or manual and automatic fire alarm system installed in accordance with the provisions of CFC and NFPA 72 must be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.10, unless other requirements are provided by another section of this Code.

72. Emergency Responder Radio Coverage: Building must have approved radio coverage for emergency responders within the building based upon the existing coverage level of the public safety communication system per 2022 CFC Section 510.

73. The applicant must provide a formal emergency access plan. The plan must highlight fire access from the public way, designated fire lanes, points of entry, Knox box locations, and 150-foot hose lays from standpipes on all floors and the roof level.

74. The Permittee must provide an automatic sprinkler system and standpipe system throughout all structures in accordance to the provisions of the California Building Code and the California Fire Code.

75. All access gates across roadways or entrances to facilities must fail unlocked/open in the event of loss of power. All access gates and main entrance doors must have a Knox Box or Knox Control Key Switch installed.

76. The Fire Department may permit deferred submittal of:
    a. Fire protection plans, including, without limitation, fire sprinkler, fire alarm, restaurant fire suppression system, smoke alarm system, standpipe systems, and fire hydrants.
    b. Emergency responder radio coverage.
    c. Fire permits, as required for the Project, must obtained prior to occupancy.

77. Prior to building permit issuance, the Permittee must contact the owner or authorized representative of the adjacent hotel property to discuss and analyze how the proposed Project construction may affect the hotel property's existing means of egress system and provide the Fire Department with a schematic fire protection and life safety report for review and approval.

POLICE DEPARTMENT CONDITIONS:

78. The Permittee must provide a security camera plan to be reviewed and approved by the Monterey Park Police Department.

BUILDING & SAFETY CONDITIONS:

79. At plan check submittal, the Permittee must include all Project conditions and a copy of the Planning Decision letter on the second sheet of building plans.

80. Plans submitted to Building Division must comply with all applicable codes in effect.

81. The Permittee must pay all school development fees to the applicable school district before the Building Official issues a building permit.

82. The Permittee must pay all required County of Los Angeles Sanitation District fees before the Building Official issues a building permit.

83. Before plan check submittal, the Permittee must file an address assignment application that must be filed with Engineering Division.

84. The Permittee must submit plans prepared and stamped by a licensed architect in accordance with section 5538(b) of the California Business and Professions Code.

85. The Permittee must provide structural calculations prepared under the direction of an architect, civil engineer or structural engineer.

86. A geotechnical and soils investigation report is required. The engineer of record, as indicated on the first sheet of the approved plans, must include the following:
    a. Observation of cleared areas and benches prepared to receive fill;
    b. Observation of the removal of all unsuitable soils and other materials;
    c. Approved of soils to be used as fill material;
    d. Inspection of compaction and placement of fill;
    e. Testing of compacted fills; and
    f. Inspection and review of drainage devices.

87. The Permittee must retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing must not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

88. A grading and drainage plan must be approved by the Engineering Division before issuance of the building permit. The grading and drainage plan must indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

89. Projects must comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) before issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the Property.

90. All California disability access regulations for accessibility and adaptability must be satisfied.

91. The property must be surveyed and the boundaries must be marked by a land surveyor licensed by the State of California.

92. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE MUST BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

93. The Permittee must obtain electrical plan check approval.

94. The Permittee must obtain mechanical plan check approval.

95. The Permittee must obtain plumbing plan check approval. Plumbing fixtures must be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not compliance.

96. The Project must comply with Cal Green Non Residential and Residential requirements.

97. The Permittee may not place form work or other construction materials on adjacent property without written approval of the affected property owner.

98. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging must comply with Section 5.106.5.3.1 of the CalGreen Code and must be provided in accordance with regulations in the California Building Code and the California Electrical Code.

99. Forty (40) percent of the total number of parking spaces must be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section must be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site per Section 4.106.4.2.2 of the CalGreen Code.

100. Ten (10) percent of the total number of parking spaces must be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers must be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers must be located in common use or unassigned parking areas and must be available for use by all residents or guests per Section 4.106.4.2.2 of the CalGreen Code.

101. Fire Walls separating the buildings must meet the continuity requirements, extending vertically from the podium level to the roof per Section 706.6, as well those for horizontal continuity per Section 706.5. In addition, they must comply with the structural stability requirement per Section 706.2.

102. The building elements must have a fire-resistance rating not less than that specified in Table 601 and exterior walls must have a fire-resistance rating not less than that specified

in Table 705.5. Where required to have a fire-resistance rating by Table 601, building elements must comply with the applicable provisions of Section 703.2.

103. Fire-resistance rating requirements for exterior walls based on fire separation distance of 0 to 10 feet must comply with Table 705.5 of the Building Code.

104. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 10 feet must comply with Table 705.8 of the Building Code. Complying with this requirement may restrict the amount of openings proposed on the easterly and southerly exterior walls of the parking garage and on the southerly exterior wall of the Residential Building B. Additional requirements apply if the easterly exterior wall is adjacent to an egress court.

105. The egress court of width less than 10 feet serving as an exit discharge of the interior exit stairways located along the easterly and southerly property line is subject to the fire-resistance rating and open protection requirements per Section 1029.3.

106. Elevator hoistway door opening serving the residential dwelling units must be protected by an enclosed lobby in accordance with Section 3006.2 and 3006.3 unless conditions in the exception are satisfied.

107. Condominiums consisting of four or more attached dwelling units with an elevator must meet the requirements of the California Building Code Section 1106A.

108. Prior to the issuance of building permit, a written consent must be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

109. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

110. Separate permit is required for Fire Sprinklers.

111. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document must be processed **prior** to issuance of the building permit.

112. Building permits may not be issued until the final map has been prepared to the satisfaction of the Building Official.

113. Mechanical ventilation in accordance with Los Angeles County Building Code is required for the parking garage.

By signing this document, Rykadan 005, LLC (“Permittee”), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

(Permittee)

By signing this document, Rykadan 005, LLC (“Property Owner”), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

(Property Owner)

_____

(Property Owner)

(If corporation or similar entity, need two officer signatures or evidence that one signature binds the company)

ATTACHMENT 3
Draft Notice of Exemption

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: LOS ANGELES

From: (Public Agency): CITY OF MONTEREY PARK
320 WEST NEWMARK AVENUE
MONTEREY PARK, CA 91754
(Address)

Project Title: MIXED-USE DEVELOPMENT FOR 169 UNITS AND COMMERCIAL SPACE

Project Applicant: RYKADAN 005, LLC

Project Location - Specific:

114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue

Project Location - City: MONTEREY PARK Project Location - County: LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:

AN AMENDED DEVELOPMENT AGREEMENT AND A RESOLUTION FOR A TENTATIVE MAP AND A MIXED-USE DEVELOPMENT CONSISTING OF 169 RESIDENTIAL UNITS AND COMMERCIAL/RETAIL SPACE.

Name of Public Agency Approving Project: CITY OF MONTEREY PARK

Name of Person or Agency Carrying Out Project: TIMOTHY HOU

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: _____
- ☐ Statutory Exemptions. State code number: PUBLIC RESOURCES CODE SECTION 21080.66

Reasons why project is exempt:

AN AB 130 ELIGIBILITY CHECKLIST WAS SUBMITTED AND STAFF DETERMINED THAT THE PROJECT SATISFIES ELIGIBILITY REQUIREMENTS, INCLUDING PROJECT SIZE, URBANIZED LOCATION, INFILL STATUS, ABSENCE OF STATUTORY EXCLUSION AREAS, AND THE LACK OF ANY HISTORIC STRUCTURE DEMOLITION.

Lead Agency Contact Person: TIMOTHY HOU Area Code/Telephone/Extension: 626-307-1315

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: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011

ATTACHMENT 4

AB 130 Analysis and Compliance Checklist

CITY OF MONTEREY PARK

320 West Newmark Avenue • Monterey Park • California 91754-2896
www.montereypark.ca.gov

City Council
Vinh T. Ngo
Elizabeth Yang
Henry Lo
Jose Sanchez
Thomas Wong

City Clerk
Maychelle Yee

City Treasurer
Amy Lee

August 7, 2025

Rykadan 005 LLC
Attn: Vincent Tsang
515 S. Figueroa Street, #1028
Los Angeles, CA 90071
Vincent.Tsang@rykadan.com

Re: Application to Amend Ordinance No. 2215 Governing Development Agreement No. 2261-AA | 114 W. Garvey Ave

Dear Mr. Tsang:

The City team reviewed the Rykadan proposed Celadon development regarding the real property commonly known as 114 E. Garvey Avenue (the "Project").

Concurrent with the review of the project application package by the City team, the City's planning consultant reviewed the proposed project to determine if it meets the recently enacted AB 130 Urban Residential Project Statutory Exemption. Note that if the Project meets this statutory exemption, it still does not negate the necessity of preparing and submitting project specific studies for water, sewer, storm drainage, traffic to identify improvements needed to ensure public services and the City's street network can accommodate the project as currently proposed.

The review performed by the City Planning team determined that the project meets the statutory exemption established by AB 130, effective July 1, 2025. The analysis is summarized in the attached decision matrix. This exemption applies to the Project and exempts it from preparing a new CEQA document for the proposed project. It allows the project to rely on the previously prepared environmental document and utilize new AB 130 exemption. As noted, the required studies for the utilities and traffic identified above associated with this project still need to be prepared.

If there are questions or concerns, let me know.

Sincerely,

Jon Turner, PE
Acting City Planner

CC: Karl H. Berger, City Attorney
Inez Alverez, City Manager
Diana Garcia, Assistant City Manager
Philip Lanzafame, Interim Community Development Director

Enclosures:
AB 130 Infill Housing Exemption Compliance Checklist

AB 130 Infill Housing Exemption Compliance Checklist

Criteria	Compliance
The project must be a "housing development project" as defined in Government Code § 65905.5 (which references Government Code § 65589.5(h)(2)). (PRC § 21080.66(a).)	*Complies*. The project is a "housing development project" as it is a mixed-use project where with the majority of the project square footage dedicated to residential use.
The project site must be less than 20 acres (unless it is a builder's remedy project, which must not exceed five acres). (PRC § 21080.66(a)(1)(A).)	*Complies*. The project site is 2.01 acres
The project is located either (a) within an unincorporated municipality (b) an urban area, as defined by the Census Bureau. (PRC § 21080.66(a)(2).)	*Complies*. The project is within the City of Monterey Park.
The site meets any of the following: (a) previously developed with an urban use; (b) at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses; (c) at least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses; (d) for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses. (PRC § 21080.66(a)(3) The term "urban use" means "any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses" (PRC §21080.66(f)(3)).	*Complies*. A portion of the site was previously developed with a surface parking lot. All four sides of the site are developed with urban uses.

The project is consistent with the general plan and zoning. If the general plan and zoning are inconsistent, a project is deemed consistent with both if consistent with one. (PRC § 21080.66(a)(4)(A)-(B)). The approval of a density bonus, incentives/concessions, waivers or reductions of development standards, or reduce parking pursuant to the Density Bonus Law are ***not*** grounds to find the project inconsistent. (PRC § 21080.66(a)(4)(C)).	*Complies*. The project is consistent with the General Plan Mixed-Use land use designation for the site.
The project will be at least 50% of the default density specified in Government Code § 65583.2(c)(3)(B). (PRC § 21080.66(a)(5).)	*Complies*. The project exceeds 50% of the FAR allowed on the site.
If the site is in the Coastal Zone, there is substantial evidence in the record that the site is *not* located in any of the areas described below. 1. A site that is between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is greater. 2. A site that is tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream or within 300 feet of the top of any coastal bluff. 3. The site is in an area of the Coastal Zone that is not subject to a certified Local Coastal Program or certified Land Use Plan. 4. An area of the Coastal Zone that is vulnerable to five feet of sea level rise, as determined by specified entities (e.g., NOAA, USGS, OPC, University of California, or other local government pursuant to hazards vulnerability assessment). 5. A site that is not zoned for multifamily housing. 6. The site is not on or within 100 feet of a	*Complies*. The site is not in the Coastal Zone.

wetland, or on prime agricultural land. (PRC § 21080.66(a)(6), Govt. Code §65913.4(a)(6).)	
The site is *not* either prime farmland or farmland of statewide importance, or land zoned or designated for agricultural production or preservation by a local ballot measure approved by the voters. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is located in an urban area with a portion developed with a surface parking lot and is farmland.
The site does not have wetlands as defined by the USFWS. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is located in an urban areas with a portion developed with a surface parking lot and does not contain wetlands
The site is *not* within a state or local VHFHSZ, except if the site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to standards under (1) PRC §§ 4290, 4291 or 51182, (2) Chapter 7A of the CBC. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not within a VHFHSZ.
The site is *not* a hazardous waste site that is listed on the Cortese List (Govt. Code § 65962.5) or a site designated by DTSC pursuant to Health & Safety Code § 25356 (repealed) unless either of the following apply: 1. The site is an underground storage tank site that received a uniform closure letter based on closure criteria for residential use or residential mixed uses. 2. An agency (state or local) has made a determination that the site is suitable for residential or mixed-uses. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not on the Cortese List or otherwise identified by DTSC as a hazardous waste site.
The site is *not* within an earthquake fault zone, unless the development complies with applicable seismic standards of the CBC and any local building standards. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not within a delineated earthquake fault zone.

The site is *not* within a special flood hazard area subject to a 1% annual change of flood as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not within a special flood hazard area.
The site is *not* within a regulatory floodway as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not within a regulatory floodway as determined by FEMA.
The site is *not* identified for conservation in an adopted natural resource protection plan. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is not identified for conservation in any natural resources projection plan. It is partially developed with urban uses in the downtown area of the City.
The site does *not* have habitat for protected species identified as a candidate, sensitive, or special status species by state/federal agencies. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is located in an urban area with a portion developed with a surface parking lot and does not contain habitat for protected species
The site is *not* subject to a conservation easement. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	*Complies*. The site is located in an urban area with a portion developed with a surface parking lot and is not subject to a conservation easement.
The project does *not* require the demolition of a historic structure on a national, state or local register before the date of an SB 330 preliminary application. (PRC § 21080.66(a)(7), Govt. Code § 65941.1)	*Complies*. The site does not have any historic resources as designated on a national, state or local register.
If the project is deemed complete, as defined by HAA, on or after Jan. 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, including, a residential hotel pursuant to Health and Saf. Code § 50519, and use or marketing of a unit as short-term lodging after the issuance of a certificate of occupancy. (PRC § 21080.66(a)(8), Govt. Code § 65589.5(h)(5), Health and Saf. Code § 50519)	*Complies*. No portion of the project will be used for transient lodging and appropriate conditions of approval will be imposed restricting the use and marketing of units as short-term lodging.

ATTACHMENT 5

Phase I Environmental Site Assessment

www.montereypark.ca.gov/Celadon_Environmental

ATTACHMENT 6

October 6, 2021, Project Approval Staff Report
(without attachments)

City Council Staff Report

DATE: October 6, 2021

AGENDA ITEM NO: Public Hearing
Agenda Item No. 4A

TO: The Honorable Mayor and Members of the City Council

FROM: Jon Turner, Acting City Planner

SUBJECT: Conduct a Public Hearing to consider DA-21-XX a Development Agreement enacting the Business Recovery Development Agreement Zone (BRDZ) permitting and development of a 509,295 square foot multi-story mixed use residential/commercial project over three subterranean parking levels located at 114 E. Garvey Avenue.

RECOMMENDATION:

It is recommended that the City Council consider:

(1) Opening the public hearing;
(2) Receiving documentary and testimonial evidence;
(3) Closing the public hearing;
(4) Introducing and waiving first reading of an ordinance adopting DA-21-XX. Second reading and adoption would occur on October 20, 2021. If the ordinance is adopted, the DA would become effective November 19, 2021; and
(5) Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects). The Project consists of constructing a multi-story mixed use facility on six legal vacant parcels totaling 2.19 acres surrounded by existing development. Other than activating the BRDZ via the draft Ordinance and Development Agreement, there are no proposed changes to the General Plan nor the zoning. The Project site has no value as habitat for endangered, rare or threatened species. The technical studies prepared for the Project demonstrate there will not be any significant environmental effects relating to traffic, noise, air quality, or water quality. Finally, the Project can be adequately served by all required utilities and public services.

EXECUTIVE SUMMARY:

Rykadan 005, LLC., (Rykadan) seeks to enter into a Development Agreement (DA-21-XX) with the City to activate the Business Recovery Development Agreement Zone ("BRDZ") to allow multi-story mixed use with a food hall as a permitted use in the P-D zone. This would allow construction of a 509,295 square foot residential/commercial facility on 2.19 acres located at 114 E. Garvey Avenue. The facility will consist of approximately 151 residential units totaling approximately 170,000 square feet; 7,800

square feet of amenity and lobby space; 43,902 square feet of commercial land uses (e.g., retail and restaurant space); and 16,000 square feet for back of house, trash and other ancillary uses. Parking spaces (509) will be provided on three subterranean parking levels and two above-grade levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the "Residential Units"). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers' market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces, and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6.

BACKGROUND AND ANALYSIS:

114 E. Garvey Avenue is currently comprised of six undeveloped parcels on the southeast corner of the intersection of Garvey Avenue and Garfield Street ("Project Site"). Rykadan 005, LLC. ("Applicant") seeks to construct a 509,295 square foot mixed use facility. The Mixed Use land designation with a P-D overlay zone currently does not have a designation/use for Food Hall which is not listed as a permitted use. The Monterey Park Business Recovery Program ("BRP"), however, established the BRDZ which allows the Applicant to construct the Project by activating the BRDZ using a Development Agreement (DA-21-XX). If approved, the Project will result in improving an underutilized parcel within an existing planned development (P-D) corridor and further serves to implement the BRP to stimulate economic growth, jobs and provided needed residential and commercial space for the City's residents and businesses.

Overall, the Project meets the development standards required by the P-D overlay zone and those allowed by DA-21-XX (Attachment 1) which is further discussed in the Site Plan section of this report. The architecture utilizes a variety of building materials which are attractive and compatible with surrounding buildings. The proposed use is compatible with the other uses in the P-D zone and consistent with the City's General Plan designation. Therefore, staff recommends approval of DA-21-XX, thereby entering into a Development Agreement with Rykadan 005, LLC to implement the BRDZ and the approval to construct a 509,295 square foot mixed use residential/commercial facility based on the findings and Conditions of Approval in Attachment 1.

Site Plan:

As shown in below, the project site is situated at the southeast corner of the intersection of Garvey Avenue and Garfield Avenue. As proposed, the Project results in a Floor Area Ratio (F.A.R.) of 2.4. The P-D zone limits the F.A.R. to 2.5 or as in this case the 95,428 square foot site would be limited to only 238,570 square feet of floor area. In accordance with the proposed Development Agreement the applicant is seeking to establish a F.A.R of 2.4 for the project site. This F.A.R. is below that established by the P-D zone. The

overall design maintains the required setbacks along Garvey Avenue and Garfield Avenue through two dedication requests. The request is a setback of 15 feet from the existing Garfield Avenue right-of-way, and approximately 3.5 feet from Garvey Avenue right-of-way.

Access is provided by a two 30-foot wide drive-ways (one on Garfield Avenue and one on Garvey Avenue) with the project's internal circulation through three levels of standard vehicle parking. The project prominence is focused on Garfield Avenue with anchor retail space at the intersection corner of the building.

Architecture:
The contemporary style architecture and mixed uses results in three below grade levels and six at grade and above levels. The building has an overall height of 73 feet 6 inches. This is less than the 75-feet maximum regulated in the P-D overlay Zone.

Attachment 3 includes the architectural writeup from the developer regarding the finishes on the exterior facades. There are a limited number of exterior materials for the upper floors – stucco, brick and a wood print metal siding. The original material was to be wood,

but durability and maintenance issues persuaded the design team to opt for the metal siding. The lower floors (storefronts) are a dark bronze color and are clad in a dark brick veneer. There will be a wood surround for the storefronts as well as metal framed canopies with integral lighting. Large green walls (landscaping) will cover certain portions of the structure as shown in Attachment 3.

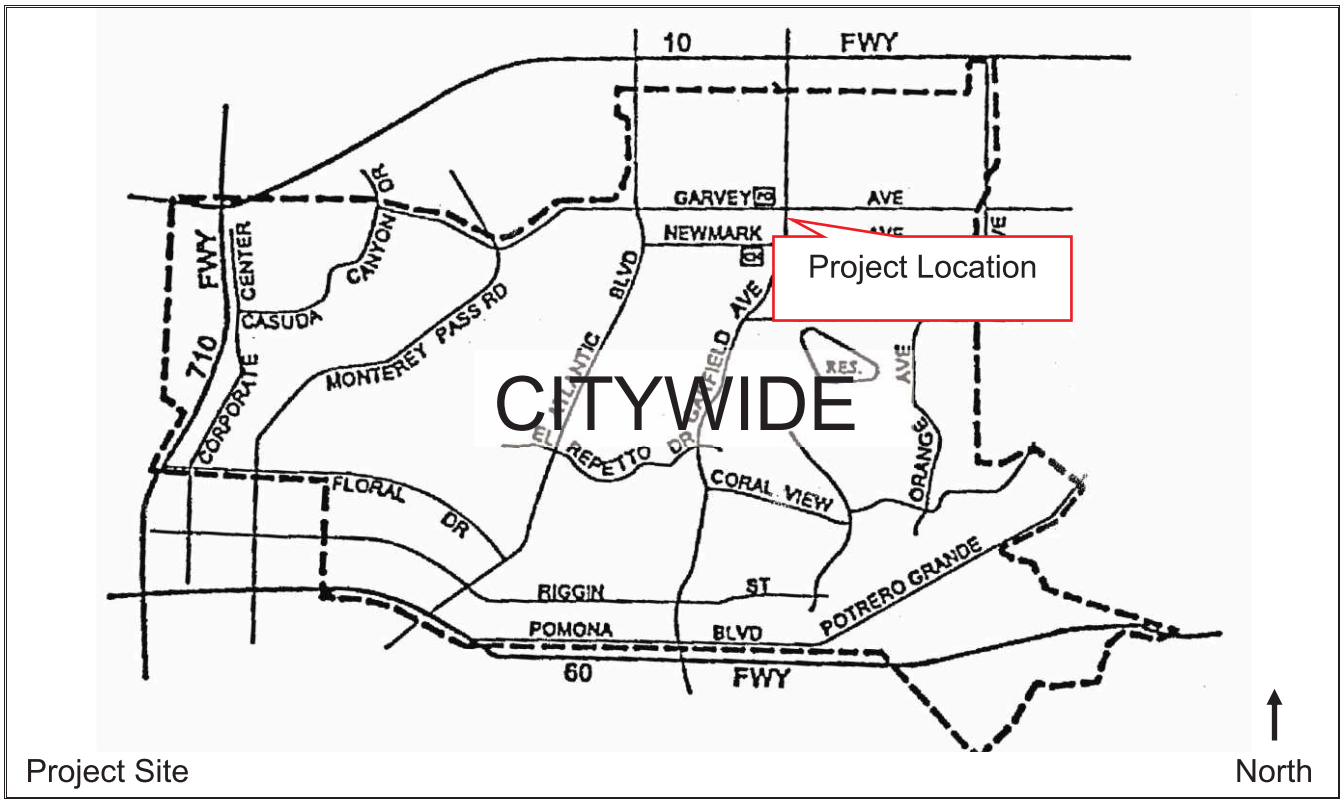
Landscaping:
The project's landscaping consists of public right of way trees with site internal landscaped planters. The plan materials and irrigation are required to be consistent with the City's landscape standards prescribed for commercial development and implement a planting pallet that meets the City's and State's water conservation goals.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center and published in the Monterey Park Progress on **September 16, 2021**, with affidavits of posting and publication on file.

Vicinity Map

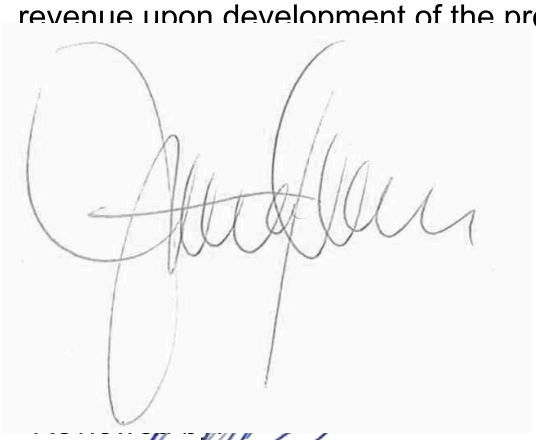


Aerial Map



FISCAL IMPACT:

There will be an anticipated increase in property, sales, and business license tax revenue upon development of the project site.



Approved by:

Karl H. Berger
City Attorney

Ron Bow
City Manager

ATTACHMENTS:

Attachment 1: Draft Ordinance with Exhibits (including Development Agreement)
Attachment 2: Exterior Architectural Finish Narrative

ATTACHMENT 7

December 18, 2024, Compliance Review Report
(without attachments)

City Council Staff Report

DATE: December 18, 2024
AGENDA ITEM NO: Old Business - 2A

TO: The Honorable Mayor and City Council

FROM: Inez Alvarez, City Manager
Karl H. Berger, City Attorney

SUBJECT: Compliance Review of Development Agreement No. 2261-AA dated October 6, 2021 regulating real property at 100-200 South Garfield Avenue (the "Project")

RECOMMENDATION:
It is recommended that the City Council consider:

1. Receiving and filing this report (**NOTE:** any alterations to the project proposed by Rykadan 005, LLC **must** be processed in accordance with applicable law, i.e., the City Council **may not** "approve" any changes requested by the developer); and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
These actions are exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 2100, *et seq*., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.) pursuant to CEQA Guidelines § 15061(b)(3) the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment applies to the recommended action. It can be seen with certainty that there is no possibility that the proposed action has a significant effect on the environment.

EXECUTIVE SUMMARY:
On November 20, 2024, a representative from Rykadan 005, LLC ("Rykadan" or the "Developer") submitted documents to the City Council during public comment ("Developer Comments"). A copy of that document is attached for reference. In sum, Developer seeks to amend a Project that the City Council approved in 2021 via Development Agreement No. 2261-AA (the "Development Agreement").

Section 6.1 of the Development Agreement provides that the City may conduct annual reviews of the Project after building permits are issued to determine whether the Developer is acting in good-faith compliance with the Development Agreement. Condition of Approval ("COA") Nos. 3, 5, 8, and 136 provide authority for the City Council to review

the Project at any time. Based upon the Developer Comments, it seems prudent to provide the City Council with a full overview the Project's status.

BACKGROUND:

- Pre-Rykadan

The Project is the latest rendition of development proposals for the property located at 100 to 200 South Garfield Avenue (the "Property"). The Property was originally quarried for sand and gravel (before 1948) and then became a landfill owned by Operating Industries, Inc. ("OII") for municipal solid waste (until 1984). The Property was part of an area identified for redevelopment as part of the now dissolved Monterey Park Redevelopment Agency ("RDA").

In 2006, the City approved the Towne Center project at the Property ("Towne Center") as proposed by Magnus Sunhill, LLC (Precise Plan 04-04; Conditional Use Permit 05-16; and Tentative Map 04-07 per Resolution No. 02-06). The Towne Center project was a mixed-use project consisting of approximately 71,366 square feet of retail space and 114,200 square feet of for-sale residential condominiums.

Thereafter, in 2013 the City Council approved a development agreement with Magnus Sunhill for the Town Center project (DA-12-01). Among other things, the 2013 development agreement required Magnus Sunhill to commence construction of Towne Center by May 1, 2013. Magnus Sunhill, however, filed for bankruptcy following disputes with its investors. Court proceedings between 2015 and 2018 ultimately resulted in Rykadan acquiring the Property. Rykadan filed documents with the City in 2019 to begin processing a revised Towne Centre project.

- The Rykadan Project

Work for processing the Project began in earnest only in 2021. In late March 2021, the City received conceptual architectural plans; in May 2021, the City provided draft conditions of approval for a six-story mixed use development; and in July 2021, a traffic impact study was prepared. At Rykadan's request (and expense), in May 2021, the City retained a consultant team to expedite processing the Project (the "City Team"). Creation of the City Team allowed the Project to be considered and approved by the City Council on October 6, 2021 upon a 3-0-2 vote. This is the Project as approved by the City Council:

> "[C]onstruction of a 509,295 square foot residential/commercial facility on 2.19 acres located at 114 E. Garvey Avenue. The facility will consist of approximately 151 residential units totaling approximately 170,000 square feet; 7,800 square feet of amenity and lobby space; 43,902 square feet of commercial land uses (e.g., retail and restaurant space); and 16,000 square feet for back of house, trash and other ancillary uses. Parking spaces (509) will be provided on three subterranean parking levels and two above-grade

> levels. The bedroom mix is initially planned to be 1 studio, 27 1-bedroom, 95 2-bedroom and 28 2-bedroom plus den units (the "Residential Units"). The commercial portion of the site will include a retail food establishment use, which will operate similar to a food court or a farmers' market. Individual vendors will lease spaces within this area, and the remainder of the space will be circulation for visitors/customers and for seating. Alcohol sales will be permitted by individual vendors. As shown on the Site Map, Level 1 includes a food hall, restaurant, and retail spaces, residential lobbies, back of house operations and storage, patio seating, and a main plaza along Garfield Avenue. Level 2 includes a food hall, restaurant, and retail spaces, and a fitness center, and patio seating along Garvey Avenue. Levels 3 through 6 include residential units as follows: 37 units on Level 3, 38 on Level 4, 38 on Level 5, and 38 on Level 6."

COA Nos. 5, 8 and 136 for the Project ensure that this Project – not a different one – obtain building permits:

> "5. **This approval is for the project as shown on the plans reviewed and approved by the Planning Agency 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 Director. Any subsequent modification must be referred to the Director. **The Director may, but is not required to, approve minor or technical modifications** (including, without limitation, modifications to these conditions), **or refer such requested modifications to the Planning Agency**." (Emphasis added).

> "8. Before building permits are issued, the applicant must submit plans **demonstrating substantial compliance with the plans and conditions of approval on file with the Director**. Any subsequent modification to the project as approved, including the site plan, floor plan, elevations, landscaping and materials, **must be referred to the Director to determine whether the Planning Agency should review the proposed modification**." (Emphasis added).

> "136. City will not issue any development permit, including for grading, except in conformance with an approved Final Development Plan. **The size, shape, arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved development plan marked City Council Hearing dated October 6, 2021.** Substantial conformity must be determined by the Director." (Emphasis added).

In 2022, the City expected Rykadan to commence work on the Project. Among other things, Rykadan's representatives asserted (in May 2022) that Rykadan was

> "operating full speed ahead to get plan check documents prepared. ETA from architect is August 2022. If the City can expedite their approval process, they will move quickly with construction start. They are contemplating submitting permit set for excavation and shoring as soon as June. If the city can approve those plans quickly, they would like to get excavation and shoring started by Aug/Sept. They have planned for the groundbreaking ceremony on Friday, July 29th, and would like to have a list of potential guests whom they can invite from the City. If the City can provide that to me with an email list, I can forward it to them. They will send out invites by end of June…. They have selected the GC, KCS West, whom they should be familiar with since they worked with them on the Courtyard Marriott project."

Thereafter, on June 14, 2022, Rykadan's representative invited the City Council to a ground-breaking event scheduled for July 29, 2022 (even though it had not submitted any grading or building plans to the City Team for review).

Yet, despite various efforts by the City Team to assist Rykadan in securing a building permit – including granting various administrative approvals for changes in parking configurations – the applicant failed to obtain a building permit by the end of 2022.

This date is significant: on January 1, 2023, new uniform codes (i.e., building codes, plumbing codes, fire codes) became effective throughout California. Which meant that Rykadan's building plans needed to be completely overhauled to comply with these new regulations. Recognizing the hardship that Rykadan might experience in making such changes, the City Council delayed implementation of these new regulations until April 1, 2023 ***if*** applicants submitted complete building plans before December 31, 2022. Rykadan failed to meet this deadline. The City Team still, however, offered to consider the building plans filed if Ryakadan could secure a grading permit before April 1, 2023. Rykadan failed to meet that deadline.

Even then, the City Manager exercised emergency powers to extend the deadline from April 1, 2023 to May 1, 2023 so that Rykadan could obtain a building permit (see attached Staff Report dated April 5, 2023). By April, however, it was evident based on conversation with Rykadan representatives that Rykadan would not obtain permits.

- Modifications to the Project

Starting in April 2023, Rykadan's representatives began requesting changes to the Project. This was summarized in an email dated April 22, 2023 where Rykadan's attorney stated that

> "my understanding is that there are certain parts of the project that have become unrealistic in light of our ever changing economy and the costs of

> construction. For example, second floor retail and restaurant uses are in decline throughout the Southland and subterranean parking has become prohibitively expensive. Rykadan, therefore, has asked its architect to explore minor changes … in hopes of revising the approved plan administratively."

By email dated April 23, 2023, the City Attorney responded as follows:

> "[l]et me be very blunt on this: the changes contemplated by your client's team and communicated to the City project manager are not "minor changes" as identified by the DA. They are significant alterations to the overall project that will require City Council approval. Along those lines, be aware that none of the three Council Members who approved this project are on the City Council any longer: Mr. Sornoso is deceased; Mr. Liang is off council; and Mr. Chan is also off council. Council Members Yiu and Lo – who both abstained on the vote – are on the council. Plus, three new council members who never saw this project.
>
> The City has bent over backward to accommodate this project including, without limitation, delaying the impact of the 2022 uniform codes and administratively approving changes to the parking (which the City – with a stretch – considered to be a minor change as it did not affect the aesthetics of the overall project). Indeed, the City Manager was willing to exercise his emergency powers to further delay the imposition of the uniform codes until May 1st if your client had filed applications for off site improvements and grading. That did not occur notwithstanding the City's project manager trying his best to get an application.
>
> Accordingly, whatever your clients are planning to do, it is more than likely that all plans will be subject to the 2022 uniform codes. The City's project manager previously communicated this to your client's team…. I do not see any need for a zoom meeting or reviewing architectural plans at this stage. **Just submit what is desirable and we will process it with the City Council**." (Emphasis added).

The City Team suspended processing the Project on May 3, 2023, and the Project lay dormant until May 2024 when Rykadan filed an application for "Project Entitlement Modifications."

By letter dated June 13, 2024, the City Team informed Rykadan (among other things) that

> "[t]he proposed Celadon project in Monterey Park is substantially different in scale and residential density from the previously analyzed Towne Center

> project. The difference is going to require that certain additional analyses be performed."

Apparently uncertain regarding why the City Team referred to the 2006 Towne Center project (and after a meeting between the City Team and Rykadan representatives on July 30, 2024), Rykadan's attorney submitted a letter on August 6, 2024. Among other things, the letter states that

> "Conditions of Approval nos. 5, 6, and 8 acknowledge that subsequent modifications to the Project may occur and are subject to approval by the Director or Planning Agency. Condition 8 even includes modifications to the site plan, floor plan, elevations, landscaping and materials within the ambit of such subsequent modifications. Condition nos. 134- 138 specifically refer to the preliminary and final development plans, including any "revised plans" and "any changes to the size, colors, construction materials, design or location of any structure on site, or other site or landscape improvements" **being made simply with the approval of the Director**. **All the proposed revisions are changes to the size, colors, design, location of the structures on site, etc., and thus fall within the ambit of these provisions of the DA**." (Emphasis added).

The emphasized language, however, omitted the provisions of the COA stating that the Director may refer substantial revisions of the Project to the Planning Agency (i.e., the City Council) in the Director's discretion (see above). To remove any doubt, the City Attorney responded to Rykadan's attorney on the same date (August 6th). After repeating the communication from April 23, 2023, regarding the proposed Project amendments, the City Attorney stated

> "[l]et me cut to the chase: if your client wants these substantial modifications approved and building permits issued, it will take a trip to the City Council. My suggestion is that this be sped up so that we are not (again) left wondering what your client is doing."

On October 10, 2024, the City Team met in person with Rykadan's Project manager and several new Rykadan's representatives. There was no change in the messaging. Rykadan's representatives were informed that the proposed changes were substantial; would require City Council approval; and would require environmental review. As to the latter, the extent of review was uncertain until Rykadan's application included more than conceptual drawings. Rykadan's representatives were encouraged to file an application so that the City could determine next steps. Rykadan's November 20, 2024, communication with the City Council followed. It does nothing to assist with the City Team's ability to process revisions to the Project.

- CEQA Challenges

At the applicant's request, the Project was approved in 2021 based upon a Class 32 Categorical Exemption. This type of categorical exemption requires that a project align with the General plan and zoning regulations; be located on a site not larger than five acres surrounded by urban uses; and have no significant habitat value for endangered species. Additionally, the project must not cause significant impacts on traffic, noise, air quality, or water quality, and the site must be adequately serviced by necessary utilities and public services. The City Council made those findings in 2021.

A revision to the Project requires environmental review. This will pose challenges for various reasons. Most significantly is that the 2006 Towne Center project utilized a mitigated negative declaration ("MND") that used data from the 2000 Final Environmental Impact Report ("2000 FEIR") certified for updates to the City's General Plan. While a draft Addendum to the 2006 MND was prepared for the Project in 2021 (authored by CAJA Environmental Services), it was not approved by the City Council because the applicant wished to accelerate the timeline for the City's decision-making. The time for challenging the environmental decisions for the Project are long expired. Changes in California law – and the City's General Plan (including, e.g., the Housing Element) – since 2000, however, will require greater scrutiny of any proposed amendments to the Project.

The Project utilized data and assumptions from the 2006 Towne Center MND (and the draft 2021 Addendum) to support findings needed to fit the Project into a Class 32 exemption. Some of those data and assumptions are now more than 20 years old. CEQA requires that data be "current." Most agencies utilize a five-year guideline to ensure that there is a fresh look at potential impacts and mitigation measures, i.e., environmental data older than five years may require updating. Examples:

- The Project's need to comply with stormwater regulations (Low Impact Development or "LID" plan and report) in 2021 was to be accomplished by paying an in-lieu fee to allow for an offsite project. That option, however, is no longer available as the regulations changed in late 2021.

- The traffic surveys conducted for the Project in 2020 are now stale and will need to be either redone or (at a minimum) peer reviewed considering changes to traffic regulations.

- Traffic signal improvements associated with the project impacts will now require re-evaluation for adequacy and likely different traffic signal improvements may be warranted based on the current state of signalized intersection improvements the City has been implementing over the past three years.

- Because the 2021 agreements with the LA County Sanitation District regarding wastewater connection quantity and connection fees are outdated, those agreements related to the project need to be re-evaluated and confirmed.

- The same is true for the proposed potable water usage at the site. It must be verified with the current City's master plan for water use.

- Fire Department access requirements that were previously exempted from the project will now require review under the current Fire Department requirements, particularly the access to the third structure from the southern property boundary.

- Southern California Edison infrastructure improvements were proposed for the Project in 2021. The status of those power improvements is uncertain, but that will need to be reassessed and evaluated.

- While the Project identified measures to reduce the impact of noise and vibration upon neighboring properties – including the Lincoln Plaza Hotel – considering revisions to the Project will potentially reopen consideration of such matters.

➢ Challenges to processing Project Amendments

Rykadan was registered in California in 2014 and acquired the Property in 2018. Its parent company is Rykadan Capital, Ltd. which incorporated in the Cayman Islands in 2009. Public reports show that Rykadan Capital has a net worth of $131,243,257 in the United States.

Based upon public documents, the Project in Monterey Park is Rykadan's biggest – and most complex – development project. It is more than twice the size of the next biggest project located in Hong Kong (the Wong Chuk Hang Project of 107,208 square feet). Rykadan is involved with much smaller projects (e.g., single family residential) in the United States (in San Marino, Arcadia, and San Gabriel).

Between 2019 and 2021, Rykadan utilized a team of well-seasoned individuals who were familiar with California's (and the City's) regulatory requirements for the Project. Since then, however, those individuals are no longer part of Rykadan's team. These changes may have contributed to the overall inability for the Project to secure permits in 2022 and its challenges since that date.

➢ Conclusion

As recommended, this Staff Report is a receive and file item intended to update the City Council regarding Rykadan's compliance with the Project approvals. Should Rykadan complete its application for changes, the City Team will process it in accordance with applicable law and present it to the City Council for consideration. **The application will not be approved administratively**.

STRATEGIC PLAN

If developed, the Project meets the 2024-25 Strategic Plan Goal to "Strengthen our local economy and enhance housing opportunities" by encouraging housing development and

providing opportunities for additional commercial/retail space in the City's Business Improvement District.

FISCAL IMPACT:
No action is proposed. This is a receive and file matter. All costs incurred by the City for work performed on the Project is reimbursed by Rykadan.

Respectfully submitted by:

Inez Alvarez
City Manager

Karl H. Berger
City Attorney

ATTACHMENTS:
1. November 20, 2024 Communication
2. October 6, 2021 staff report (without attachments)
3. April 5, 2023 staff report

ATTACHMENT 8
Transportation Study

www.montereypark.ca.gov/Celadon_TransportationStudy

ATTACHMENT 9
Community Outreach

NEW MIXED USED DEVELOPEMENT

COMMUNITY MEETING NOTICE



We would like to invite you to a Community Meeting to provide an update on Celadon, an entitled mixed-use Project located at 114 E. Garvey, Monterey Park, CA. 91754, at the SE corner of W. Garvey Ave. and S. Garfield Ave.

During this meeting, the project team will present proposed changes to the previously approved project site layout, mix of uses and architectural design.

MEETING DATE : Tuesday April 28, 2026

TIME: 5:30PM-7:00 PM

LOCATION: Luminarias Restaurant and Event Center
3500 W. Ramona Blvd, Monterey Park, CA
(Light Refreshments will be served)

IN ATTENDANCE: Project Developer, Project Architect, Project Builders and Project Consultants

NEW MIXED USED DEVELOPMENT
COMMUNITY MEETING ANOUNCEMENT

We would like to invite you to a Community Meeting to provide an update on Celadon, an entitled mixed-use Project located at 114 E. Garvey, Monterey Park, CA. 91754 at the SE corner of W. Garvey Ave. and S. Garfield Ave.

During this meeting, the project team will present proposed changes to the previously approved project site layout, mix of uses and architectural design.

全新綜合用途開發項目
社區會議公告

我們誠摯邀請您參加社區會議，屆時將向您報告位於加州蒙特雷帕克市東加維街114號（郵編91754，西加維大道和南加菲爾德大道東南角）的Celadon計畫的最新進展。該項目是一個已獲批准的混合用途項目。

在本次會議中，專案團隊將說明對先前已核准之專案基地配置、使用組合及建築設計所提出的變更方案。

NUEVO DESARROLLO DE USO MIXTO
ANUNCIO DE REUNIÓN COMUNITARIA

Nos gustaría invitarle a una reunión comunitaria para proporcionar una actualización sobre Celadon, un proyecto de uso mixto aprobado ubicado en 114 E. Garvey, Monterey Park, CA 91754, en la esquina sureste de W. Garvey Ave. y S. Garfield Ave.

Durante esta reunión, el equipo del proyecto presentará los cambios propuestos al diseño previamente aprobado del sitio del proyecto, la mezcla de usos y el diseño arquitectónico.

MEETING DATE : Tuesday April 28, 2026

TIME: 5:30PM-7:00 PM

LOCATION: Luminarias Restaurant and Event Center
3500 W. Ramona Blvd, Monterey Park, CA
(Light Refreshments will be served)

IN ATTENDANCE: Project Developer, Project Architect, Project Builders and Project Consultants

SIGN-IN SHEET

Monterey Park Mixed Used Project - 4/28

Name	Phone Number	Address
DAVID CONG		SG
Bike-gia Mak	[redacted]	MP
Shih Chou	[redacted]	MP
ko Lan Chou	〃	MP
Andrew Kim	[redacted]	Alhambra
Kris Hons	[redacted]	Glendale
Miriam Nguyen	[redacted]	LA
Wendy Hu	[redacted]	LA
Eddie Bonker	[redacted]	LA
MEHMET CANKIRI	[redacted]	LA
Lucas Nozick	[redacted]	LA
Mitch Thompson	[redacted]	LA
Nelly Senin	[redacted]	MPK
HENRY LIU	[redacted]	MPK
Raymond Yu	[redacted]	SGB
Thomas Wong		MP
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SIGN-IN SHEET

Monterey Park Mixed Used Project - 4/28

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Dave Qiang		
Tim Wong	[redacted]	

ATTACHMENT 10
Architectural Plans



CELADON

A MIXED USE DEVELOPMENT

114 E GARVEY AVE,
MONTEREY PARK, CA 91754

RESUBMITTAL #4 - 7/06/26

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STUDIO T SQUARE

kpff

FONG HART SCHNEIDER–PARTNERS
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POWER CHORD
UTILITY CONSULTANTS

AMERICAN TRASH MANAGEMENT

JENSEN HUGHES

PROJECT SUMMARY

PROJECT DATA:

ADDRESS:
108 EAST GARVEY AVE, MONTEREY PARK, CA 91754
112 SOUTH GARFIELD AVE, MONTEREY PARK, CA 91754
118 SOUTH GARFIELD AVE, MONTEREY PARK, CA 91754
128 SOUTH GARFIELD AVE, MONTEREY PARK, CA 91754

ASSESSOR'S PARCEL NUMBER:
5257-015-001, 5257-015-002, 5257-015-003,
5257-015-004, 5257-015-005, 5257-015-035

	PRE-DEDICATION	POST-DEDICATION
LOT SIZE:	95,428.8 SF (2.19 ACRES)	87,934.7 SF (2.01 ACRES)
LOT WIDTH:	221.06 FT	APPROX. 206.06 FT
LOT DEPTH:	432.23 FT	APPROX. 428.73 FT

ZONING: CENTRAL BUSINESS COMMERCIAL (C-B)

ZONING OVERLAY(S): PLANNED DEVELOPMENT (P-D),
BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (BRDZ)

EXISTING USE: COMMERCIAL

PROPOSED USE: MIXED USE (COMMERCIAL & RESIDENTIAL)

HEIGHT:
(MPMC 21.15.090 (B))

MAXIMUM ALLOWABLE:	75'-0" TO ROOF EXCLUDING PARAPETS
PROPOSED HEIGHT:	73'-9" TO ROOF EXCLUDING PARAPETS
PROPOSED NUMBER OF STORIES:	SEVEN (7) STORIES ABOVE GRADE

PEDESTRIAN ORIENTATION AND SETBACK REQUIREMENTS:
(MPCP 21.15.090 (C))

	REQUIRED	PROPOSED
ON GARVEY AVE:	15'-0"	15'-0"
ON GARFIELD AVE:	12'-0"	12'-0"
SIDE:	0'-0"	6'-0"
REAR:	0'-0"	1'-0"

OCCUPANCY GROUP:
R-2 - RESIDENTIAL
B - LEASING OFFICE, FITNESS
A-3 - CLUBROOM
S-2 - GARAGE
M - MERCANTILE (COMMERCIAL, RETAIL)

CONSTRUCTION TYPE:
TYPE I-A (3 LEVELS ABOVE GRADE)
TYPE III-A (4 LEVELS ABOVE TYPE I-A)

SEE SHEET A400 FOR BUILDING SECTION

FIRE SPRINKLER:
YES, NFPA-13 FIRE SPRINKLER SYSTEM THROUGHOUT THE BUILDING

OPEN SPACE REQUIREMENT (MPMC 21.15.090 (D)**:**
COMMON OPEN SPACE:
REQUIRED 200 SF PER UNIT
169 UNITS X 200 SF = **33,800 SF MIN. REQ.**
25% OF COMMON SPACE SHALL BE PLANTED AREA
MIN. DIMENSION: 10 FT
MIN. AREA: 200 SF
UP TO 10% OF THE COMMON OPEN SPACE MAY BE PROVIDED IN AN INDOOR RECREATIONAL AREA SUCH AS A GYMNASIUM OR A COMMUNITY ROOM.

PRIVATE OPEN SPACE:
MIN. DIMENSION: 7 FT
MIN. AREA: 75 SF
UP TO 50% OF THE OPEN SPACE AREA REQUIRED MAY BE PROVIDED IN PRIVATE OPEN SPACES

OPEN SPACE PROVIDED:
COMMON OPEN SPACE: **15,440 SF TOTAL COMMON OPEN SPACE**

PRIVATE OPEN SPACE: **7,279 SF**

TOTAL: **22,719 SF TOTAL OPEN SPACE**
(REFER TO AMENDED DEVELOPMENT AGREEMENT)

SEE SHEET A201 FOR OPEN SPACE CALCULATIONS

PROJECT DESCRIPTION:

CELADON: A CATALYST FOR DOWNTOWN RENEWAL
THE PROPOSED *CELADON* DEVELOPMENT IS ENVISIONED AS A SPARK FOR DOWNTOWN REVITALIZATION — A BOLD, MIXED-USE DESTINATION THAT BLENDS CONTEMPORARY DESIGN WITH THE ESSENCE OF THE SOUTHERN CALIFORNIA LIFESTYLE. AT ITS HEART, THE COMMERCIAL COMPONENT AT THE GROUND LEVEL, OFFERS A SEAMLESS BLEND OF INDOOR AND OUTDOOR EXPERIENCES. INTEGRAL LANDSCAPING, OPEN-AIR TERRACES, AND INVITING ROOFTOP SPACES WILL CREATE AN ATMOSPHERE WHERE PEOPLE CAN SAVOR GREAT FOOD, REFRESHING DRINKS, AND VIBRANT STREET VIEWS. THIS TRANSFORMATION TAKES PLACE ON A CURRENTLY VACANT PROPERTY, PERFECTLY POSITIONED TO DELIVER BOTH COMMERCIAL VITALITY AND MUCH-NEEDED RESIDENTIAL OPPORTUNITIES.

A THOUGHTFUL, FUTURE-READY DESIGN
EVERY ELEMENT OF *CELADON* HAS BEEN CAREFULLY PLANNED TO ENCOURAGE FLEXIBILITY AND LONGEVITY. VARIED RETAIL AND ENTERTAINMENT SPACES WILL ADAPT TO CHANGING NEEDS OVER TIME, WHILE A DYNAMIC TENANT MIX STRENGTHENS THE LOCAL ECONOMY AND CONTRIBUTES TO A VIBRANT LIFESTYLE. BY OFFERING DIVERSE HOUSING OPTIONS NEAR TRANSIT HUBS AND MIXED-USE AREAS, THE PROJECT SUPPORTS SMART GROWTH AND COMMUNITY CONNECTIVITY.

LIVING THE SOUTHERN CALIFORNIA CLIMATE
BOTH THE COMMERCIAL AND RESIDENTIAL LEVELS FEATURE EXPANSIVE OPERABLE WINDOWS AND DOORS, INVITING IN NATURAL LIGHT AND FRESH BREEZES YEAR-ROUND. LANDSCAPED PLAZAS, BALANCED DEVELOPMENT, EASY TRANSIT ACCESS, AND A RANGE OF RETAIL AND HOUSING OPTIONS MAKE *CELADON* AN INCLUSIVE PLACE, APPEALING ESPECIALLY TO YOUNGER RESIDENTS SEEKING AN ACTIVE, CONNECTED LIFESTYLE.

ENHANCING NEIGHBORHOOD CHARACTER
BEYOND ITS ARCHITECTURAL APPEAL, *CELADON* FOSTERS A SENSE OF COMMUNITY. THE RESIDENTIAL COMPONENT OFFERS URBAN LIVING WITH PRIVACY, SECURITY, AND ACCESS TO A HOST OF AMENITIES: LANDSCAPED COURTYARDS, PRIVATE BALCONIES, A FITNESS CENTER, COMMUNITY ROOM, BARBEQUE AREAS, AND AN OUTDOOR POOL. TOGETHER, THESE FEATURES CREATE A HOME ENVIRONMENT THAT'S BOTH VIBRANT AND COMFORTABLE, ALL WHILE INTEGRATING SEAMLESSLY WITH THE SURROUNDING NEIGHBORHOOD.

UNIT SUMMARY:

UNIT TALLY								
DESCRIPTION	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	TOTAL UNITS	MIN. AREA	% OF MIX
1 BEDROOM	1	7	10	10	10	38	745 SF	18%
1 BEDROOM +DEN	6	0	0	0	0	6	667 SF	3%
2 BEDROOM	5	24	24	24	24	101	935 SF	63%
2 BEDROOM +DEN	0	6	6	6	6	24	1151 SF	17%
TOTAL: 169	12	37	40	40	40	169		100%

FLOOR AREA RATIO (FAR):
PER CITY OF MONTEREY PARK GENERAL PLAN

MAXIMUM ALLOWABLE FAR: 2.5
PROPOSED FAR (PRE-DEDICATION): 2.34
MPMC 21.15.090 (F)(3) FAR CALCULATION INCLUDES SQUARE FOOTAGE THAT ARE DEVOTED TO RESIDENTIAL AND COMMERCIAL USES BUT DOES NOT INCLUDE PARKING STRUCTURE.
MPMC 21.01.399 "FLOOR AREA RATIO (FAR)" MEANS THE TOTAL NET FLOOR AREA ON A ZONING LOT DIVIDED BY THE GROSS AREA OF THAT LOT (PRIOR TO ANY REQUIRED DEDICATIONS FOR STREET OR UTILITY RIGHTS-OF-WAY).

SEE SHEET A200 FOR FAR CALCULATIONS

GROSS BUILDING AREA - TOTALS	
SPACE TYPE	**AREA**
BIKE PARKING	429 SF
BOH	710 SF
CIRCULATION	24434 SF
COMMERCIAL	16328 SF
COMMON SPACE	4655 SF
ELEVATOR	1758 SF
LEASING	860 SF
LOBBY	3858 SF
RESIDENTIAL - AMENITY	4388 SF
RESIDENTIAL - NET RENTABLE AREA	164214 SF
RESIDENTIAL - STORAGE	1314 SF
RESIDENTIAL COMMON AREAS	1049 SF
STAIR	9091 SF
TRASH/ FAN ROOMS/ SHAFTS/ GREY WATER	7611 SF
TOTAL (EXCLUDING GARAGE):	**240698 SF**

BICYCLE PARKING SUMMARY:

RESIDENTIAL REQUIRED BIKE PARKING:
LONG-TERM: 5% PER PARKING STALL =
233 PARKING STALL x 5 % = **12 LONG-TERM BIKE PARKING**

SHORT-TERM: 10% ADDITIONAL =
12 LONG TERM X 10% = **1 SHORT-TERM BIKE PARKING**

COMMERCIAL+GUEST REQUIRED BIKE PARKING:
LONG-TERM: 5% PER PARKING STALL =
110 PARKING STALL x 5 % = **6 LONG-TERM BIKE PARKING**

SHORT-TERM: 10% ADDITIONAL =
6 LONG TERM X 10% = **1 SHORT-TERM BIKE PARKING**

PROVIDED BIKE PARKING:

RESIDENTIAL
12 LONG-TERM BIKE PARKING
1 SHORT-TERM BIKE PARKING

COMMERCIAL+GUEST
6 LONG-TERM BIKE PARKING
1 SHORT-TERM BIKE PARKING

PARKING SUMMARY REQUIREMENTS: (PER MPMC 21.15.090 (E))

RESIDENTIAL*:	**338 SPACES REQUIRED**	2 SPACES MIN. / UNIT 2 x 169 UNITS = 338
GUEST:	**43 SPACES REQUIRED**	0.25 SPACES PER EVERY 2 RES. SPACES REQUIRED 338 / 2 = 169 x .25 = 42.25
COMMERCIAL:	**53 SPACES REQUIRED**	3 SPACES PER 1,000 SQ FT 17,610 SF / 1,000 = 17.610 x 3 = 52.833
TOTAL:	**434 SPACES REQUIRED**	

* NOTE: IF TWO PARKING SPACES ARE ASSIGNED EXCLUSIVELY TO ONE RESIDENTIAL UNIT, SPACES MAY BE PROVIDED IN TANDEM.

PARKING SUMMARY PROVIDED:

RESIDENTIAL:	**233 SPACES PROVIDED**	1 SPACE PER 1-BD 1.5 SPACES PER 2-BD
GUEST / FUTURE RESIDENT:	**43 SPACES PROVIDED**	233 / 2 = 116.5 x .25 = 29.125
COMMERCIAL:	**67 SPACES PROVIDED**	67 / 17.610 = 3.8 4 SPACES PER 1,000 SF
MAIL DELIVERY:	**1 SPACE PROVIDED**	
TOTAL:	**344 SPACES PROVIDED**	

SEE SHEET A207 FOR PARKING LAYOUT.

PARKING DIMENSIONS: (PER MPMC 21.22.160 TABLE 21.22(D))

STANDARD PARKING:	9' WIDE x 20' DEPTH
COMPACT PARKING:	8' WIDE x 15' DEPTH
LOADING SPACE:	12' WIDE x 40' DEPTH
DRIVEWAY*:	26' WIDE x 14' VERTICAL CLEARANCE

* MPMC 21.22.180 - CLEARANCE. ALL DRIVEWAYS MUST BE MAINTAINED WITH A VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET WHERE THE DRIVEWAY LEADS TO THE LOADING AREA.

ACCESSIBLE PARKING SUMMARY

REQUIRED PER CBC 11A (1109A.3)
RESIDENTIAL: 2% x 233 = 5 ACCESSIBLE STALLS (1 VAN + 4 STANDARD)

REQUIRED PER CBC 11B (TABLE 11B-208.2)
COMMERCIAL + GUEST: 110 = 5 ACCESSIBLE STALLS (1 VAN + 4 STANDARD)
10 ACCESSIBLE STALLS REQUIRED

EV PARKING SUMMARY:

2022 CALGREEN EV REQUIREMENTS:
RESIDENTIAL (PER CGC 4.106.4.2)

TYPE	REQUIREMENTS	REQUIRED #	PROVIDED #
EV READY[1]	40% OF PARKING SPACES	93.2	93
EV CHARGERS[2]	10% OF PARKING SPACES	23.3*	23*

GUEST + COMMERCIAL (PER CGC 5.106.5.3)

TYPE	REQUIREMENTS	REQUIRED #	PROVIDED #
EV CAPABLE[3]	PER TABLE 5.106.5.3.1	25	25
EV CHARGERS[2]	PER TABLE 5.106.5.3.1	6	6

1. **EV READY,** FULLY WIRED AND READY TO USE 208/240V, 40A OR CHARGING RECEPTACLES.
2. **EV CHARGERS,** FULLY WIRED AND READY TO USE 208/240V, 40A STAND-ALONE CHARGER. AT LEAST FIFTY PERCENT OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS.
3. **EV CAPABLE,** A VEHICLE SPACE WITH ELECTRICAL PANEL SPACE AND LOAD CAPACITY TO SUPPORT A BRANCH CIRCUIT AND NECESSARY RACEWAYS, BOTH UNDERGROUND AND/OR SURFACE MOUNTED, TO SUPPORT EV CHARGING.

* PER CGC 4.106.4.2.2.1.1, ONE IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EVCS SPACE IS 12 FEET.

EV ACCESSIBLE PARKING SUMMARY

RESIDENTIAL
4.106.4.2.2.1.2 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION SPACES
IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.2.2.1.1, ALL EV CHARGERS, WHERE INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

GUEST + COMMERCIAL (CGC 5.106.5.3.4):
REQUIRED PER CBC 11B (TABLE 11B-228.3)

	PROVIDED	REQUIRED
EV CHARGER	6	2 ACCESSIBLE STALLS (1 VAN + 1 STANDARD)

PROJECT TEAM

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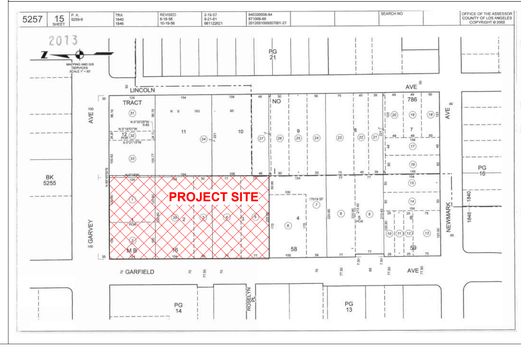
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VICINITY MAP



STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

PROJECT SUMMARY
G001
1/4" = 1'-0"

CODE SUMMARY

FIRE RESISTIVE FEATURES SUMMARY: PER CBC SECTION 601 AND TABLE 601 AND TABLE 602

TYPE I-A:

PRIMARY STRUCTURAL FRAME:	3-HOUR
FLOOR/CEILINGS:	2-HOUR
ROOF/CEILINGS:	1 1/2-HOUR
EXTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION
INTERIOR WALLS:BEARING:	3-HOUR
NON-BEARING:	1-HOUR
SHAFT WALLS: (CBC SECTION 713)	2-HOUR
FIRE WALLS: (CBC SECTION 706)	3-HOUR
EXIT STAIRWAY ENCLOSURE:	2-HOUR
FIRE PARTITION BETWEEN UNITS:	1-HOUR
CORRIDOR WALLS:	1-HOUR
SMOKE BARRIER:	1-HOUR

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

R-2 TO A-3/B:	1-HOUR
R-2 TO M:	1-HOUR
R-2 TO S-2:	1-HOUR
A-3 TO S-2:	NONE
A-3 TO U:	NONE

TYPE III-A:

PRIMARY STRUCTURAL FRAME:	1-HOUR
FLOOR/CEILINGS:	1-HOUR
ROOF/CEILINGS:	1-HOUR
EXTERIOR WALLS: BEARING:	2-HOUR
NON-BEARING:	1-HOUR @ LESS THAN 30' FIRE SEPARATION 0-HOUR @ 30' OR MORE FIRE SEPARATION

INTERIOR WALLS:

BEARING:	1-HOUR
NON-BEARING:	0-HOUR
SHAFT WALLS:	2-HOUR
FIRE WALLS:	3-HOUR
FIRE BARRIERS:	
EXIT STAIRWAY ENCLOSURE:	2-HOUR
HORIZONTAL EXITS:	2-HOUR
UNIT SEPARATION WALL:	1-HOUR
CORRIDOR WALLS:	1-HOUR
CORRIDOR OPENING PROTECTION:	20 MINUTES

CBC TABLE 508.4 - FIRE BARRIERS AT OCCUPANCY SEPARATIONS:

GROUP R-2 TO A-3, A-2/B:	1-HOUR
GROUP R-2 to M:	1-HOUR
GROUP A-3, A-2 TO S-2:	NONE
GROUP A-3, A-2 TO U:	NONE
R-2 TO A-3/B:	1-HOUR
R-2 TO M:	1-HOUR
R-2 TO S-2:	1-HOUR
A-3 TO S-2:	NONE
A-3 TO U:	NONE

NOTES:
COLUMNS TO BE PROTECTED AS REQUIRED IN SECTION 704.2, OTHER PARTS OF THE PRIMARY STRUCTURAL FRAME AS REQUIRED PER SECTION 704.3 THROUGH 713

ACCESSIBILITY: 2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR "SITE, COMMERCIAL AND LEASING" AREAS ONLY)
FHA GUIDELINES, FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS" ONLY)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION" AREAS ONLY)
PER CBC SECTION 1106A.1 - ALL DWELLING IN COVERED MULTI FAMILY DWELLING WITH ELEVATOR ARE CONSIDERED ACCESSIBLE AND ADAPTABLE.
PER CBC SECTION 1009.2.1- EXEMPTION 1: ELEVATOR NOT REQUIRED AS MEAN OF EGRESS IF AUTOMATIC SPRINKLER ARE PROVIDED ALONG WITH HORIZONTAL EXITS.

CODE: **BUILDING DESIGN BASED ON:**

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (INCLUDING JULY 1, 2021 SUPPLEMENT)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
NFPA 13 2022 EDITION – FULLY SPRINKLERED
ALL SUPPLEMENTS AND ERRATA EFFECTIVE JANUARY 1, 2020
CITY OF MONTEREY PARK LOCAL AMENDMENTS
COUNTY OF LOS ANGELES HEALTH AMENDMENTS AND REQUIREMENTS FOR SWIMMING POOL AREA
2022 CBC CHAPTER 11A
2022 CBC CHAPTER 11B (FOR "SITE, COMMERCIAL AND LEASING" AREAS ONLY), FHA DESIGN MANUAL
ANSI A117.1 - 1998 AS "SAFE HARBOR" (FOR "COMMON USE AREAS")
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (FOR "PUBLIC ACCOMMODATION - SITE, LEASING AND RETAIL" AREAS ONLY)

CONSTRUCTION TYPE: CBC SECTION 602.1
TYPE I-A – CBC 602.2: LEVEL 1 THRU 3 GARAGE AND RESIDENTIAL
TYPE III-A – CBC 602.3: LEVEL 4 THRU 7 RESIDENTIAL
PER CBC 602.3 USE OF FIRE RETARDANT TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS. INTERIOR FRAMING SHALL BE WOOD OR ANY OTHER MATERIALS PERMITTED BY THIS CODE

ROOF CLASSIFICATION: CLASS B MINIMUM PER CBC SECTION 1505.1

SPECIAL PROVISIONS: CBC SECTION 510.2
BASED ON THE SPECIAL PROVISION REQUIREMENTS PER CBC SECTION 510.2 BUILDINGS SHALL BE SEPARATED BY A 3-HOUR HORIZONTAL ASSEMBLY BETWEEN TYPE I-A AND TYPE III-A CONSTRUCTION.

THE 3-HOUR HORIZONTAL SEPARATION IS LOCATED AT LEVEL 4 WHICH IS CREATED BY THE TYPE I-A CONCRETE PODIUM STRUCTURE SEPARATING THE PARKING GARAGE & RESIDENTIAL LEVEL 3 FROM THE RESIDENTIAL AT LEVELS 3 THRU 7.

OCCUPANCY CLASSIFICATIONS AND OCCUPANCY LOAD FACTORS (OLF):
OCCUPANCIES DEFINED PER CBC SECTION 302.1
OCCUPANT LOAD FACTOR PER TABLE 1004.1.2

CBC 311.3 -ENCLOSED PARKING GARAGE:	S-2	OLF: 200
CBC 310.3 - RESIDENTIAL:	R-2	OLF: 200
CBC 304.1 - LEASING OFFICE:	B	OLF: 150
CBC 303.4 - FITNESS CENTER:	A-3	OLF: 15
CBC 303.4 - FITNESS CENTER W/FIXED EQUIPMENT:	A-3	OLF: 50
CBC 303.4 - CLUB ROOM:	A-3	OLF: 15
CBC 304.1 - CO-WORK SPACE:	B	OLF: 150
CBC 311.3 - BIKE ROOM:	S-2	OLF: 200
CBC 303.1.2 (OUTDOOR) DECK:	B	OLF: 150
(OUTDOOR) POOL AND SPA WATER SURFACE:	A-3	OLF: 50
(OUTDOOR) POOL COURTYARD GATHERING SPACES:	A-3	OLF: 15
(OUTDOOR) COURTYARD SIDEWALKS:	R-2	OLF: 200
CBC 309.1 - FUTURE T.I. RETAIL (SHELL ONLY):	M	OLF: 60

NUMBER OF STORIES: CBC TABLE 504.4
TYPE I-A:
BASIC ALLOWABLE: UNLIMITED
PROVIDED: 3 STORIES AT GRADE

TYPE III-A:
BASIC ALLOWABLE: 5 STORIES
PROVIDED: 4 STORIES ON PODIUM AT LEVEL 4

BUILDING HEIGHT: CBC SECTION 504.3, TABLE 504.3
TYPE I-A: MAX BUILDING HEIGHT ALLOWED: UNLIMITED
TYPE III-A: MAX BUILDING HEIGHT ALLOWED: 85 FEET ABOVE AVERAGE GRADE PLANE (FULLY SPRINKLERED, WITHOUT AREA INCREASE)

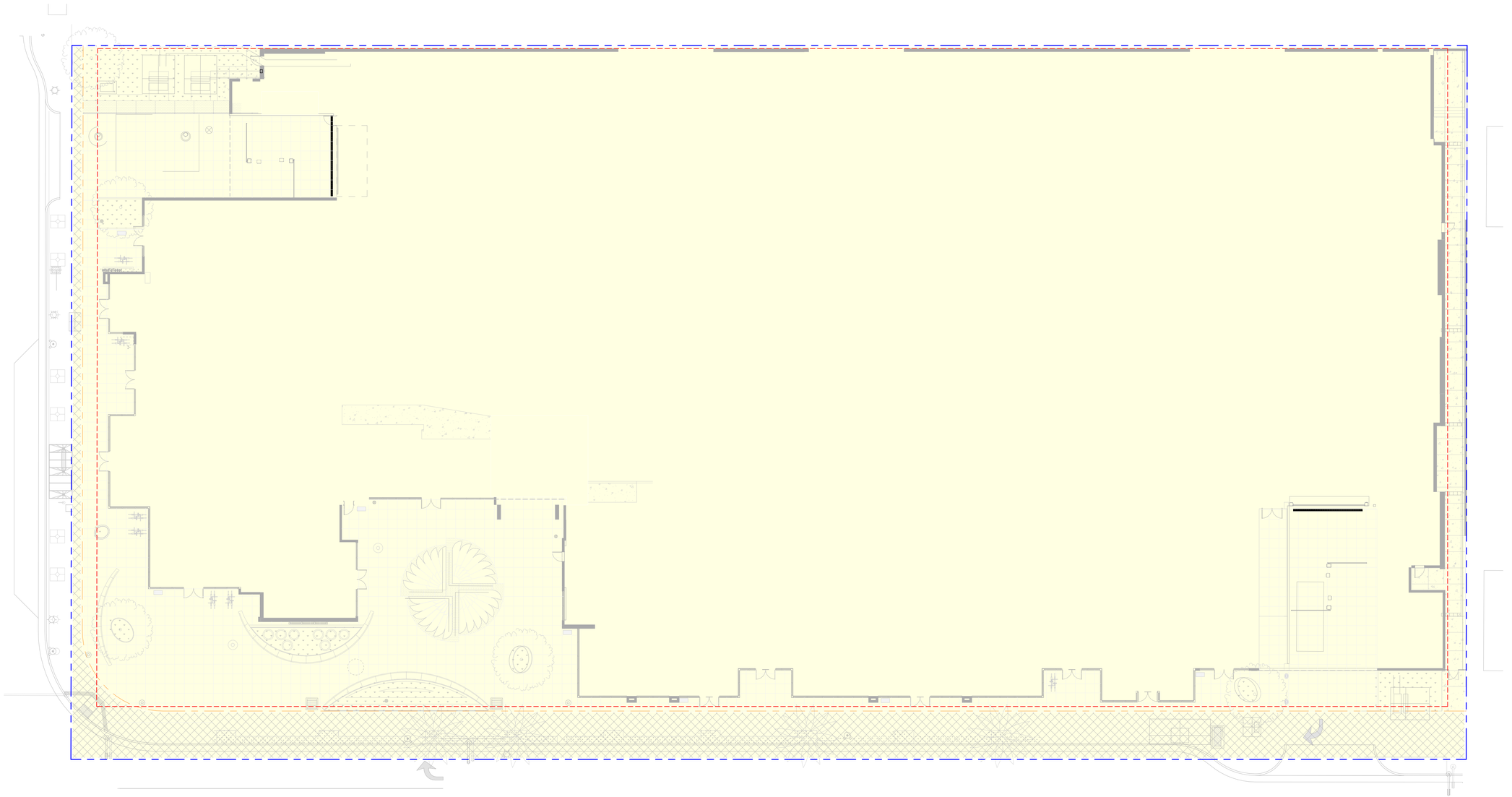
BUILDING HEIGHT PROVIDED:
LESS THAN 85 FEET ABOVE AVERAGE GRADE PLANE
HIGHEST OCCUPIED FLOOR SHALL NOT BE HIGHER THAN 75 FEET FROM THE LOWEST GRADE LEVEL AROUND THE BUILDING. THIS IS NOT A HIGHRISE BUILDING

BUILDING AREA: CBC SECTION 506, TABLE 506.2
TYPE I-A: BASIC ALLOWABLE: UNLIMITED CBC 506.2

TYPE III-A: BASIC ALLOWABLE:
SEE SHEET A-A203 THRU A-204 FOR ALLOWABLE AREA DIAGRAMS AND CALCULATIONS – BUILDING DIVIDED INTO 5 AREAS SEPARATED BY 3-HOUR FIRE WALLS.

OPENING PROTECTION AT EXTERIOR WALLS: (TO BE PROVIDED IN PERMIT DRAWINGS)

EXITING: PER CBC CHAPTER 10,
FOR NUMBER OF EXITS REQUIRED (CBC 1006.3.1)
FOR HORIZONTAL EXITS (CBC 1026)
SEE EXITING PLANS A211 – A215
TYPE I-A: GARAGE LEVEL 1 THRU 3 - SEE PLANS FOR EXITING
TYPE III-A: RESIDENTIAL REQUIRES 4 EXIT STAIRS,
PROVIDED: 4 EXIT STAIRS SEE PLANS FOR EXITING
1 HORIZONTAL EXIT AT LEVEL 4 THRU 7 AT EACH BUILDING
PROJECT USES HORIZONTAL EXIT AS AN EXCEPTION TO PROVIDING ELEVATOR AS AN ACCESSIBLE MEANS OF EGRESS PER CBC SECTION 1009.2.1 EXCEPTION 1



PRE-DEDICATION

LOT SIZE:	95,428.8	SQUARE FEET (2.19	ACRES)
LOT WIDTH:	221.06	FEET	
LOT DEPTH:	432.23	FEET	

POST DEDICATION

LOT SIZE:	87,934	SQUARE FEET (2.01	ACRES)
LOT WIDTH:	206.06	FEET	
LOT DEPTH:	428.73	FEET	

LEGEND

- PROPERTY LINE
- PROJECT SITE AREA
- DEDICATION AREA
- DEDICATION
- SETBACK

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH N

STUDIO T SQUARE

CELADON MIXED-USE

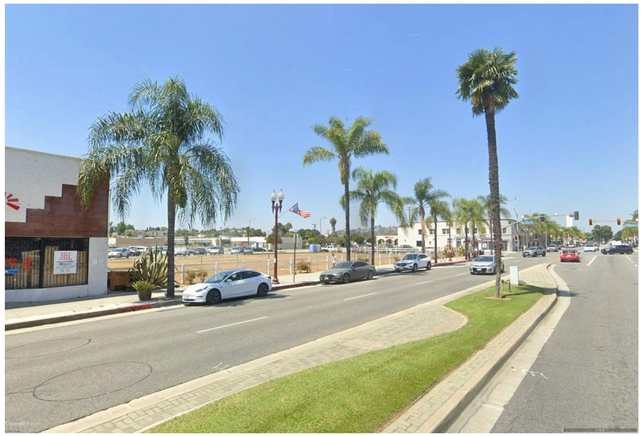
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

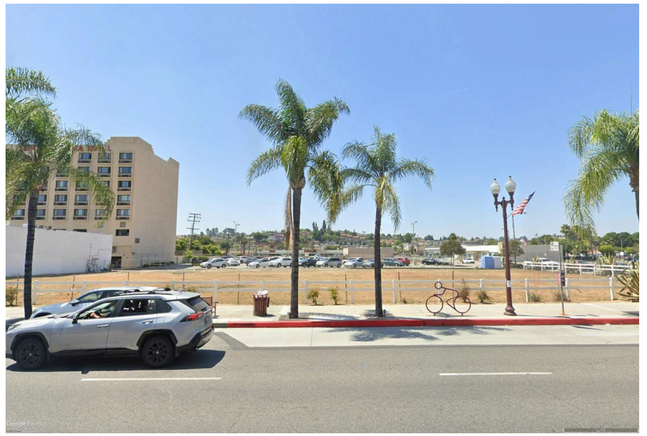
SITE BOUNDARY DIAGRAM

G100

1/16" = 1'-0"



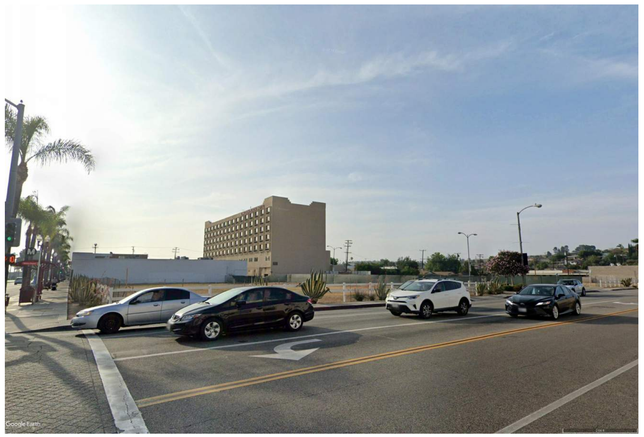
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2

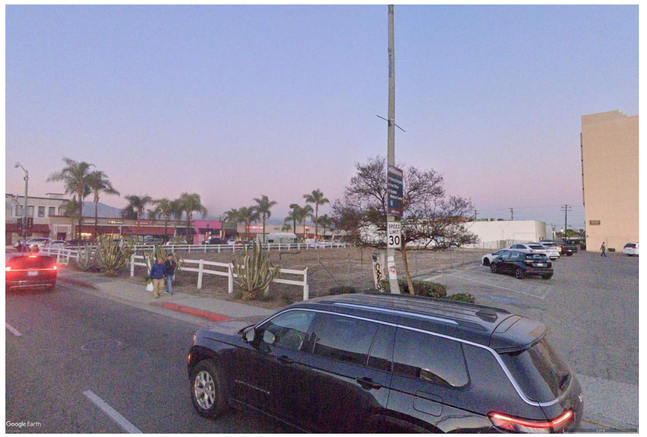


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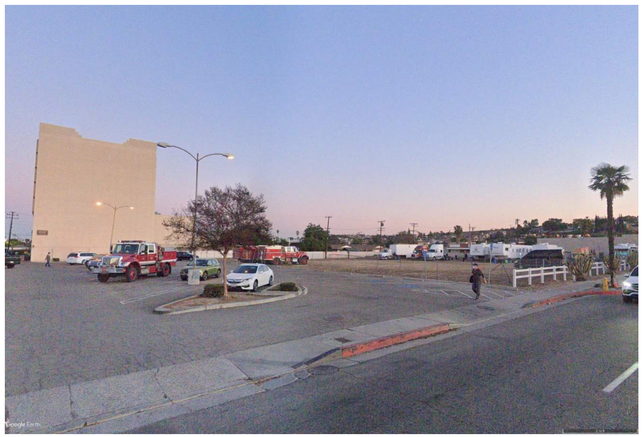


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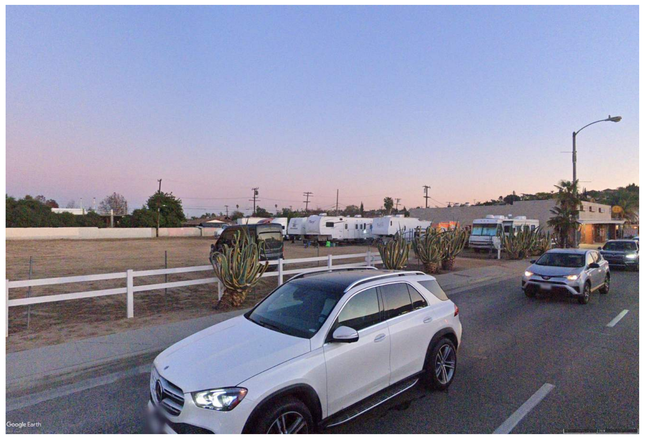

E GARVEY AVE
N GARFIELD AVE
PROJECT SITE
1
2
3
4
5
6
7
8



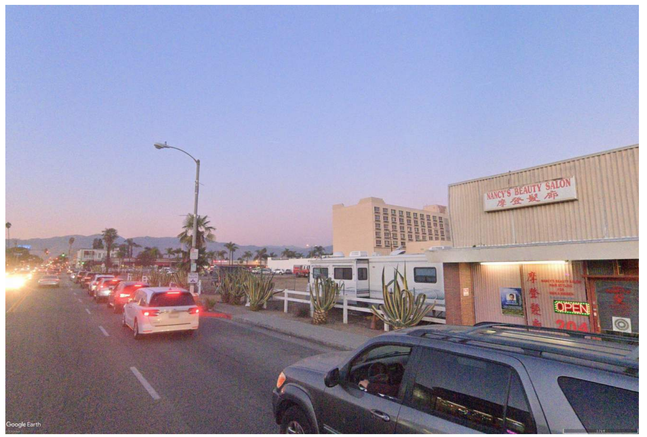
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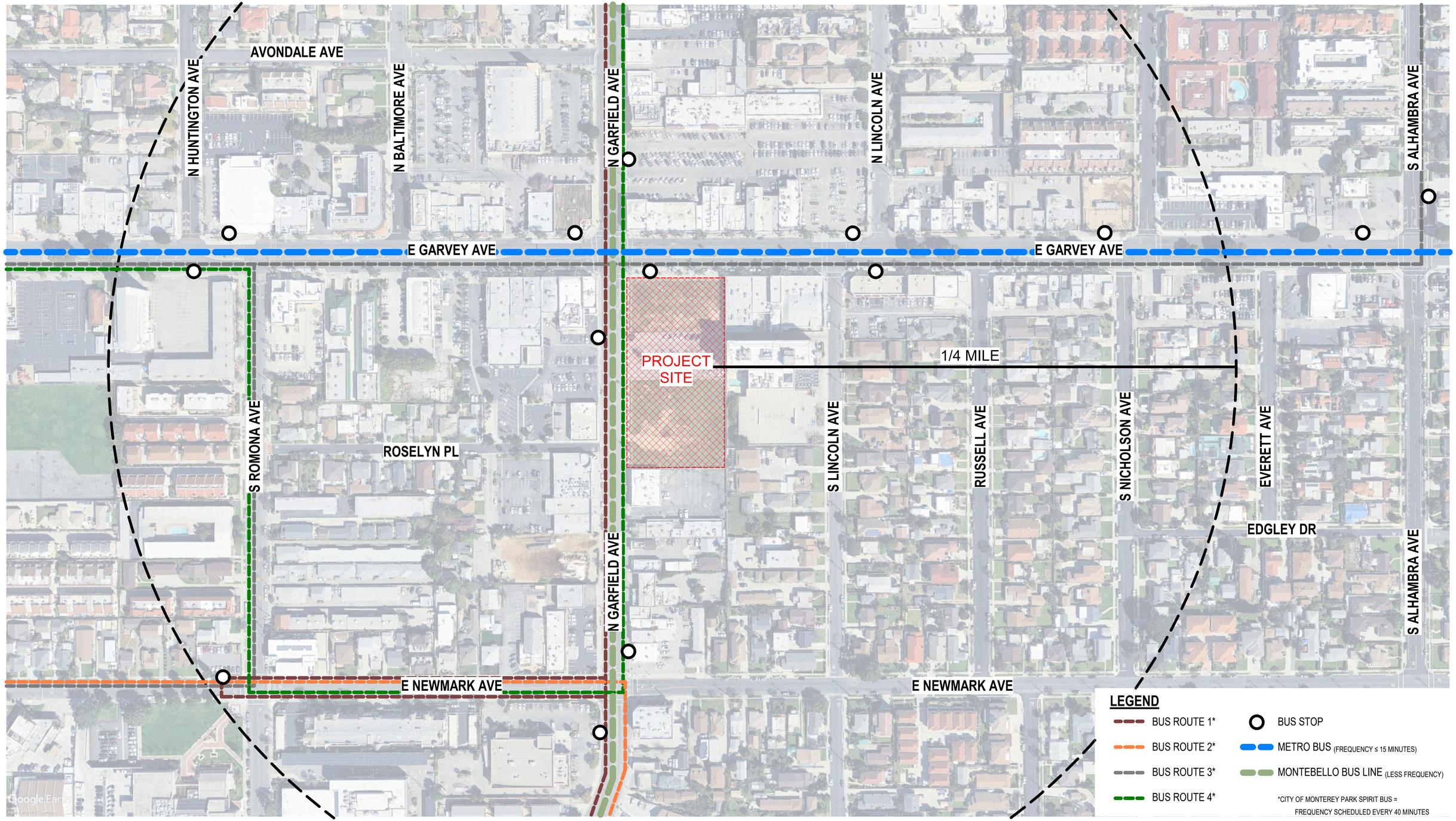
6



7


NANCY'S BEAUTY SALON
OPEN

8



STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

SITE CONTEXT
G300
1" = 100'-0"

E GARVEY AVE

250'-0"

335'-0"

UP

UP

UP

335'-0"

250'-0"

S GARFIELD AVE

PROPOSED CENTER MEDIAN
(PER TRAFFIC REPORT)

ROSELYN PL

GARVEY AVE

SPEED LIMIT:	30 MPH
DESIGN SPEED:	35 MPH
STOPPING SIGHT DISTANCE:	250 FT
INTERSECTION SIGHT DISTANCE:	350 FT

GARFIELD AVE

SPEED LIMIT:	30 MPH
DESIGN SPEED:	35 MPH
STOPPING SIGHT DISTANCE:	250 FT
INTERSECTION SIGHT DISTANCE:	350 FT

LEGEND

- GARAGE ENTRANCE
- ON STREET STAGING / BUS STOP
- STOPPING SIGHT DISTANCE
- INTERSECTION SIGHT DISTANCE

STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

SITE PLAN - LINE OF SIGHT DIAGRAM

G301

3/64" = 1'-0"

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF SECTION 16.21, "EXCAVATION AND GRADING," OF THE MONTEREY PARK MUNICIPAL CODE ANY SPECIAL REQUIREMENTS OF THE PERMIT.

2. UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT," THIS PROJECT INVOLVES THE DISTURBANCE OF SOILS BY GRADING, CLEARING AND/OR EXCAVATION. DEVELOPER/OWNER IS REQUIRED TO OBTAIN A "GENERAL CONSTRUCTION ACTIVITY STORM WATER" PERMIT, AND THE CITY OF MONTEREY PARK SHALL CONDITION THE ISSUANCE OF THE GRADING PERMIT ON EVIDENCE OF COMPLIANCE WITH THIS PERMIT AND ITS REQUIREMENTS. COMPLIANCE INFORMATION IS AVAILABLE IN THE OFFICE OF THE CITY ENGINEER. A THIRD PARTY REVIEW DEPOSIT WILL BE REQUIRED.

3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEER. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT:

OWNER	SOILS ENGINEER GEOLOGIST
GRADING INSPECTORS	SUPERVISING GRADING ENGINEER
SUPERVISING GRADING ENGINEER	CITY GRADING INSPECTORS OR THEIR REPRESENTATIVE

4. CUT SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

5. FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.

6. FILLS SHALL BE COMPACTED THROUGHOUT THEIR FULL EXTENT TO A MINIMUM OF 90% OF THE MAXIMUM DENSITY AS DETERMINED BY SOIL COMPACTION TEST D 1557-70.

7. TOP OF FOOTINGS OR FINISH FLOOR (IF A CONCRETE SLAB) CONSTRUCTED ON BUILDING PADS SHALL EXTEND A MINIMUM OF 6-INCHES ABOVE THE FINAL ELEVATION OF THE PAD.

8. GRADED AREAS SHALL HAVE MINIMUM DRAINAGE GRADES OF 2%.

9. TWELVE-INCH (12") HIGH BERMS SHALL BE CONSTRUCTED AT THE PERIPHERY OF ALL GRADED AREAS.

10. EXCEPT WHERE RECOMMENDED BY THE SOILS ENGINEER OR GEOLOGIST AS NOT BEING NECESSARY, SUB-DRAINS SHALL BE PROVIDED UNDER ALL FILLS PLACED IN NATURAL DRAINAGE COURSES AND IN OTHER LOCATIONS WHERE SEEPAGE IS EVIDENT. THE CITY ENGINEER SHALL APPROVE THE LOCATIONS, MATERIAL AND DESIGN.

11. THE SOILS TESTING AGENCY SHALL SUBMIT TO THE CITY ENGINEER CERTIFICATION THAT SUBSOILS HAVE SUFFICIENT STABILITY TO SUSTAIN THE ADDITIONAL WEIGHT OF THE PROPOSED FILL WITHOUT SETTLEMENT THAT WOULD CAUSE DAMAGE TO PROPOSED IMPROVEMENTS.

12. NO ORGANIC OR OTHER REDUCIBLE MATERIAL SHALL BE INCORPORATED INTO THE FILL.

13. THE SOILS ENGINEER SHALL PROVIDE SUFFICIENT INSPECTION DURING THE FILL PLACEMENT AND COMPACTION OPERATION.

14. THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6-INCHES IN DEPTH. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER.

15. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED DURING WEATHER CONDITIONS CONSIDERED UNFAVORABLE BY THE CITY ENGINEER OR THE SOILS ENGINEER. WHEN THE WORK IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE AS PREVIOUSLY SPECIFIED.

16. CUT-AND-FILL SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY A GEOLOGIST AND/OR SOILS ENGINEER TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS.

17. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

18. APPROVED EROSION PREVENTIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

19. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.

20. THE APPROVED SOILS TESTING AGENCY SHALL SUPERVISE ALL GRADING OPERATIONS SHALL ENFORCE SECTION 16.21, "EXCAVATION AND GRADING," OF THE MONTEREY PARK MUNICIPAL CODE. THIS SUPERVISION SHALL INCLUDE, BUT NOT BE LIMITED TO, SOIL TESTING, KEEPING THE WORK UNDER CONTROL, AND DETERMINING THE QUALITY OF THE GRADING WORK.

21. A FINAL REPORT SHALL BE SUBMITTED BY THE SOILS ENGINEER STATING THAT ALL GRADING WORK HAS BEEN SUPERVISED BY THAT AGENCY AND IT CONFORMS TO GOOD GRADING PRACTICE AND SECTION 16.21, "EXCAVATION AND GRADING," OF THE MONTEREY PARK MUNICIPAL CODE. THE FINAL REPORT SHALL ALSO CONTAIN AN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF DENSITY TESTS CONDUCTED.

22. ALL GRADING IN EXCESS OF 5,000 CUBIC YARDS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER.

23. THE UNDERSIGNED ENGINEER CERTIFIES THAT THESE PLANS HAVE BEEN PREPARED BY HIM, OR UNDER HIS SUPERVISION, AND THAT THEY CONFORM TO ALL PERTINENT REQUIREMENTS OF SECTION 16.21, "EXCAVATION AND GRADING," OF THE MONTEREY PARK MUNICIPAL CODE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.

SIGNED_____ R.C.E. NO. C48082

24. THE CONTRACTOR MUST SUBMIT TO THE CITY ENGINEER, FOR APPROVAL, THE TRUCK ROUTE PLAN THAT HE INTENDS TO USE FOR THE EXPORT OR IMPORT OF EXCESS MATERIAL.

25. THE CONTRACTOR MUST TAKE ADEQUATE MEASURES TO CONTROL DUST CAUSED BY HIS GRADING.

26. THE SOILS REPORT DATED OCTOBER 24, 2022 AND SIGNED BY TWINING SHALL BECOME A PART OF THESE PLANS.

27. GRADING OR ANY WORK IN CONNECTION THEREWITH, INCLUDING THE IMPORT AND EXPORT OF EARTH MATERIALS, SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:30 A.M. OF ANY DAY, NOR ON SUNDAY AT ANY TIME WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

28. CLEAN-UP AT THE END OF EACH WORKING DAY, AND A TOTAL MAXIMUM EFFORT OF CLEAN-UP BEFORE THE WEEKEND, SHALL BE COMPLETED BY THE CONTRACTOR IN A MANNER SATISFACTORY TO THE CITY ENGINEER AND IN COMPLIANCE WITH THE SWPPP REPORT.

29. A PERMANENT REPRODUCIBLE "AS-BUILT" PLAN OF THE GRADING SHALL BE SUBMITTED UPON COMPLETION OF GRADING WORK AND AS APPROVED BY THE CITY.

30. ROUGH GRADING CERTIFICATION: PRIOR TO START OF WORK AND/OR CONSTRUCTION OF ANY STRUCTURES, THE OWNER/DEVELOPER MUST SUBMIT A CIVIL ENGINEER'S CERTIFICATION STATING THAT THE FINAL ROUGH GRADING ELEVATIONS FOR ALL PROPOSED STRUCTURES ARE DEFINED AND ARE CONSISTENT WITH THE PROPOSED ELEVATIONS INCORPORATED IN THE APPROVED GRADING PLANS.

31. BENCHMARKS, ON CITY DATUM, SHALL BE INCORPORATED ON THE GRADING PLAN TO BE USED A REFERENCE FOR CHECKING GRADING ELEVATIONS.

32. PROVIDE FOR CONTRIBUTORY DRAINAGE FROM ADJACENT PROPERTIES. DO NOT BLOCK DRAINAGE FROM ADJACENT PROPERTIES.

33. APPLY FOR GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FROM THE BUILDING DEPARTMENT.

34. CONSTRUCT NEW DRIVE APRON PER CITY STANDARD (COMMERCIAL DRIVEWAY: 6" THICK P .C.C. AND RESIDENTIAL DRIVEWAY 4" THICK P.C.C.).

35. REMOVE EXISTING CURB, GUTTER, SIDEWALK, DRIVEWAY APPROACH, AND CONSTRUCT CURB AND GUTTER, DRIVEWAY APPROACHES AND
36. WIDE SIDEWALK. THE REMOVAL AND RECONSTRUCTION SHALL BE ALONG ENTIRE PROPERTY FRONTAGE AND SHALL INCLUDE ASPHALT PAVEMENT REMOVAL AND REPLACEMENT AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.

37. A SEPARATE PERMIT IS REQUIRED TO PERFORM ALL WORK WITHIN STREET RIGHT-OF-WAY.

38. ALL UTILITY SERVICES, INCLUDING TELEPHONE AND ELECTRIC POWER, SHALL BE PLACED UNDERGROUND.

39. EROSION CONTROL PLAN IS REQUIRED OF ALL GRADING OPERATIONS BETWEEN OCTOBER 1ST AND APRIL 15TH OF THE FOLLOWING YEAR AND SHALL COMPLY WITH THE PROJECT SWPPP AS WELL AS SECTIONS 16.21.180, 16.21.190 AND 16.21.200 OF THE MONTEREY PARK MUNICIPAL CODE.

40. SEWER SERVICE FEE REQUIRED $.

41. ALL CONDITIONS AND REQUIREMENTS IN CONJUNCTION WITH PARCEL OR TRACT NO. AS APPROVED IN RESOLUTION NO. _____ DATE _____ , SHALL APPLY.

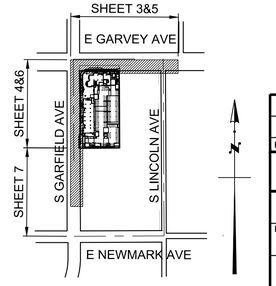
APWA STANDARD DRAWINGS:

110-2 DRIVEWAY APPROACHES
111-5 CURB RAMP
120-3 CURB AND GUTTER BARRIER
131-3 CONCRETE BUS PAD
132-4 CONCRETE PAVEMENT REPLACEMENT
133-4 ASPHALT CONCRETE PAVEMENT REPLACEMENT
222-2 HOUSE CONNECTION SEWER

SHEET INDEX:

CIVIL DRAWINGS

SHEET 1	TITLE SHEET
SHEET 2	NOTES
SHEET 3	GARVEY AVE DEMOLITION PLAN
SHEET 4	GARFIELD AVE DEMOLITION PLAN
SHEET 5	GARVEY AVE CONSTRUCTION PLAN
SHEET 6	GARFIELD AVE CONSTRUCTION PLAN
SHEET 7	GARFIELD AVE ELECTRICAL UPGRADE



KEY MAP

SCALE: 1"=400'

0 200' 400' 800'

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRV'D

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN DS	N. GARFIELD AVE. AND E. GARVEY AVE. STREET IMPROVEMENTS TITLE SHEET
DRAWN BY ST	
CHECKED MH	
SCALE	

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26

SHEET 1 OF 7

APPROVED ON _____ 20__

BY: _____

DRAWING NO. 1

P:\2018\1800454 Monterey Park Town Center\DWG\SHEET\OFFSITE\1800454-C-SHEET-1.dwg, Jul 20, 2026 - 1:05pm

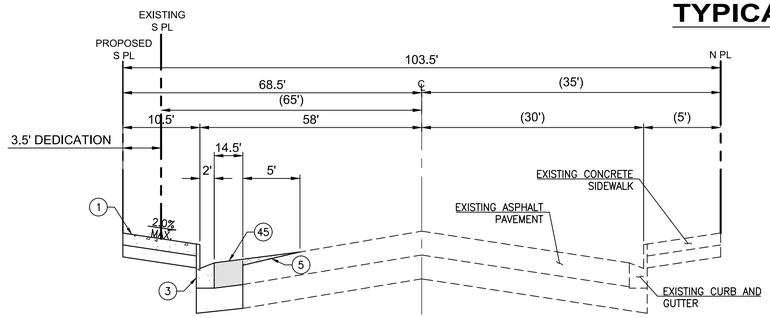
CONSTRUCTION NOTES

ITEM NO.	DESCRIPTION
1	CONSTRUCT 4" PCC SIDEWALK ON 6" CAB PER SPPWC 132-4.
3	CONSTRUCT 8" PCC CURB AND GUTTER A2-8 ON 6" CAB PER SPPWC 120-3
5	GRIND AND OVERLAY, FROM SAWCUT TO FULL DEPTH ASPHALT REPLACEMENT.
12	CONSTRUCT CURB RAMP PER SPPWC 111-5, CASE A. X=5', Y=6.67'.
45	FULL DEPTH ASPHALT CONCRETE PAVEMENT REPLACEMENT. PER SPPWC 133-4, CASE II. ON CAB EQUAL TO THAT OF THE EXISTING ADJACENT EXCAVATION.
46	CONSTRUCT TYPE B COMMERCIAL DRIVEWAY PER SPPWC 110-2. W, X, Y DIMENSIONS PER PLAN.

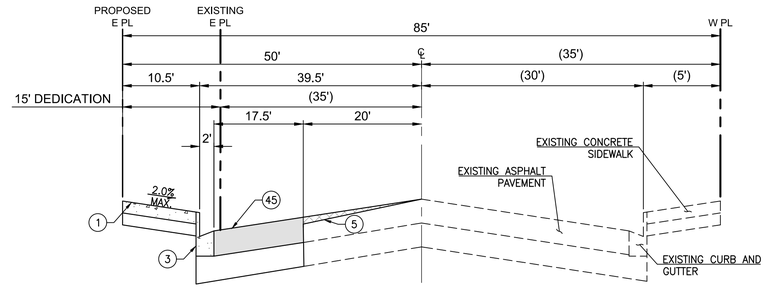
LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SAWCUT AND JOIN
- CONCRETE PAVING
- ASPHALT
- ASPHALT GRIND AND OVERLAY

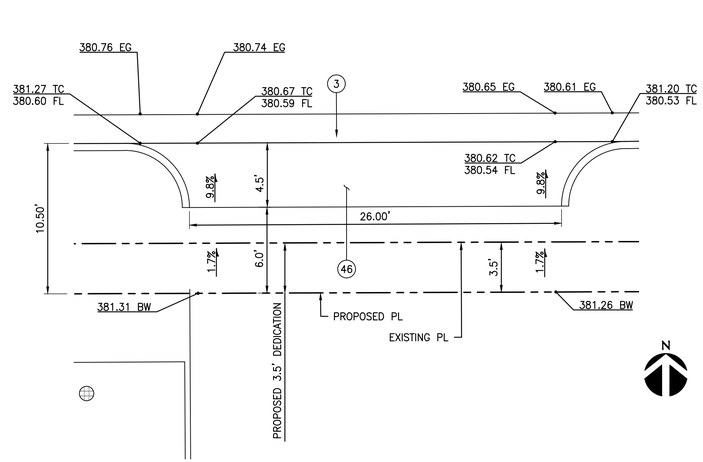
TYPICAL SECTIONS



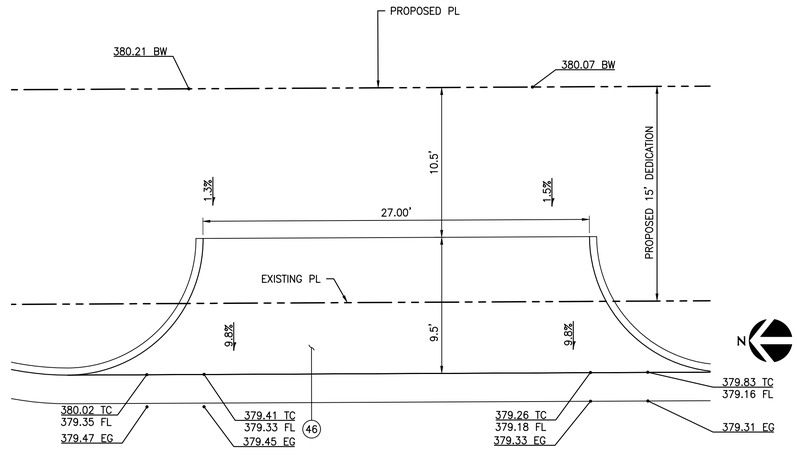
E. GARVEY AVE.
NOT TO SCALE



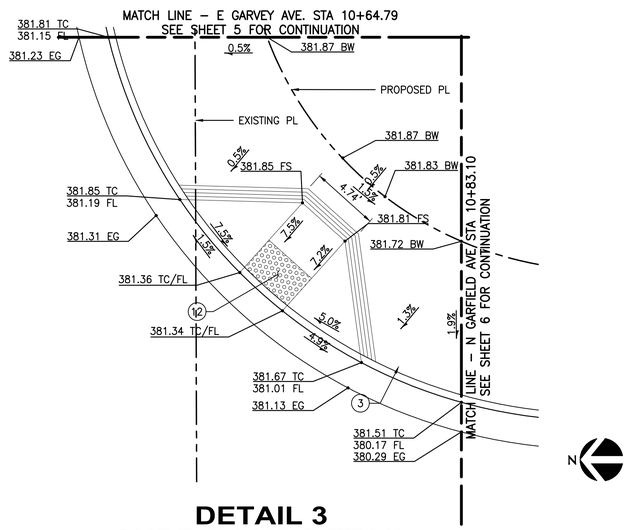
N. GARFIELD AVE.
NOT TO SCALE



DETAIL 1
GARVEY DRIVEWAY DETAIL
SCALE: 1"=5'



DETAIL 2
GARFIELD DRIVEWAY DETAIL
SCALE: 1"=5'



DETAIL 3
CURB RAMP DETAIL
SCALE: 1"=5'

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRVD

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN DS	N. GARFIELD AVE. AND E. GARVEY AVE. STREET IMPROVEMENTS TYPICAL SECTIONS
DRAWN BY ST	
CHECKED MH	
SCALE	

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26

SHEET 2 OF 7

APPROVED ON _____ 20__

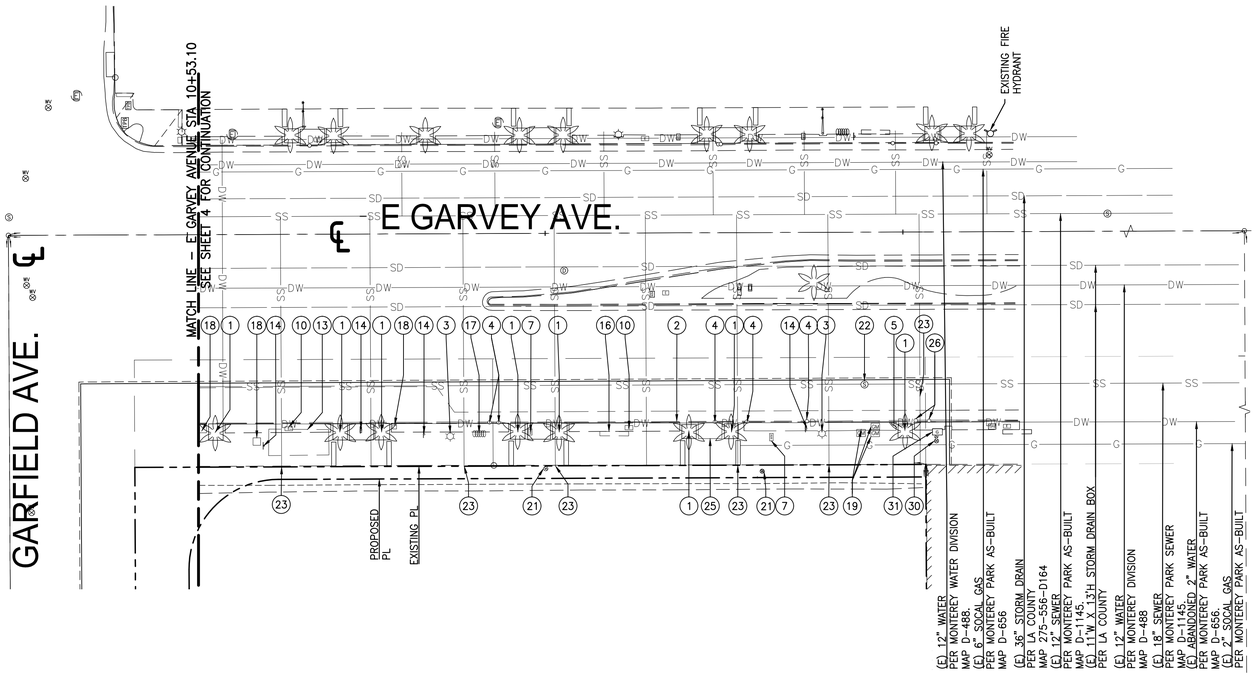
BY: _____

DRAWING NO. 2

P:\2018\1800454 Monterey Park Town Centre\DWG\SHEET\OFFSITE\1800454-C-SHEET-2.dwg, Jul 20, 2026 - 1:05pm

DEMOLITION NOTES

1 REMOVE EXISTING TREE.
2 REMOVE EXISTING CURB AND GUTTER.
3 RELOCATE EXISTING CONCRETE ELECTROLIER PER STREET LIGHTING PLANS. SHOWN FOR REFERENCE ONLY.
4 REMOVE EXISTING CURB DRAIN.
5 REMOVE EXISTING CONCRETE PAVEMENT
7 ABANDON WATER SERVICE, WATER METER TO BE REMOVED BY THE CITY.
10 RELOCATE EXISTING ELECTRICAL PULL BOX. TO BE COORDINATED WITH SOCAL EDISON.
13 RELOCATE EXISTING BUS STOP SHELTER. SEE ARCHITECTURAL/LANDSCAPE PLANS FOR DETAILS.
14 RELOCATE EXISTING SIGN AND POST AS SHOWN. SEE SIGNING AND STRIPING PLANS FOR DETAILS.
16 REMOVE EXISTING BENCH.
17 RELOCATE EXISTING BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
18 REMOVE EXISTING TRASH CAN.
19 REMOVE EXISTING GAS METER. TO BE COORDINATED WITH SOCAL GAS.
21 REMOVE EXISTING CLEAN OUT AND CAP SEWER LATERAL IN PLACE.
22 PROTECT-IN-PLACE EXISTING SEWER MANHOLE. ADJUST TO GRADE, COORDINATE WITH PUBLIC WORKS.
23 ABANDON IN PLACE EXISTING SEWER LATERAL, CAP AT EXISTING PROPERTY LINE.
25 REMOVE EXISTING POTS.
26 REMOVE EXISTING CURB DRAIN. CONTRACTOR TO VERIFY IN FIELD IF CURB DRAIN SERVES NEIGHBORHOOD PROPERTY. IF CURB DRAIN SERVES NEIGHBORHOOD PROPERTY IT IS TO BE PROTECTED-IN-PLACE.
30 PROTECT-IN-PLACE EXISTING GAS VALVE.
31 PROTECT-IN-PLACE EXISTING GAS METER.



LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
SAWCUT AND JOIN

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRV'D

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN DS	N. GARFIELD AVE. AND E. GARVEY AVE. STREET IMPROVEMENTS DEMOLITION SHEET 1
DRAWN BY ST	
CHECKED MH	
SCALE	

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

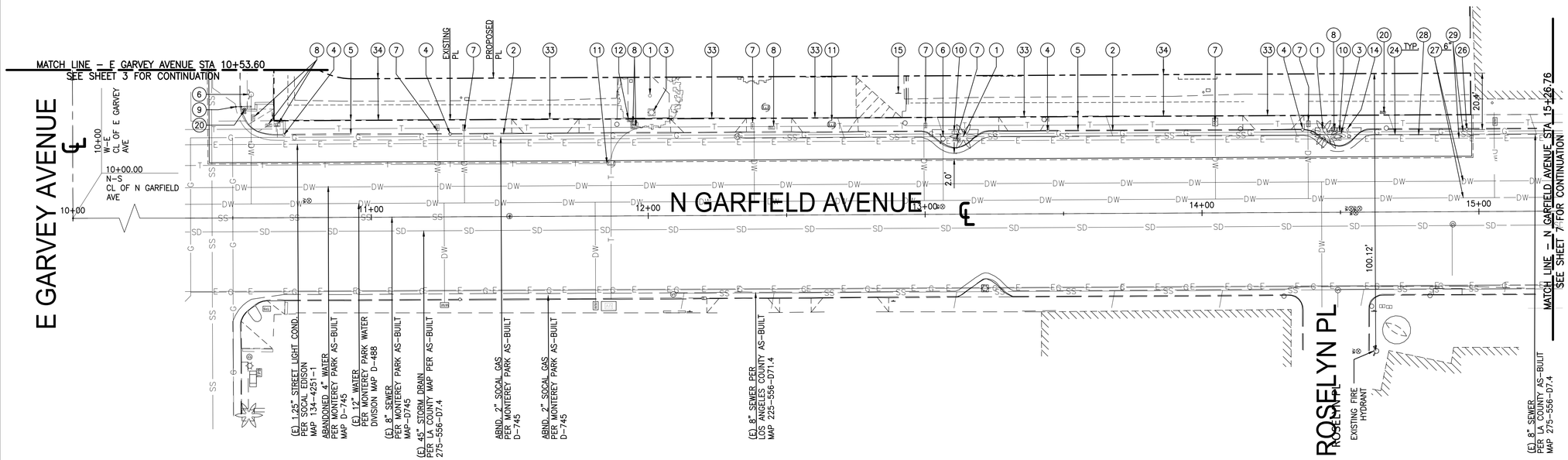
DATE DRAWN 02/16/26
SHEET 3 OF 7
DRAWING NO. 3

APPROVED ON _____ 20__
BY: _____

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DEMOLITION NOTES

1 REMOVE EXISTING TREE.
2 REMOVE EXISTING CURB AND GUTTER.
3 RELOCATE EXISTING CONCRETE ELECTROLIER PER STREET LIGHTING PLANS. SHOWN FOR REFERENCE ONLY.
4 REMOVE EXISTING CURB DRAIN.
5 REMOVE EXISTING CONCRETE PAVEMENT
6 RELOCATE FIRE HYDRANT. CONTRACTOR TO COORDINATE RELOCATION WITH WATER DEPARTMENT.
7 ABANDON WATER SERVICE, WATER METER TO BE REMOVED BY THE CITY.
8 REMOVE EXISTING TRAFFIC LIGHT PULL BOX PER TRAFFIC PLANS. COORDINATE RELOCATION WITH PUBLIC WORKS. SHOWN FOR REFERENCE ONLY.
9 REMOVE EXISTING TRAFFIC LIGHT PER TRAFFIC PLANS. SHOWN FOR REFERENCE ONLY.
10 RELOCATE EXISTING ELECTRICAL PULL BOX. TO BE COORDINATED WITH SOCAL EDISON.
11 PROTECT-IN-PLACE EXISTING ELECTRICAL MANHOLE.
12 REMOVE EXISTING STREET LIGHT PULL BOX PER TRAFFIC PLANS. SHOWN FOR REFERENCE ONLY.
14 RELOCATE EXISTING SIGN AND POST AS SHOWN. SEE SIGNING AND STRIPING PLANS FOR DETAILS.
15 REMOVE EXISTING SIGN.
20 REMOVE EXISTING GAS VALVE. CONTRACTOR TO COORDINATE WITH GAS COMPANY.
24 ABANDON IN PLACE EXISTING SEWER WYE PER CITY OF MONTEREY PARK SANITARY SEWER AS BUILT L-145.
26 REMOVE EXISTING CURB DRAIN. CONTRACTOR TO VERIFY IN FIELD IF CURB DRAIN SERVES NEIGHBORHOOD PROPERTY. IF CURB DRAIN SERVES NEIGHBORHOOD PROPERTY IT IS TO BE PROTECTED-IN-PLACE.
27 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING DOMESTIC WATER. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.
28 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING SEWER. PER AS-BUILT DRAWINGS EXISTING SEWER IS ROUGHLY 6.5' BELOW GRADE. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.
29 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING DRY UTILITY. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN EXISTING UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING DRY UTILITY.
33 CLOSE EXISTING DRIVEWAY.
34 REMOVE EXISTING ASPHALT PAVEMENT



LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
SAWCUT AND JOIN

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRV'D

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN	DS
DRAWN BY	ST
CHECKED	MH
SCALE	

N. GARFIELD AVE. AND E. GARVEY AVE.
STREET IMPROVEMENTS
DEMOLITION SHEET 2

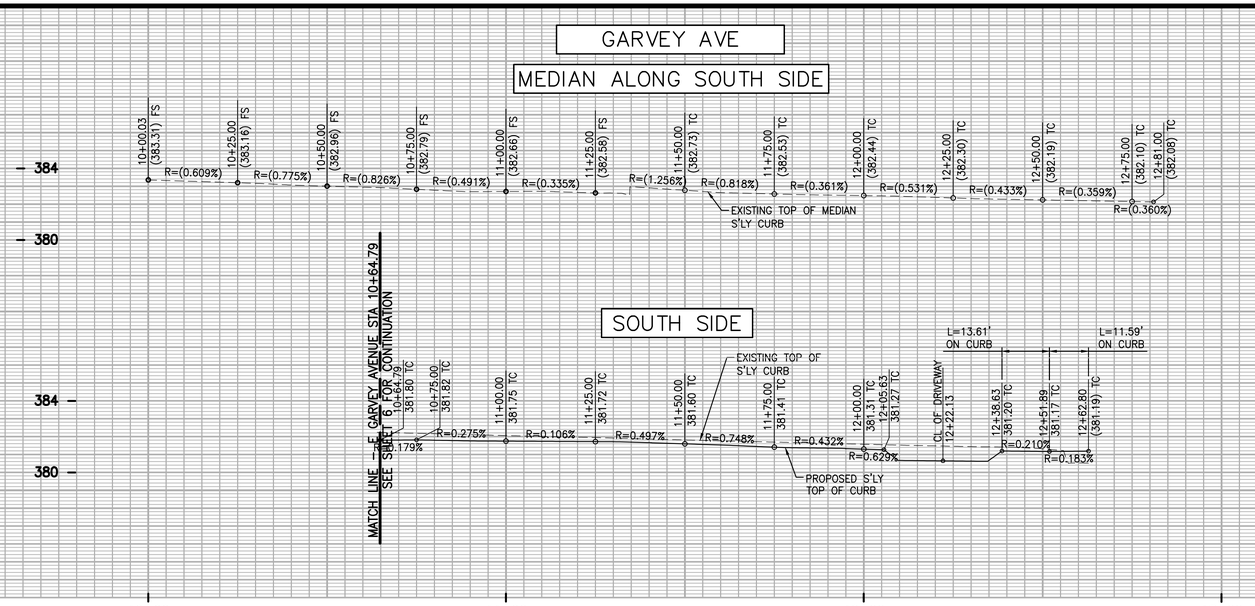
PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26
SHEET 4 OF 7
DRAWING NO. 4

APPROVED ON _____ 20__
BY: _____

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PROFILE SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=4'



CONSTRUCTION NOTES

1 CONSTRUCT 4" PCC SIDEWALK ON 6" CAB PER SPPWC 132-4.

2 CONSTRUCT 8" PCC CURB AND GUTTER A2-6 ON 6" CAB PER SPPWC 120-3.

4 FULL DEPTH ASPHALT CONCRETE PAVEMENT REPLACEMENT PER SPPWC 133-4.

6 GRIND AND OVERLAY TO REMOVE EXISTING STAMPED ASPHALT WITHIN EXISTING CROSSWALK. SLURRY AND RESTAMP NEW CROSSWALK ALIGNMENT WITH EXISTING STAMP PATTERN. SEE STRIPING PLANS FOR ADDITIONAL DETAILS.

7 CONSTRUCT CONCRETE BUS PAD PER SPPWC 131-3.

8 INSTALL BUS STOP SHELTER PER METRO STANDARDS.

9 VIDEO DETECTION ZONES, SHOWN FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.

10 CONSTRUCT TYPE B COMMERCIAL DRIVEWAY PER SPPWC 110-2, W=25', X=4', Y=5.67'.

16 INSTALL TRAFFIC SIGNAL SAFETY LIGHT. SEE TRAFFIC PLANS FOR DETAILS.

17 CONNECT TO EXISTING SEWER LATERAL. CONTRACTOR TO CCTV EXISTING LATERAL TO VERIFY CONDITION AND SIZE BEFORE CONSTRUCTION. IF NOT SALVAGABLE MAKE A NEW HOUSE CONNECTION PER SPPWC 222-2.

18 TRAFFIC SIGNAL PULLBOX AND CONDUIT ROUTING SHOWN FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.

19 PROPOSED 4'X6' VAULT PER RULE 20B, SHOWN FOR REFERENCE ONLY. SEE SCE PLANS FOR REFERENCE.

21 PROPOSED CONDUITS PER RULE 20B, 18" MINIMUM WIDE TRENCH, 47.5" MINIMUM DEPTH, BUT MAY BE LOCALLY DEEPER BASED ON EXISTING UTILITY CROSSINGS. SHOWN FOR REFERENCE ONLY, SEE SCE PLANS FOR DETAILS.

22 STREET LIGHTING PER STREET LIGHTING PLANS.

23 INSTALL NEW FIRE HYDRANT PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.

26 RELOCATE FIRE HYDRANT PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.

28 RELOCATE EXISTING SIGN AND POST AS SHOWN. SEE SIGNING AND STRIPING PLANS FOR DETAILS.

32 PROTECT-IN-PLACE EXISTING SEWER MANHOLE. ADJUST TO GRADE, COORDINATE WITH PUBLIC WORKS.

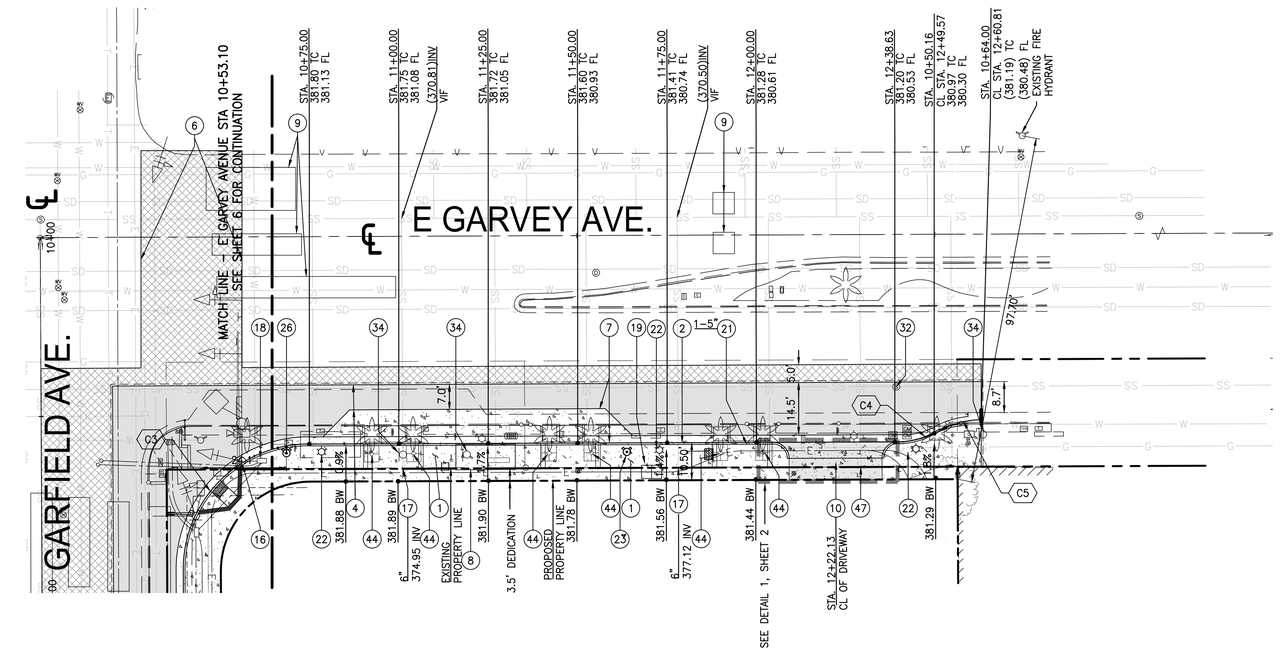
34 INSTALL SIGN PER SIGNING AND STRIPING PLANS.

38 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING DOMESTIC WATER. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.

39 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING SEWER. PER AS-BUILT DRAWINGS EXISTING SEWER IS ROUGHLY 6.5' BELOW GRADE. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.

44 INSTALL PROPOSED TREE. SEE LANDSCAPE PLANS FOR DETAILS.

47 ABANDON IN PLACE EXISTING SEWER LATERAL, CAP AT EXISTING PROPERTY LINE.



CURVE DATA TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C3	55.03'	35.00'	90°04'49"	35.05'
C4	13.61'	27.00'	28°53'01"	6.95'
C5	11.60'	23.00'	28°53'30"	5.92'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SAWCUT AND JOIN
- CONCRETE PAVING
- ASPHALT PAVING
- ASPHALT GRIND AND OVERLAY
- VEHICLE ENTRANCE AREA

N

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRVD

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN	DS
DRAWN BY	ST
CHECKED	MH
SCALE	

N. GARFIELD AVE. AND E. GARVEY AVE.
STREET IMPROVEMENTS
CONSTRUCTION SHEET 1

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26

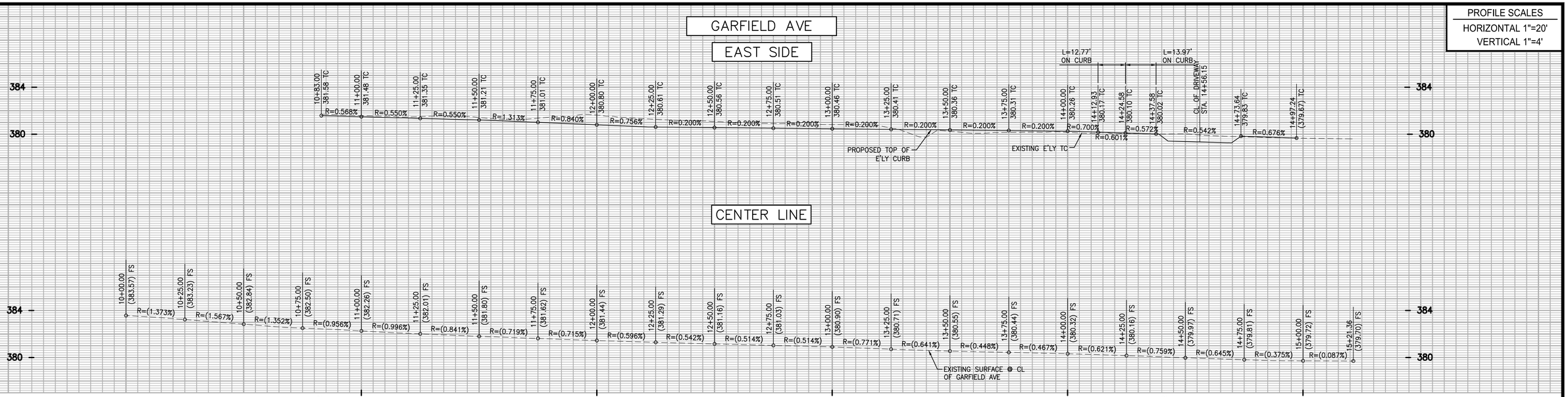
SHEET 5 OF 7

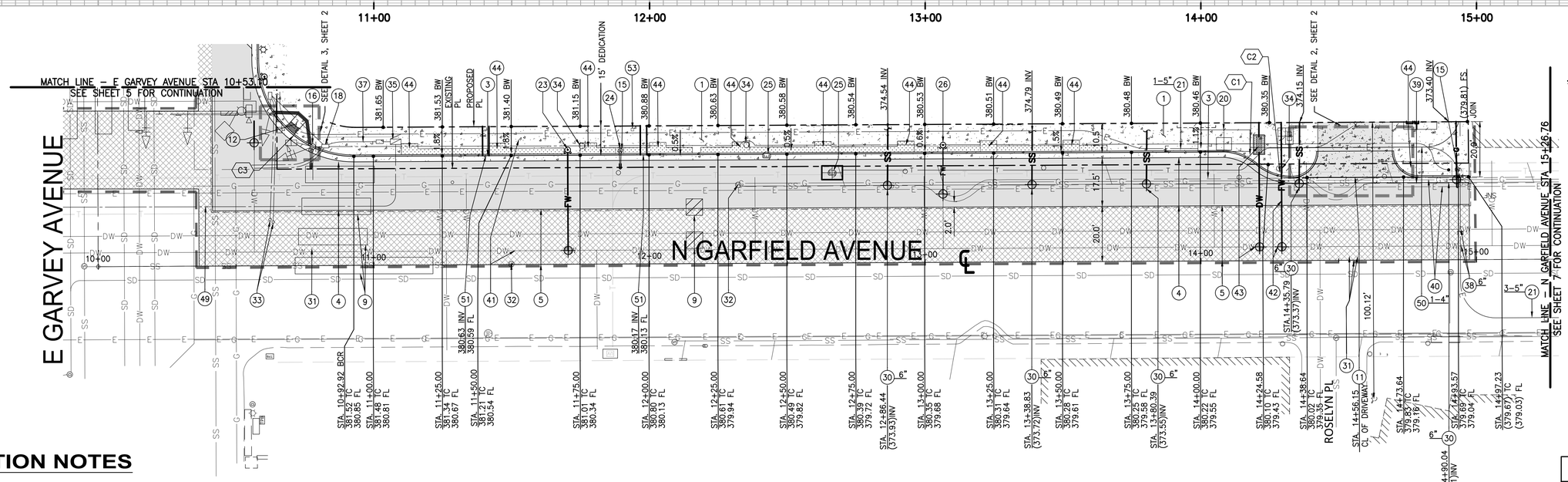
APPROVED ON _____ 20__
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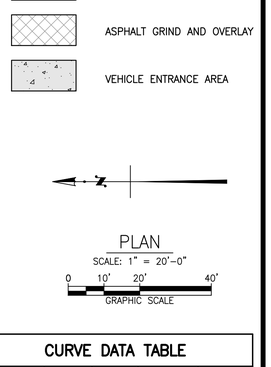
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PROFILE SCALES
HORIZONTAL 1"=20'
VERTICAL 1"=4'







CONSTRUCTION NOTES

1 CONSTRUCT 4" PCC SIDEWALK ON 6" CAB PER SPPWC 132-4.
3 CONSTRUCT 8" PCC CURB AND GUTTER A2-8 ON 6" CAB PER SPPWC 120-3
4 FULL DEPTH ASPHALT CONCRETE PAVEMENT REPLACEMENT PER SPPWC 133-4.
5 GRIND AND OVERLAY, FROM SAWCUT TO FULL DEPTH ASPHALT REPLACEMENT.
9 VIDEO DETECTION ZONES, SHOWN FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.
11 CONSTRUCT TYPE B COMMERCIAL DRIVEWAY PER SPPWC 110-2, W=27', X=4', Y=5.67'.
12 CONSTRUCT CURB RAMP PER SPPWC 111-5, CASE A. X=5', Y=6.67'.
15 INSTALL STREET LIGHT AND PULL BOX. SEE TRAFFIC PLANS FOR DETAILS.
16 INSTALL TRAFFIC SIGNAL SAFETY LIGHT. SEE TRAFFIC PLANS FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.
18 TRAFFIC SIGNAL PULLBOX AND CONDUIT ROUTING SHOWN FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.
20 PROPOSED 7'X18' VAULT PER RULE 20B, SHOWN FOR REFERENCE ONLY. SEE SCE PLANS FOR REFERENCE.
21 PROPOSED CONDUITS PER RULE 20B, 18" MINIMUM WIDE TRENCH, 47.5" MINIMUM DEPTH, BUT MAY BE LOCALLY DEEPER BASED ON EXISTING UTILITY CROSSINGS. SHOWN FOR REFERENCE ONLY, SEE SCE PLANS FOR DETAILS.
23 INSTALL NEW FIRE HYDRANT PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.
24 CONSTRUCT CONCRETE ELECTROLIER PER STREET LIGHTING PLANS. SHOWN FOR REFERENCE ONLY.
25 PROTECT-IN-PLACE EXISTING ELECTRICAL MANHOLE. ADJUST TO GRADE.
26 RELOCATE FIRE HYDRANT. PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.
30 INSTALL TYPE A SEWER HOUSE CONNECTION PER SPPWC 222-2. CONNECT TO EXISTING SANITARY SEWER MAIN. SIZE PER PLAN.
31 ADJUST WATER VALVE TO GRADE.
32 PROTECT-IN-PLACE EXISTING SEWER MANHOLE. ADJUST TO GRADE, COORDINATE WITH PUBLIC WORKS.
33 CONNECT NEW AND EXISTING CONDUITS, SHOWN FOR REFERENCE ONLY. SEE TRAFFIC PLANS FOR DETAILS.
34 INSTALL SIGN PER SIGNING AND STRIPING PLANS.
35 INSTALL UNDERGROUND SERVICE CABINET. SEE TRAFFIC PLANS FOR DETAILS.
37 INSTALL PVC CONDUIT. SHOWN FOR REFERENCE ONLY, SEE STREET LIGHTING PLANS FOR DETAILS.
38 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING DOMESTIC WATER. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.
39 CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING SEWER. PER AS-BUILT DRAWINGS EXISTING SEWER IS ROUGHLY 6.5' BELOW GRADE. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING MAIN.
41 INSTALL NEW 1" COPPER IRRIGATION WATER SERVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-101 AND NEW WATER METER PER CITY OF MONTEREY PARK STANDARD DETAIL W-203.
42 INSTALL NEW DUCTILE IRON FIRE WATER SERVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-180. SIZE PER PLAN.
43 INSTALL NEW COPPER WATER SERVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-101 (SIZE PER PLAN) AND NEW WATER METER VAULT PER CITY OF MONTEREY PARK STANDARD DETAIL W-203.
44 INSTALL PROPOSED TREE. SEE LANDSCAPE PLANS FOR DETAILS.
49 3" SERVICE CONDUIT. SHOWN FOR REFERENCE ONLY, SEE TRAFFIC PLANS FOR DETAILS.
50 PROPOSED CONDUITS, 18" MINIMUM WIDE TRENCH, 47.5" MINIMUM DEPTH, BUT MAY BE LOCALLY DEEPER BASED ON EXISTING UTILITY CROSSINGS, SEE NOTES HEREON FOR DETAILS. SHOWN FOR REFERENCE ONLY, SEE SCE PLANS FOR DETAILS.
51 CURB-O-LET RECTANGULAR DRAIN.
53 PROTECT-IN-PLACE EXISTING ELECTRICAL PULLBOX.

CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT
C1	12.78'	20.00'	36°36'12"	6.61'
C2	13.97'	20.00'	40°02'04"	7.29'
C3	55.03'	35.00'	90°04'49"	35.05'

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRV'D

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN	DS
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SCALE	

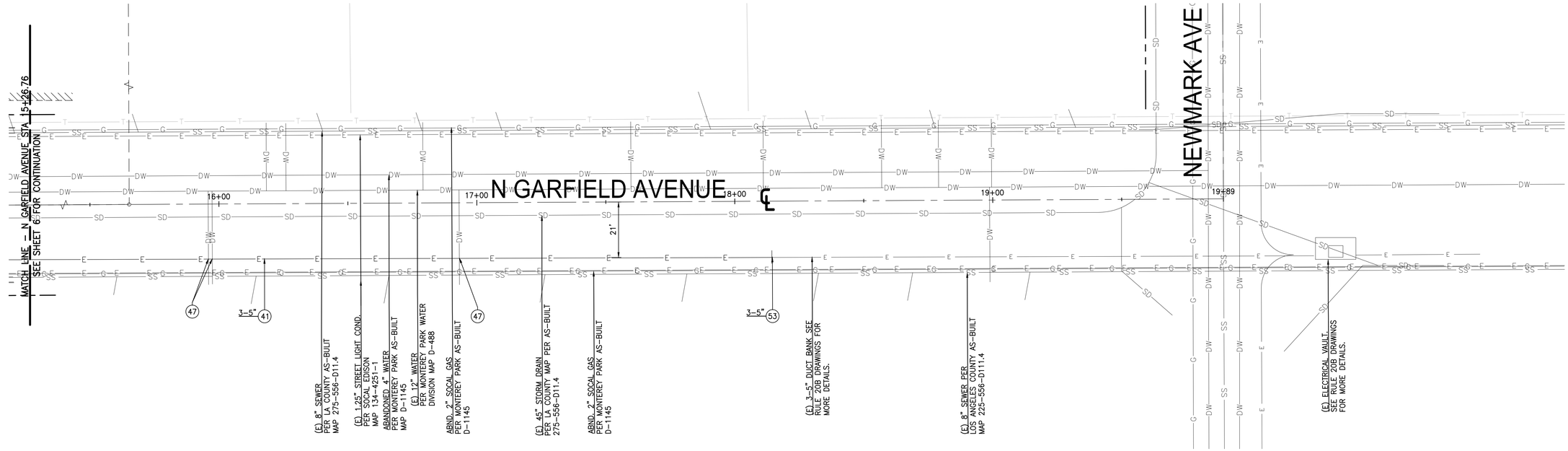
N. GARFIELD AVE. AND E. GARVEY AVE.
STREET IMPROVEMENTS
CONSTRUCTION SHEET 2

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26
SHEET 6 OF 7
DRAWING NO. 6

APPROVED ON _____ 20__
BY: _____

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CONSTRUCTION NOTES

41. PROPOSED CONDUITS PER RULE 20B, SHOWN FOR REFERENCE ONLY. SEE SCE RULE 20B PLANS FOR DETAILS. 18" MINIMUM WIDE TRENCH, 47.5" MINIMUM DEPTH, BUT MAY BE LOCALLY DEEPER BASED ON EXISTING UTILITY CROSSINGS, SEE NOTES HEREON FOR DETAILS.
47. CONTRACTOR TO VERIFY IN FIELD DEPTH OF EXISTING DOMESTIC WATER. PROPOSED ELECTRICAL CONDUIT BANK TO BE MINIMUM OF 30" BELOW GRADE WITH 1' MINIMUM VERTICAL SEPARATION BETWEEN WET UTILITY AND CONDUIT BANK. IF UNABLE TO MAINTAIN 30" MIN COVER AND 1' MIN CLEARANCE DUCT BANK SHALL BE ROUTED BELOW THE EXISTING LATERAL.
53. POINT OF CONNECTION TO EXISTING 3-5" DUCT BANK. SEE SCE RULE 20B PLANS FOR DETAILS.

LEGEND

EXISTING PROPERTY LINE

PLAN
SCALE: 1" = 20'-0"
0 10' 20' 40'
GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHECKED	APPRV'D

CITY OF MONTEREY PARK, CALIFORNIA

DESIGN DS	N. GARFIELD AVE. AND E. GARVEY AVE. STREET IMPROVEMENTS ELECTRICAL UPGRADE
DRAWN BY ST	
CHECKED MH	
SCALE	

PREPARED IN THE OFFICE OF
KPFF CONSULTING ENGINNERS

DATE DRAWN 02/16/26

SHEET 7 OF 7

APPROVED ON _____ 20__

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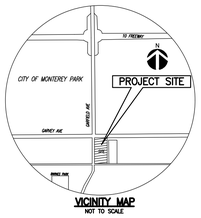
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TENTATIVE PARCEL MAP NO . 82800

FOR MERGER AND SUBDIVISION PURPOSES

*EXISTING CONDITIONS



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY No.CA-FLVE-IMP-27472-1-18-00155625 ORDER No. 00155625-994-VNO-SI DATED JANUARY 12, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 120.9 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-001

PARCEL 2:

THE WEST 100 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-002

PARCEL 3:

THE SOUTH 50 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-003

PARCEL 4:

THE NORTH 77 FEET OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-004

PARCEL 5:

THE SOUTH HALF OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-005

PARCEL 6:

THE NORTH 104 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-035

EXCEPTIONS

(PER PROVIDENT TITLE COMPANY ORDER NO. 00155625-994-VNO-SI, DATED NOVEMBER 15, 2017 AT 7:30 A.M., AMENDED: NOVEMBER 29, 2017, AMENDMENT NO. C)
DRAFTED EASEMENTS DISPLAYED HEREON, REFER TO TITLE REPORT FOR FULL EXCEPTION COVERAGE

BLANKET 20. RESERVATION TO ALL WATER SITUATED UPON OR WITHIN SAID LANDS OR PERCOLATING UNDER THE SURFACE THEREOF, AND THE RIGHT TO PUMP OR OTHERWISE EXTRACT THE SAME AND TO REMOVE THE SAME TO OR UPON OTHER LAND AS PROVIDED IN DEEDS FROM VALLEY VIEW LAND AND WATER CO., RECORDED IN BOOK 5897 PAGE 209 OF DEEDS, CONVEYING THE EAST HALF OF SAID LOT. AND IN BOOK 6532 PAGE 114 OF DEEDS, CONVEYING THE WEST HALF OF SAID LOT. ALL RECORDED PRIOR TO FEBRUARY 15. 1950.

BLANKET 21. AN EASEMENT OVER SAID LAND FOR CONDUITS AS RESERVED IN THE ABOVE MENTIONED DEEDS.

(22) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING NO: BOOK 12417, PAGE 253, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 30 FEET

(23) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING NO: BOOK 12543, PAGE 366, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 30 FEET

COMMENTS

APN NO. . . . . APN 5257-015-001, 5257-015-002, 5257-015-003, 5257-015-004, 5257-015-005, & 5257-015-035

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY. BOUNDARY MONUMENTS WILL BE SET IN THE PROCESS OF PREPARATION OF THE FINAL MAP, PRIOR TO THE RECORDING OF SAID FINAL MAP.

(#) . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

SITE ADDRESS . . . . 100-200 SOUTH GARFIELD AVENUE MONTEREY PARK, CA 91754

DATES OF SURVEY . . . SEPTEMBER 12-13, 2018

BASIS OF BEARINGS . . THE BEARING N00°17'39"W SHOWN HEREON FOR THE CENTERLINE OF GARFIELD AVENUE ARE BASED ON THE BEARINGS OF THE CENTERLINE OF GARFIELD AVENUE, SHOWN AS N00°18'00"W ON TRACT NO. 786, MAP BOOK 16/58-59, RECORDS OF LOS ANGELES COUNTY

BENCH MARK . . . . COUNTY OF LA BM Y 10580 DPW BM TAG IN N CB 1.0' E/O BCR @ NW COR GARFIELD AVE. & GARVEY AVE. ELEV. = 383.024 FT; NAVD 1988, RIVERA QUAD RECORDED 2005 ADJ.

FLOOD INSURANCE RATE MAP. . . . . ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1665F EFFECTIVE DATE SEPTEMBER 26, 2008.

PARKING . . . . . THERE WERE APPROXIMATELY 55 VEHICULAR PARKING SPACES & 3 HANDICAPPED STALLS MARKED ON THE SITE AT TIME OF THE SURVEY.

PUBLIC ACCESS . . . PUBLIC ACCESS TO SITE FROM N GARFIELD AVENUE

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL PHOTOGRAMMETRIC MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

GROSS PARCEL AREA		NET PARCEL AREA (PRE-DEDICATION)		DEDICATION	NET PARCEL AREA (POST-DEDICATION)	
PARCEL	AREA SQ. FT.	PARCEL	AREA SQ. FT.	AREA SQ. FT.	PARCEL	AREA SQ. FT.
1	127,177	1	95,402	7,338	1	88,064

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND PARCEL

PROPOSED MIXED-USE DEVELOPMENT WITH UP TO 169 RESIDENTIAL APARTMENT UNITS, 16,672 SQUARE FEET OF COMMERCIAL USES, AND 21,178 SQUARE FEET OF OTHER COMMUNITY USES.

THOMAS BROTHERS GUIDE:

PAGE 636 – GRID B2 & C2

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS OBTAINED ON THE NAVIGATE LA WEBSITE. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF MONTEREY PARK INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TIE INTO EXISTING SEWER INFRASTRUCTURE.

PROPOSED RECIPROCAL INGRESS/EGRESS AND PARKING EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

REQUEST IS MADE FOR A HAUL ROUTE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.

DEDICATIONS ARE SUBJECT TO FINAL ENGINEERING REVIEW.

NO PROTECTED TREES EXIST ON THE PROPERTY.

SEE TREE REPORT FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

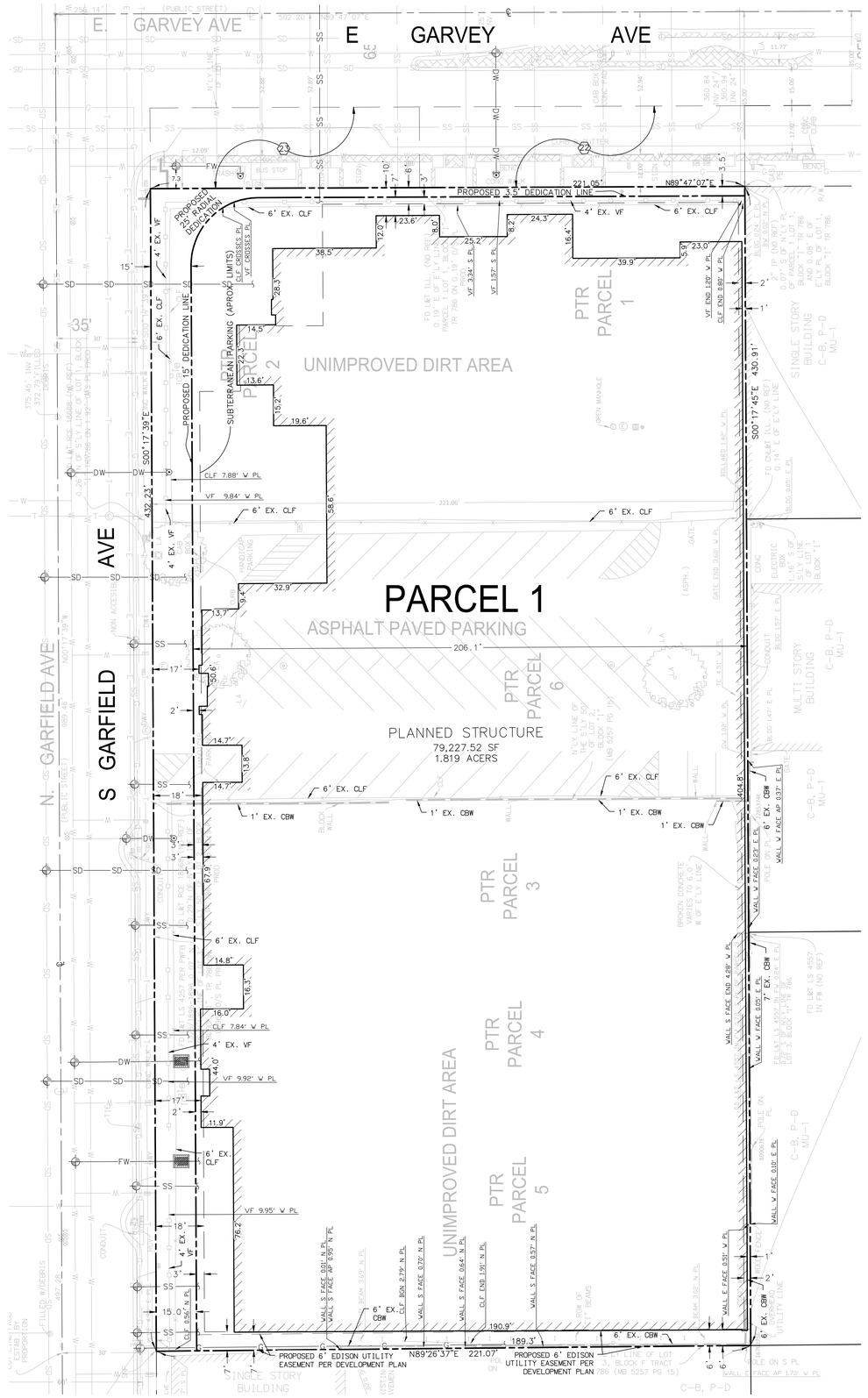
AD	AREA DRAIN
ASPH	ASPHALT
BR	BIKE RACK
℄	CENTERLINE
CAB	CABINET
CBW	CONCRETE BLOCK WALL
CLF	CHAINLINK FENCE
CNL	CONCRETE NAIL
C/O	CLEANOUT
CONC	CONCRETE
CPB	CABLE PULLBOX
DR	DOOR
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESTAB	ESTABLISHED
EVT	ELECTRIC VAULT
EX.	EXISTING
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LA	LANDSCAPE AREA
MB	MAILBOX
MH	MANHOLE
℗	PROPERTY LINE
PB	PULLBOX
R/W	RIGHT-OF-WAY
RSR	RISER
SD	STORM DRAIN
SLPB	STREETLIGHT PULLBOX
SNF	SEARCHED NOTHING FOUND
TP	TRANSFORMER PAD
TRWL	TREE WELL
TW	TOP OF WALL
UNK	UNKNOWN
UTIL	UTILITY
UV	UNKNOWN VAULT
WM	WATERMETER
WV	WATER VALVE
WVT	WATER VAULT
VF	VINYL FENCE
VLT	VAULT

LEGEND

AREA DRAIN
BIKE RACK
CABLE TV PULLBOX
CLEANOUT
CONTROL POINT
CURB DRAIN
ELECTRIC MANHOLE
ELECTRIC PULLBOX
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GAS VALVE
I BEAM
LIGHT POLE
LIGHT POLE W/ CIRCULAR CONC BASE
LIGHT POLE W/ SQUARE CONC BASE
PALM
PARKING METER
RISER
SANITARY SEWER MANHOLE
SIGN
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT PULLBOX
UNKNOWN MANHOLE
UNKNOWN VAULT
UTILITY POLE
VENT
WATER METER
WATER VALVE
TREE
EASEMENT LOCATION PER TITLE REPORT

LINETYPES

BACK OF WALK
BRICK
BUILDING FOOTPRINT
CENTERLINE
CHAINLINK FENCE
CONCRETE CURB
EASEMENT
EDGE OF CONCRETE
EDGE OF PAVEMENT
FENCE
FINISHED SURFACE
FLOWLINE
LOT LINE
OVERHEAD UTILITY
PARKING LINES
PLANTER
RIGHT-OF-WAY LINE
SUBJECT PROPERTY LINE
WALL
WOOD FENCE
DOMESTIC WATER
OVERHEAD UTILITY LINES
FIBER OPTIC LINE
ELECTRICAL LINE
TRAFFIC SIGNAL LINE
TELECOMMUNICATIONS LINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
CATV LINE

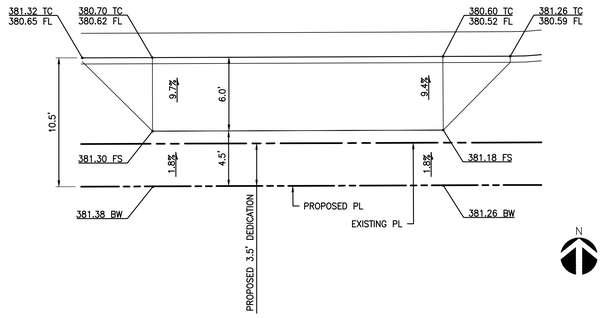

E. GARVEY AVE
E GARVEY AVE
S GARFIELD AVE
N. GARFIELD AVE
PROPOSED 15' DEDICATION LINE
PROPOSED 25' RADIAL DEDICATION
PROPOSED 3.5' DEDICATION LINE
221.05'
N89°47'02"E
UNIMPROVED DIRT AREA
PARCEL 1
ASPHALT PAVED PARKING
206.1'
PLANNED STRUCTURE
79,227.52 SF
1.819 ACERS
PTR PARCEL 1
PTR PARCEL 2
PTR PARCEL 3
PTR PARCEL 4
PTR PARCEL 5
PTR PARCEL 6
UNIMPROVED DIRT AREA
SUBTERRANEAN PARKING (APPROX LIMITS)
S00°17'39"E
S00°17'45"E 430.91'
N89°26'37"E 221.07'
189.3'
190.9'
PROPOSED 6' EDISON UTILITY EASEMENT PER DEVELOPMENT PLAN
PROPOSED 6' EDISON UTILITY EASEMENT PER DEVELOPMENT PLAN
SINGLE STORY BUILDING
MULTI STORY BUILDING
6' EX. CLF
4' EX. VF
1' EX. CBW
6' EX. CBW
7' EX. CBW
VF 9.84' W PL
VF 9.92' W PL
VF 9.95' W PL
CLF 7.88' W PL
CLF 7.84' W PL
VF 4.28' W PL
VF 3.34' S PL
VF 1.87' S PL
VF END 1.28' W PL
CLF END 0.88' W PL
WALL S FACE END 4.28' W PL
WALL S FACE 0.52' E PL
WALL S FACE 0.23' E PL
WALL S FACE 0.37' E PL
WALL S FACE 0.10' E PL
WALL S FACE 1.79' W PL
WALL E FACE 0.91' W PL
WALL E FACE 0.10' E PL
WALL S FACE 0.01' N PL
WALL S FACE 0.79' N PL
WALL S FACE 0.64' N PL
WALL S FACE 0.52' N PL
CLF END 1.91' N PL
CLF 0.56' N PL
CLF @ BSN 2.79' N PL
BEAM 3.92' N PL
BEAM 2.92' N PL
BEAM 3.92' W PL
CLF 1.85' W PL
CLF 1.45' W PL
CLF 0.10' E PL
CLF 0.14' E PL
FD LEAD & TAG "LS 4557" IN W (NO REF)
FD LEAD & TAG "LS 4557" IN W (NO REF)
FD CHAIN LINK (NO REF) 0.19' E OF E'LY LINE
FD CHAIN LINK (NO REF) 0.14' E OF E'LY LINE
FD NAIL & TAG "LS 4557" IN W (NO REF)
FD NAIL & TAG "LS 4557" IN W (NO REF)
FD NAIL & TAG "LS 4557" IN W (NO REF)

TENTATIVE PARCEL MAP NO . 82800

*PROPOSED CONDITIONS

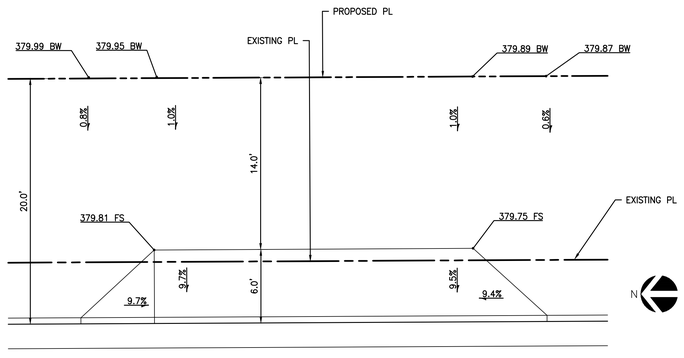
GARVEY DRIVEWAY DETAIL

SCALE: 1"=5'

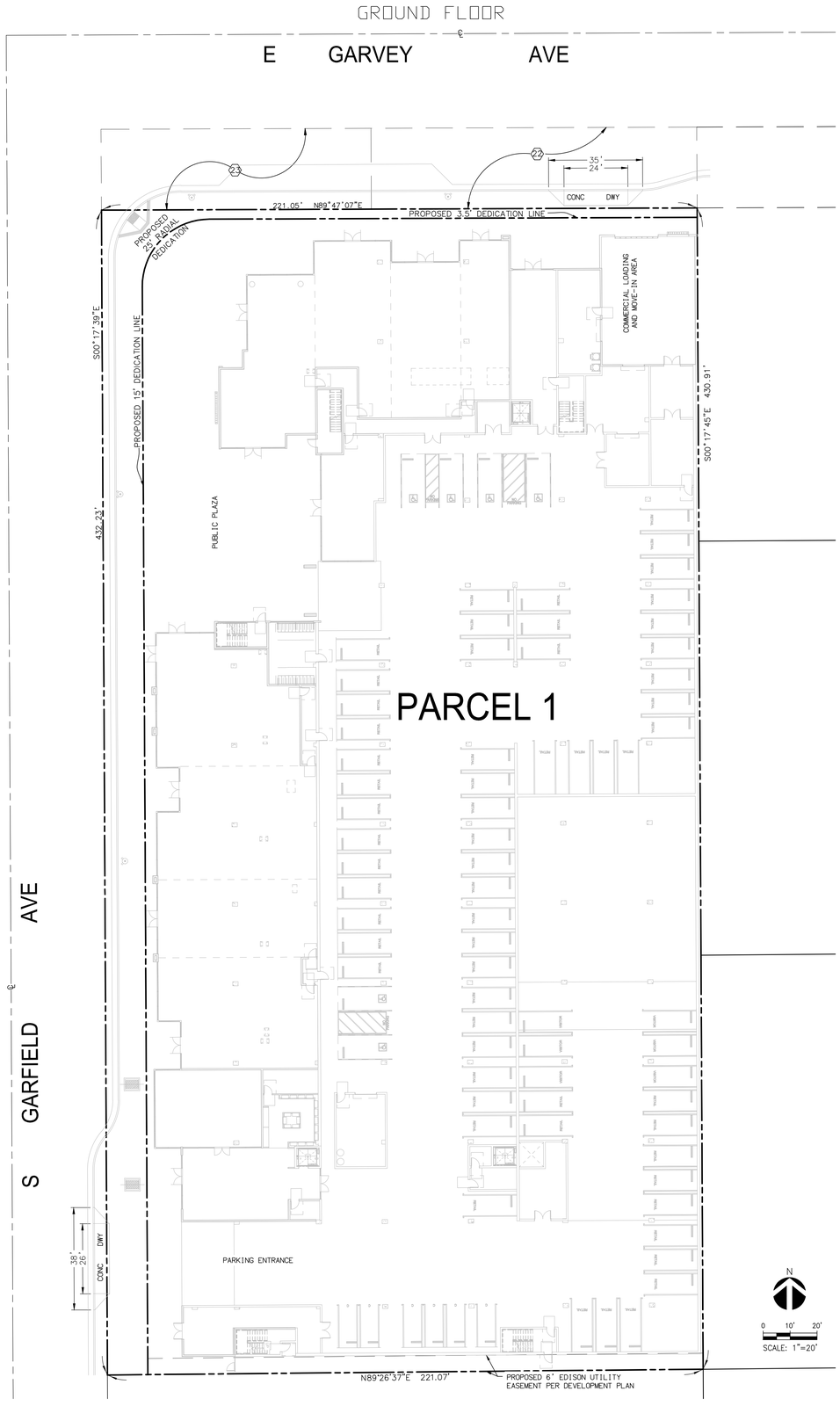


GARFIELD DRIVEWAY DETAIL

SCALE: 1"=5'



GROUND FLOOR



kpff

700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:
RYKADAN 005 LLC
411 EAST HUNTINGTON DRIVE, SUITE 107-505
ARCADIA, CA 91006
(626)-374-8881

PER TITLE REPORT PROVIDED: THE PROPERTY IS VESTED IN THE NAME OF YU HUA LONG INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ARCHITECT:
STUDIO T-SQ, INC.
115 PINE AVE, SUITE 425
LONG BEACH, CA 90802
(562) 436-3624

SUBDIVIDER:
RYKADAN 005 LLC
411 EAST HUNTINGTON DRIVE, SUITE 107-505
ARCADIA, CA 91006
(626) 374-8881

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 S. FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
CONTACT: DENISSE BERMEJO, PLS 9950
(213) 266-5495

EXISTING LAND USE:
COMMERCIAL/INDUSTRIAL,
EMPTY LOTS, SURFACE PARKING

EXISTING ZONING:
C-B (CENTRAL BUSINESS COMMERCIAL)
P-D (PLANNED DEVELOPMENT OVERLAY)
BRDZ (BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE OVERLAY)

PROPOSED ZONING:
MONTEREY PARK LAND USE AND URBAN DESIGN ELEMENT (MPLU&UDE) & BUSINESS RECOVERY DEVELOPMENT OVERLAY ZONE ("BRDZ")

ZONING DENSITY/FAR ZONING

PEDESTRIAN REALMS:

GARVEY AVE: 15 FOOT MINIMUM
GARFIELD AVE: 12 FOOT MINIMUM

MAXIMUM BUILDING HEIGHT: 75'
MAXIMUM FLOOR AREA RATIO: 2.5 CUP

PARKING REQUIREMENTS
ADA PARKING REQUIREMENTS:
THE ADA REQUIRES 14 OF THE EXISTING 509 PARKING SPACES TO BE DESIGNATED HANDICAP. THERE ARE CURRENTLY 3 EXISTING HANDICAP PARKING SPACES ON SITE.
AT LEAST 3 OF THE 14 HANDICAP SPACES MUST BE VAN ACCESSIBLE.

THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER FROM THE CLIENT PURSUANT TO TABLE A ITEM 6(a), ZONING INFORMATION SHOWN HEREON IS TO BE VERIFIED BEFORE RELYING ON SAID INFORMATION.

REVISIONS		
DATE	△	ISSUED FOR
3/10/2023		UPDATED PER FIRST ROUND OF CITY COMMENTS
6/03/2025		UPDATED PER ARCHITECTURE PLANS DATED 05/19/2025
07/15/2026		UPDATED PER CLIENT COMMENTS 07/15/2026
07/17/2026		CHANGED TRACT MAP LANGUAGE TO PARCEL MAP.

DATE	07/17/2026
PROJECT NUMBER	1800455
DRAWN BY	DG
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

114 E GARVEY AVENUE IN MONTEREY PARK, CALIFORNIA 91754

PARCEL MAP NO. 82800

SHEET NUMBER

SHEET 2 OF 2

P:\2018\1800455 Monterey Park Town Centre - Survey\Survey\DWG\Tentative Map\1800455_VTTM_01.dwg 7/17/2026

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION AND SUPPLEMENTS.
2. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE (EXCAVATION AND GRADING), AND CITY OF MONTEREY PARK LOCAL ORDINANCES AS APPLICABLE.
3. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOTECHNICAL EVALUATION REPORT", BY TWINING DATED OCTOBER 3, 2025.
4. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED NOVEMBER 26, 2018 BY KPFF CONSULTING ENGINEERS.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
6. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
7. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
8. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
9. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
10. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
11. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
12. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
13. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
14. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
15. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
16. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
17. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
18. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
19. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
20. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
21. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
22. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) PRIOR TO EXCAVATION.
23. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
24. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
25. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
26. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
27. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF MONTEREY PARK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
28. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
29. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

LEGEND:

GENERAL

- CIVIL LIMITS OF WORK
- SHEET MATCH LINE

ANNOTATION

- 100.00 XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00)XX — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- XX — CONSTRUCTION NOTE
- 2.0% — FLOW (DIRECTION AND GRADE)
- 2:1 — SLOPE (DIRECTION AND RUN:RISE)
- XX — HORIZONTAL CONTROL POINT LABEL
- CX — CURVE DATA LABEL
- FF=100.00 — PAD/FINISHED FLOOR ELEVATION

SITE

- CURB/BACK OF CURB/GUTTER
- RETAINING WALL/SITE WALL
- EXISTING PROPERTY LINE/RIGHT OF WAY
- PROPOSED PROPERTY LINE
- CENTER LINE
- FENCE
- TO BE DEMOLISHED

EROSION CONTROL

- SANDBAGS
- EXISTING DRAINAGE DIRECTION OF FLOW
- PROTECT TREE IN PLACE

GRADING

- FLOW LINE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- SAWCUT
- TOP / TOE — GRADED SLOPE (HORIZONTAL:VERTICAL)

UTILITY

- SS — SANITARY SEWER
- W — WATER
- DW — DOMESTIC WATER
- FW — FIRE WATER
- SD — STORM DRAIN
- G — GAS
- E — ELECTRIC
- T — TELEPHONE
- PERFORATED PIPE
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- FIRE HYDRANT
- THRUST BLOCK
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- BACKFLOW ASSEMBLY
- UTILITY METER VAULT

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
BCR	BEGIN CURVE RETURN	(N)	NORTH
BW	BACK OF WALK	NTS	NOT TO SCALE
BLDG	BUILDING	PA	PLANTER AREA
BM	BENCH MARK	POC	POINT OF CONNECTION
BOS	BOTTOM OF STAIRS	PIV	POST INDICATOR VALVE
BMP	BEST MANAGEMENT PRACTICES	PCC	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PRV	PRESSURE REDUCING VALVE
CL	CENTER LINE	PVC	POLYVINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	R	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	PORTLAND CEMENT CONCRETE	RD	ROOF DRAIN
CF	CURB FACE	RW	RIGHT-OF-WAY
DW	DOMESTIC WATER	(S)	SOUTH
(E)	EAST	S=	SLOPE EQUALS
ECR	END CURVE RETURN	SD	STORM DRAIN
EG	EDGE OF GUTTER	SSMH	SANITARY SEWER MANHOLE
EL. OR ELEV	ELEVATION	SS	SANITARY SEWER
ELEC	ELECTRIC, ELECTRICAL	STD	STANDARD
EX. OR EXIST.	EXISTING	SDMH	STORM DRAIN MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TEL	TELEPHONE
FG	FINISHED GRADE (LANDSCAPE)	TG	TOP OF GRATE
FS	FINISHED SURFACE (HARDSCAPE)	TOS	TOP OF STAIRS
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TS	TRAFFIC SIGNAL
FT	FOOT OR FEET	TSB	TRAFFIC SIGNAL BOX
FU	FIXTURE UNITS	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	VIF	VERIFY IN FIELD
GV	GATE VALVE	VLT	VAULT
HDPE	HIGH DENSITY POLYETHYLENE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	(W)	WEST
INV.	INVERT	W	WATER
LP	LOW POINT	WM	WATER METER
MAX.	MAXIMUM	WV	WATER VALVE
MIN.	MINIMUM		

PATTERN LEGEND:

- ASPHALT PER SPPWC STANDARD PLAN 111-5.
- CONCRETE PAVING (REFER TO SHEET C-500 FOR DETAILS)
- DECORATIVE PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- GRIND AND OVERLAY

1-800-227-2600
CALL USA/SC FOR UNDERGROUND LOCATING 48 HOURS BEFORE YOU DIG!

IMPORTANT NOTICE
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGICAL REPORT BY TWINING DATED OCTOBER 3, 2025.	
SIGNATURE / DATE	STAMP

PROJECT DIRECTORY:

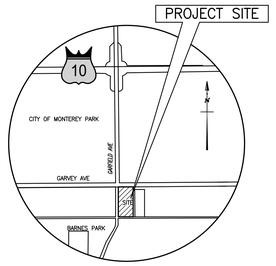
ARCHITECT:
STUDIO T-SQ., INC
115 PINE AVENUE,
SUITE 425
LONG BEACH, CA, 90802
TEL: 562.436.3624
CONTACT: HENRY TONG

CIVIL ENGINEER:
KPFF CONSULTING ENGINEERS
700 SOUTH FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
TEL: 213.418.0201
FAX: 213.266.5294
CONTACT: MIRIAM NGUYEN

MECHANICAL/PLUMBING ENGINEER:
SALAS O'BRIEN
800 WEST 1ST STREET,
SUITE 0420
LOS ANGELES, CA, 90012
TEL: 949.753.1553
CONTACT: VICTOR BECERRA

SHEET INDEX:

CIVIL DRAWINGS	
C-001	TITLE SHEET
C-100	SURVEY (FOR REFERENCE ONLY)
C-101	SURVEY (FOR REFERENCE ONLY)
C-110	EROSION CONTROL PLAN
C-120	DEMOLITION PLAN
C-140	GRADING PLAN
C-150	UTILITY PLAN
C-151	UTILITY PROFILES
C-160	PAVING AND HORIZONTAL CONTROL PLAN
C-400	LID PLAN
C-500	CIVIL DETAILS
C-501	CIVIL DETAILS
C-502	CIVIL DETAILS
C-503	CIVIL DETAILS



VICINITY MAP
NOT TO SCALE

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
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CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754

RYKADAN 005 LLC

REV	DESCRIPTION	DATE

Sheet Title:
TITLE SHEET

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:
C-001

P:\2018\1800454 Monterey Park Town Center\DWG\SHEET\1800454-C0.001GN.dwg, Jul 20, 2026 - 10:25am

ALTA/ACSM LAND TITLE SURVEY

COMMENTS

APN NO. . . . . APN 5257-015-001, 5257-015-002, 5257-015-003, 5257-015-004, 5257-015-005, 5257-015-035

BOUNDARY LINES . . . WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

(#) . . . . . INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.

SITE ADDRESS . . . . 100-200 SOUTH GARFIELD AVENUE MONTEREY PARK, CA 91754

DATES OF SURVEY . . . SEPTEMBER 12-13, 2018

BASIS OF BEARINGS . . THE BEARING N00°17'39"W SHOWN HEREON FOR THE CENTERLINE OF GARFIELD AVENUE ARE BASED ON THE BEARING OF THE CENTERLINE OF GARFIELD AVENUE, SHOWN AS N00°18'00"W ON TRACT NO. 786, MAP BOOK 16/58-59, RECORDS OF LOS ANGELES COUNTY

GROSS LAND AREA . . . 95,428.8 SQUARE FEET OR 2.190 ACRES, MORE OR LESS.

BENCH MARK . . . . . COUNTY OF LA BM Y 10580 DPW BM TAG IN N CB 1.0' E/O BCR @ NW COR GARFIELD AVE. & GARVEY AVE. ELEV. = 383.024 FT; NAVD 1988, RIVERA QUAD RECORDED 2005 ADJ.

FLOOD INSURANCE RATE MAP. . . . . ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1665F EFFECTIVE DATE SEPTEMBER 26, 2008.

PARKING . . . . . THERE WERE APPROXIMATELY 55 VEHICULAR PARKING SPACES & 3 HANDICAPPED STALLS MARKED ON THE SITE AT TIME OF THE SURVEY.

PUBLIC ACCESS . . . PUBLIC ACCESS TO SITE FROM N GARFIELD AVENUE

UTILITIES . . . . . ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL PHOTOGRAMMETRIC MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.

ZONING . . . . SUBJECT PROPERTY ZONING IS DESIGNATED AS C-B AS WELL AS P-D

ZONING INFORMATION WAS OBTAINED PER COMMUNITY & ECONOMIC DEVELOPMENT OFFICE OF MONTEREY PARK NOVEMBER 6, 2018. HTTP://QCODE.US/CODES/MONTEREYPARK/

C-B (CENTRAL BUSINESS COMMERCIAL)

P-D (PLANNED DEVELOPMENT OVERLAY)

SETBACK REQUIREMENTS:

FRONT: 5 FOOT MINIMUM/ 10 FOOT MAX
SIDE: MIN MAX
REAR: MIN MAX

MAXIMUM BUILDING HEIGHT: 40 FEET/ 3 STORIES

MAXIMUM FLOOR AREA RATIO: 2.0 CUP

ADA PARKING REQUIREMENTS:
THE ADA REQUIRES 3 OF THE EXISTING 55 PARKING SPACES TO BE DESIGNATED HANDICAP.
THERE ARE CURRENTLY 3 EXISTING HANDICAP PARKING SPACES ON SITE.
AT LEAST 1 OF THE CURRENT 3 HANDICAP SPACES MUST BE VAN ACCESSIBLE.

THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT OR LETTER FROM THE CLIENT PURSUANT TO TABLE A ITEM 6(a). ZONING INFORMATION SHOWN HEREON IS TO BE VERIFIED BEFORE RELYING ON SAID INFORMATION.

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY POLICY No.CA-FLVE-IMP-27472-1-18-00155625 ORDER No. 00155625-994-VNO-SI DATED JANUARY 12, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MONTEREY PARK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 120.9 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-001

PARCEL 2:

THE WEST 100 FEET OF LOT 1 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-002

PARCEL 3:

THE SOUTH 50 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-003

PARCEL 4:

THE NORTH 77 FEET OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-004

PARCEL 5:

THE SOUTH HALF OF LOT 3 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-005

PARCEL 6:

THE NORTH 104 FEET OF LOT 2 IN BLOCK "I" OF TRACT NO. 786, IN THE CITY OF MONTEREY PARK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGES 58 AND 59 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5257-015-035

EXCEPTIONS

SCHEDULE B
EXCEPTIONS FROM COVREAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) WHICH ARISE BY REASON OF:

PART I

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.

PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

PART II

NOTES

1. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

3. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

BLANKET IN NATURE

4. RESERVATION TO ALL WATER SITUATED UPON OR WITHIN SAID LANDS OR PERCOLATING UNDER THE SURFACE THEREOF, AND THE RIGHT TO PUMP OR OTHERWISE EXTRACT THE SAME AND TO REMOVE THE SAME TO OR UPON OTHER LAND AS PROVIDED IN DEEDS FROM VALLEY VIEW LAND AND WATER CO., RECORDED IN BOOK 5897 PAGE 209 OF DEEDS, CONVEYING THE EAST HALF OF SAID LOT. AND IN BOOK 6532 PAGE 114 OF DEEDS, CONVEYING THE WEST HALF OF SAID LOT. ALL RECORDED PRIOR TO FEBRUARY 15, 1950.

5. AN EASEMENT OVER SAID LAND FOR CONDUITS AS RESERVED IN THE ABOVE MENTIONED DEEDS.

PLOTTED

(6) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING NO: BOOK 12417, PAGE 253, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 30 FEET

PLOTTED

(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET AND HIGHWAY
RECORDING NO: BOOK 12543, PAGE 366, OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 30 FEET

SURVEY NOT PROVIDED

8. AN ENCROACHMENT OF IMPROVEMENTS LOCATED ON SAID LAND, DISCLOSED BY A SURVEY OR INSPECTION, ONTO LAND ADJACENT ON THE NORTH CONSISTING OF 3 FOOT COMMERCIAL SIGN LIGHT.
AFFECTS PARCEL 2

APPARENTLY REMOVED

9. AN ENCROACHMENT OF THE BUILDING CANOPY ONTO GARVEY AVENUE TO THE NORTH BY APPROXIMATELY 4 FEET.
AFFECTS PARCEL 2

BLANKET

10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: NOTICE OF BUILDING WITHIN THE SCOPE OF MONTEREY PARK MUNICIPAL CODE, CHAPTER 16.72 "EARTHQUAKE HAZARD REDUCTION"
RECORDING DATE: FEBRUARY 15, 1990
RECORDING NO: 90-0252288, OFFICIAL RECORDS

BLANKET

11. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT

RECORDING DATE: AUGUST 13, 1997
RECORDING NO: 97-1253720, OFFICIAL RECORDS
REDEVELOPMENT AGENCY: MONTEREY PARK REDEVELOPMENT AGENCY

BLANKET

12. AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT (DECLARATION OF PARCEL MERGER BY DOCUMENT)"

EXECUTED BY: MAGNUS SUNHILL GROUP, LLC
IN FAVOR OF: CITY OF MONTEREY PARK
RECORDING DATE: DECEMBER 17, 2008
RECORDING NO: 2008-2220316, OFFICIAL RECORDS

WHICH AMONG OTHER THINGS PROVIDES: TERMS AND CONDITIONS PROVIDED THEREIN

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

AFFECTS PARCELS 1, 2, 3, 4 AND 5

ABBREVIATIONS

AD	AREA DRAIN
ASPH	ASPHALT
BR	BIKE RACK
℄	CENTERLINE
CAB	CABINET
CLF	CHAINLINK FENCE
CNL	CONCRETE NAIL
C/O	CLEANOUT
CONC	CONCRETE
CPB	CABLE PULLBOX
DR	DOOR
DWY	DRIVEWAY
EG	EDGE OF GUTTER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESTAB	ESTABLISHED
EVT	ELECTRIC VAULT
FD	FOUND
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LA	LANDSCAPE AREA
MB	MAILBOX
MH	MANHOLE
℗	PROPERTY LINE
PB	PULLBOX
R/W	RIGHT-OF-WAY
RSR	RISER
SD	STORM DRAIN
SLPB	STREETLIGHT PULLBOX
SNF	SEARCHED NOTHING FOUND
TP	TRANSFORMER PAD
TRWL	TREE WELL
TW	TOP OF WALL
UNK	UNKNOWN
UTL	UTILITY
UV	UNKNOWN VAULT
WM	WATERMETER
WV	WATER VALVE
WVT	WATER VAULT
VF	VINYL FENCE
VLT	VAULT
NLY	NORTHERLY
SLY	SOUTHERLY
ELY	EASTERLY
WLY	WESTERLY
NELY	NORTHEASTERLY
NWLY	NORTHWESTERLY
SELY	SOUTHEASTERLY
SWLY	SOUTHWESTERLY

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

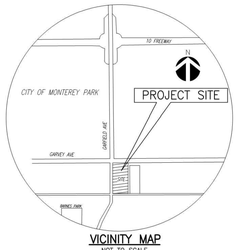
NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

TO (i) (MR. VINCENT TSANG), (ii) [RYKADAN 005 LLC] A CALIFORNIA LIMITED LIABILITY COMPANY, AND (iii) FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a),7(a),7(b-1),7(c),8,9,11,13,14,16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2018.



VICINITY MAP
NOT TO SCALE

PREPARED UNDER THE DIRECTION OF:

Robert Rogers

Digitally signed by Robert Rogers
DN: CN=R. Rogers, E=rrogers@kpff.com, O=KPFF Consulting Engineers, OU=KPFF L.A. Survey
Date: 2018.11.30 14:31:39 -08'00'

ROBERT "BUCK" ROGERS, LS 8348
BUCK.ROGERS@KPFF.COM

LICENSED LAND SURVEYOR No.8348 STATE OF CALIFORNIA

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1800455
DATE PREPARED	11/26/2018
DRAWN BY	FC
CHECKED BY	BR

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
MR. VINCENT TSANG
MONTEREY PARK TOWN CENTRE
100-200 SOUTH GARFIELD AVE.
MONTEREY PARK, CA 91754

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700 FLOWER ST., Suite 2100
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SHEET 1 OF 2

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RYKADAN 005 LLC

REV	DESCRIPTION	DATE

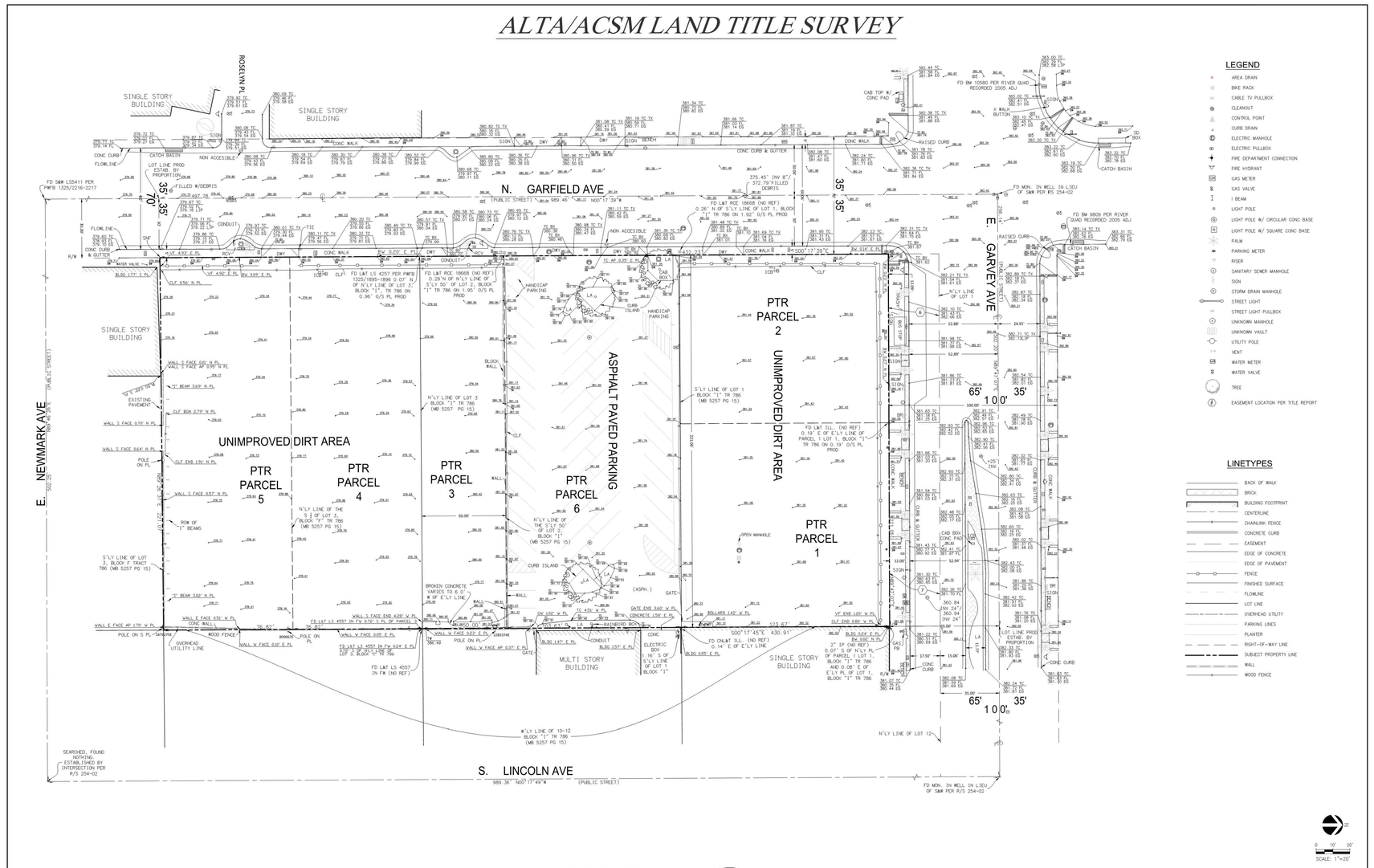
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SURVEY (FOR REFERENCE ONLY)

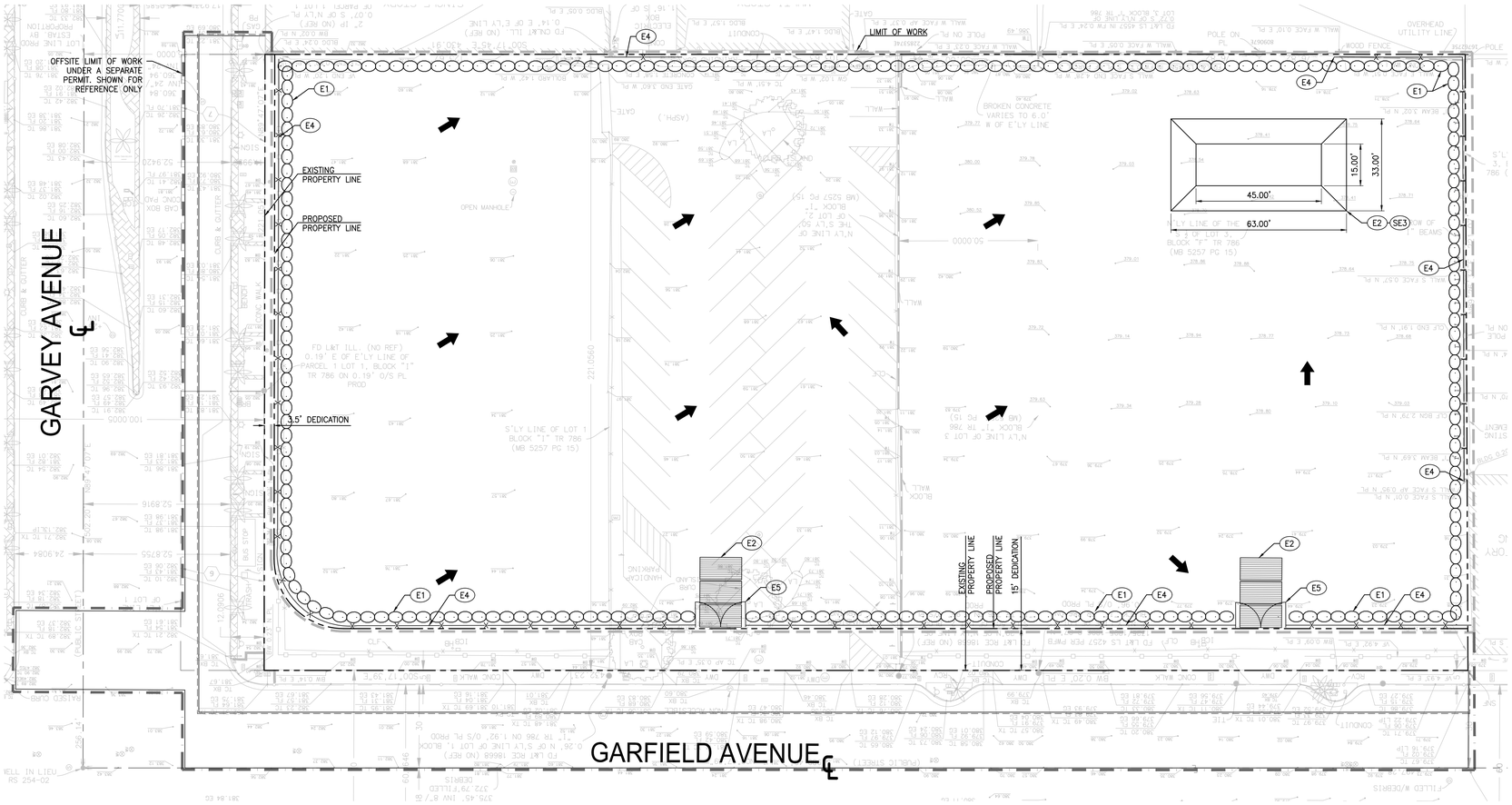
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Date: 07/08/2026
Scale:

Sheet No:
C-100

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ALTA/ACSM LAND TITLE SURVEY


N. GARFIELD AVE
(PUBLIC STREET)
N00°17'39"W 989.46'
S00°17'39"E 430.91'
E. GARVEY AVE
(PUBLIC STREET)
E. NEWMARK AVE
(PUBLIC STREET)
S. LINCOLN AVE
989.36' N00°17'49"W
(PUBLIC STREET)
PTR PARCEL 1
PTR PARCEL 2
PTR PARCEL 3
PTR PARCEL 4
PTR PARCEL 5
PTR PARCEL 6
UNIMPROVED DIRT AREA
ASPHALT PAVED PARKING
SINGLE STORY BUILDING
MULTI STORY BUILDING
SINGLE STORY BUILDING
SINGLE STORY BUILDING
UNIMPROVED DIRT AREA
ROSEMEAD BLVD
35'
70'
35'
65'
100'
35'
SEARCHED, FOUND NOTHING, ESTABLISHED BY INTERSECTION PER R/S 254-02
FD MON. IN WELL IN LIEU OF S&M PER R/S 254-02
FD BM 10580 PER RIVER QUAD RECORDED 2005 ADJ
FD BM 9809 PER RIVER QUAD RECORDED 2005 ADJ
FD S&M LS5411 PER PWB 1325/2216-2217
FD L&T LS 4257 PER PWB 1325/1895-1896 0.07' N OF N'LY LINE OF LOT 3, BLOCK "1", TR 786 ON 0.96' O/S PL PROD
FD L&T RCE 18668 (NO REF) 0.29' N OF N'LY LINE OF S'LY 50' OF LOT 2, BLOCK "1" TR 786 ON 1.95' O/S PL PROD
FD L&T RCE 18668 (NO REF) 0.26' N OF S'LY LINE OF LOT 1, BLOCK "1" TR 786 ON 1.92' O/S PL PROD
FD L&T ILL. (NO REF) 0.19' E OF E'LY LINE OF PARCEL 1 LOT 1, BLOCK "1" TR 786 ON 0.19' O/S PL PROD
FD L&T ILL. (NO REF) 0.19' E OF E'LY LINE OF PARCEL 1 LOT 1, BLOCK "1" TR 786 ON 0.19' O/S PL PROD
FD CN&T ILL. (NO REF) 0.14' E OF E'LY LINE
FD L&T LS 4557 IN FW (NO REF)
FD L&T LS 4557 IN FW 524' E PL OF LOT 2, BLOCK "1" TR 786
FD L&T LS 4557 IN FW 537' E PL OF PARCEL 3
N'LY LINE OF 10-12 BLOCK "1" TR 786 (MB 5257 PG 15)
N'LY LINE OF LOT 12
S'LY LINE OF LOT 3, BLOCK "1" TR 786 (MB 5257 PG 15)
N'LY LINE OF THE S 3' OF LOT 3, BLOCK "1" TR 786 (MB 5257 PG 15)
N'LY LINE OF THE S'LY 50' OF LOT 2, BLOCK "1" (MB 5257 PG 15)
N'LY LINE OF LOT 3 BLOCK "1" TR 786 (MB 5257 PG 15)
S'LY LINE OF LOT 1 BLOCK "1" TR 786 (MB 5257 PG 15)
N'LY LINE OF LOT 1 BLOCK "1" TR 786
ROW OF "I" BEAMS
S'LY LINE OF LOT 3, BLOCK 1" TRACT 786 (MB 5257 PG 15)
CATCH BASIN
FLOWLINE
CONC CURB & GUTTER
LOT LINE PROD ESTAB. BY PROPORTION
FILLED W/DEBRIS
NON ACCESIBLE
CONDUIT
TIE
CONC WALK
CONC CURB
RAISED CURB
CAB TOP W/ CONC PAD
X WALK BUTTON
SIGN BENCH
SIGN
SD BOX
CATCH BASIN
CONC WALL
WOOD FENCE
OVERHEAD UTILITY LINE
POLE ON PL
POLE ON S PL
EXISTING PAVEMENT
BROKEN CONCRETE VARIES TO 6.0' W OF E'LY LINE
CURB ISLAND
HANDICAP PARKING
ELECTRIC BOX 1.16' S OF S'LY LINE OF LOT 1 BLOCK "1"
OPEN MANHOLE
GATE
BOLLARD
BLDG 147' E PL
BLDG 157' E PL
BLDG 524' E PL
BLDG 535' E PL
BLDG 537' E PL
BLDG 539' E PL
GAS PB
LA
CLF
DW
VF 4.92' E PL
VF 4.90' E PL
VF 5.09' E PL
VF 5.03' E PL
VF 5.14' E PL
VF END 120' W PL
CLF END 0.85' W PL
CLF END 1.55' N PL
CLF 0.50' N PL
CLF BGN 2.79' N PL
VALL S FACE 0.70' N PL
VALL S FACE 0.57' N PL
VALL S FACE 0.64' N PL
VALL E FACE 0.51' W PL
VALL E FACE AP 1.79' W PL
VALL E FACE AP 0.95' N PL
VALL E FACE 0.32' E PL
VALL W FACE 0.05' E PL
VALL W FACE 0.27' E PL
VALL W FACE AP 0.37' E PL
VALL S FACE END 4.28' W PL
I BEAM 3.02' N PL
I BEAM 3.69' N PL
I BEAM 3.92' N PL
I BEAM 3.92' S PL
TC 4.92' W PL
TC 4.91' W PL
TC 4.91' E PL
TC AP 5.00' E PL
TC AP 5.00' W PL
TC 4.91' W PL
TC 4.91' E PL
TC 4.92' E PL
TC 4.92' W PL
TC 4.92' E PL
TC 4.92' W PL
TC 4.92' E PL
TC 4.92' W



BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1–SCHEDULING
EC2–PRESERVATION OF EXISTING VEGETATION
~~EC3–HYDRAULIC MULCH~~
~~EC4–HYDROSEEDING~~
~~EC5–SOIL BINDERS~~
~~EC6–STRAW MULCH~~
~~EC7–GEOTEXTILES AND MATS~~
~~EC8–WOOD MULCHING~~
~~EC9–EARTH DIKES AND DRAINAGE SWALES~~
~~EC10–VELOCITY DISSIPATION DEVICES~~
~~EC11–SLOPE DRAINS~~
~~EC12–STREAMBANK STABILIZATION~~
~~EC13–RESERVED~~
~~EC14–COMPOST BLANKET~~
EC15–SOIL PREPARATION/ROUGHENING
EC16–NON–VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

~~SE1–SILT FENCE~~
~~SE2–SEDIMENT BASIN~~
SE3–SEDIMENT TRAP
~~SE4–CHECK DAM~~
SE5–FIBER ROLLS
SE6–GRAVEL BAG BERM
SE7–STREET SWEEPING AND VACUUMING
~~SE8–SANDBAG BARRIER~~
~~SE9–STRAW BALE BARRIER~~
SE10–STORM DRAIN INLET PROTECTION
~~SE11–ACTIVE TREATMENT SYSTEMS~~
~~SE12–MANUFACTURED LINEAR SEDIMENT CONTROLS~~
SE13–COMPOST SOCKS AND BERMS
~~SE14–BIOFILTER BAGS~~

EQUIPMENT TRACKING CONTROL

TC1–STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC2–STABILIZED CONSTRUCTION ROADWAY
TC3–ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1–WIND EROSION CONTROL

NON–STORMWATER MANAGEMENT

NS1–WATER CONSERVATION PRACTICES
NS2–DEWATERING OPERATIONS
~~NS3–PAVING AND GRINDING OPERATIONS~~
~~NS4–TEMPORARY STREAM CROSSING~~
NS5–CLEAR WATER DIVERSION
NS6–ILLICIT CONNECTION/DISCHARGE
NS7–POTABLE WATER/IRRIGATION
NS8–VEHICLE AND EQUIPMENT CLEANING
NS9–VEHICLE AND EQUIPMENT FUELING
NS10–VEHICLE AND EQUIPMENT MAINTENANCE
NS11–PILE DRIVING OPERATIONS
NS12–CONCRETE CURING
~~NS13–CONCRETE FINISHING~~
~~NS14–MATERIAL OVER WATER~~
~~NS15–DEMOLITION ADJACENT TO WATER~~
NS16–TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

WM1–MATERIAL DELIVERY AND STORAGE
WM2–MATERIAL USE
WM3–STOCKPILE MANAGEMENT
WM4–SPILL PREVENTION AND CONTROL
WM5–SOLID WASTE MANAGEMENT
WM6–HAZARDOUS WASTE MANAGEMENT
WM7–CONTAMINATED SOIL MANAGEMENT
WM8–CONCRETE WASTE MANAGEMENT
WM9–SANITARY/SEPTIC WASTE MANAGEMENT
WM10–LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

DUST CONTROL NOTES:

1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL ENSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN–UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

ADDITIONAL NOTES:

1. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL IT CAN BE DISPOSED OF AS SOLID WASTE.
2. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. TRASH AND CONSTRUCTION–RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
5. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EROSION CONTROL NOTES:

- (E1) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL 1, SHEET C–500.
- (E2) STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2, SHEET C–500.
- (E3) SEDIMENT TRAP PER DETAIL 2, SHEET C–501 AND CASQA BMP HANDBOOK SE–3. SIZE PER PLAN.
- (E4) CHAINLINK CONSTRUCTION FENCE.
- (E5) ACCESS GATE.

LEGEND

- LIMIT OF WORK
- OFFSITE SCOPE OF WORK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- CONSTRUCTION FENCE
- GRAVEL BAGS
- DIRECTION OF FLOW

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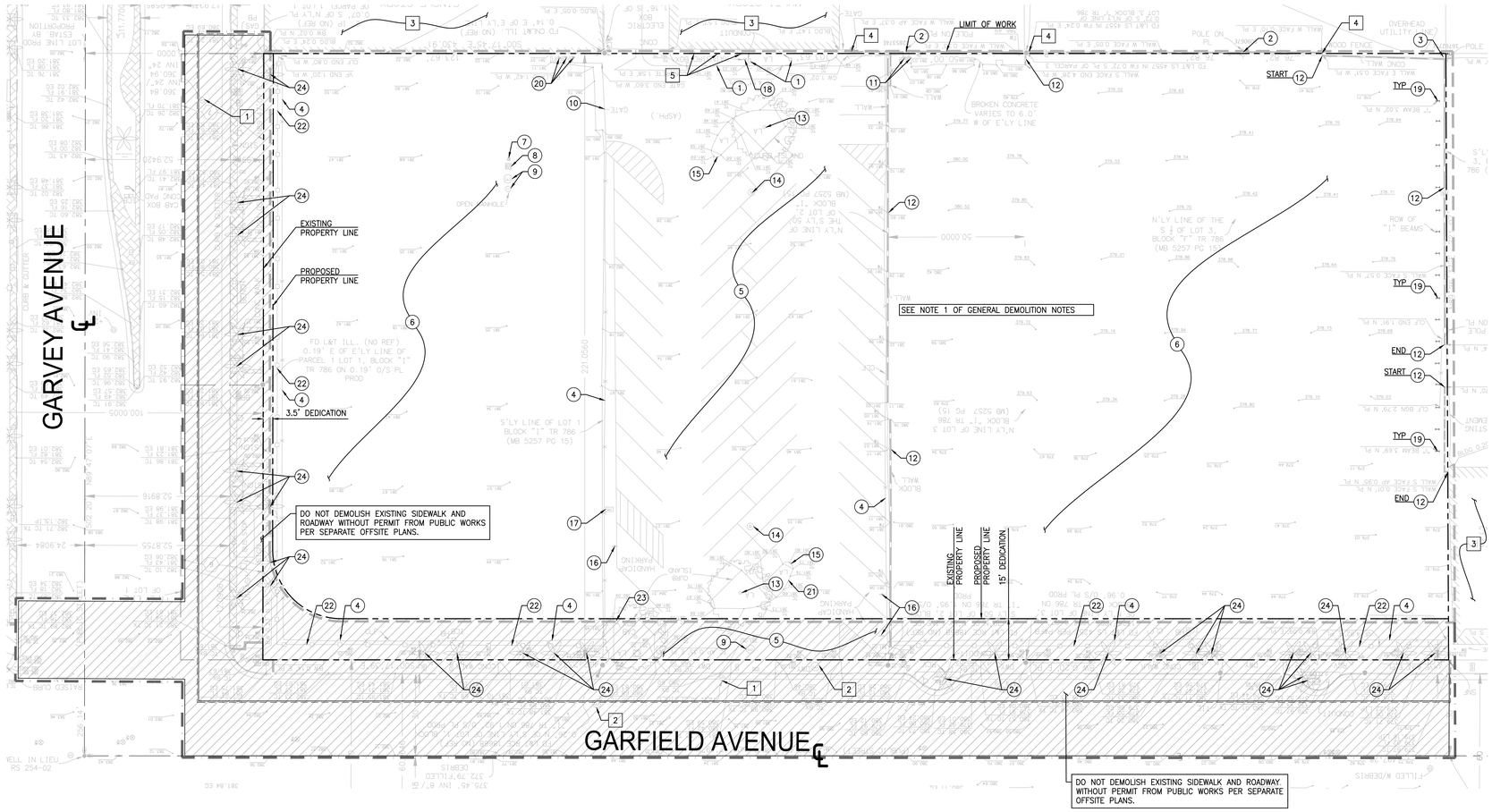
EROSION CONTROL PLAN

Job No. 25011
Date: 07/08/2026
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GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

DEMOLITION NOTES:

PROTECT–IN–PLACE

1. PROTECT–IN–PLACE EXISTING SEWER MANHOLE. ADJUST TO GRADE.
2. PROTECT–IN–PLACE EXISTING ELECTRICAL MANHOLE. ADJUST TO GRADE.
3. PROTECT–IN–PLACE EXISTING BUILDING ON ADJACENT PROPERTY.
4. PROTECT–IN–PLACE EXISTING WALL.
5. PROTECT–IN–PLACE EXISTING POST.

DEMOLISH & REMOVE & RELOCATE

1. DEMOLISH & REMOVE EXISTING 2–5" ELECTRICAL CONDUIT ONCE DE–ENERGIZED. SHOWN FOR REFERENCE ONLY. SEE SCE RULE 20B PLANS FOR DETAILS.
2. REMOVE EXISTING POLE. COORDINATE WITH SCE AND DRY UTILITY CONSULTANT PRIOR TO REMOVAL.
3. RELOCATE EXISTING POLE. COORDINATE WITH SCE AND DRY UTILITY CONSULTANT PRIOR TO RELOCATION.
4. DEMOLISH & REMOVE EXISTING CHAINLINK FENCE
5. DEMOLISH & REMOVE ASPHALT PAVING
6. DEMOLISH & REMOVE DIRT
7. DEMOLISH & REMOVE EXISTING CLEANOUT
8. DEMOLISH & REMOVE EXISTING UTILITY VAULT
9. DEMOLISH & REMOVE EXISTING MANHOLE
10. DEMOLISH & REMOVE EXISTING GATE
11. DEMOLISH & REMOVE EXISTING BOLLARDS
12. DEMOLISH & REMOVE EXISTING BLOCK WALL
13. DEMOLISH & REMOVE EXISTING TREE
14. DEMOLISH & REMOVE EXISTING LIGHT POLE
15. DEMOLISH & REMOVE EXISTING LANDSCAPE
16. DEMOLISH & REMOVE EXISTING SIGN
17. DEMOLISH & REMOVE EXISTING ELECTRICAL UTILITY
18. DEMOLISH & REMOVE EXISTING IRRIGATION BOX
19. DEMOLISH & REMOVE EXISTING METAL BEAMS
20. RELOCATE NEIGHBORING PROPERTY'S ELECTRICAL METERS. SEE SCE DRAWINGS FOR DETAILS.
21. DEMOLISH & REMOVE EXISTING CURB.
22. DEMOLISH & REMOVE EXISTING WOOD FENCE.
23. RELOCATE EXISTING PEDESTAL BOX. COORDINATE WITH SCE AND DRY UTILITY CONSULTANT PRIOR TO RELOCATION.
24. REMOVE EXISTING PALM.

SAFEGUARDS DURING CONSTRUCTION

A. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. CBC 3301.2

B. WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS–OF–WAY. CBC 3302.2

C. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. CBC 3305.1

D. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. CBC 3306.1

E. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. CBC 3307.1

F. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD. CBC 3309.1

NOTE:
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396–2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.

LEGEND

- LIMIT OF WORK
- OFFSITE SCOPE OF WORK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- DEMOLITION WITHIN THE PUBLIC RIGHT OF WAY PER SEPARATE OFFSITE IMPROVEMENT PLAN

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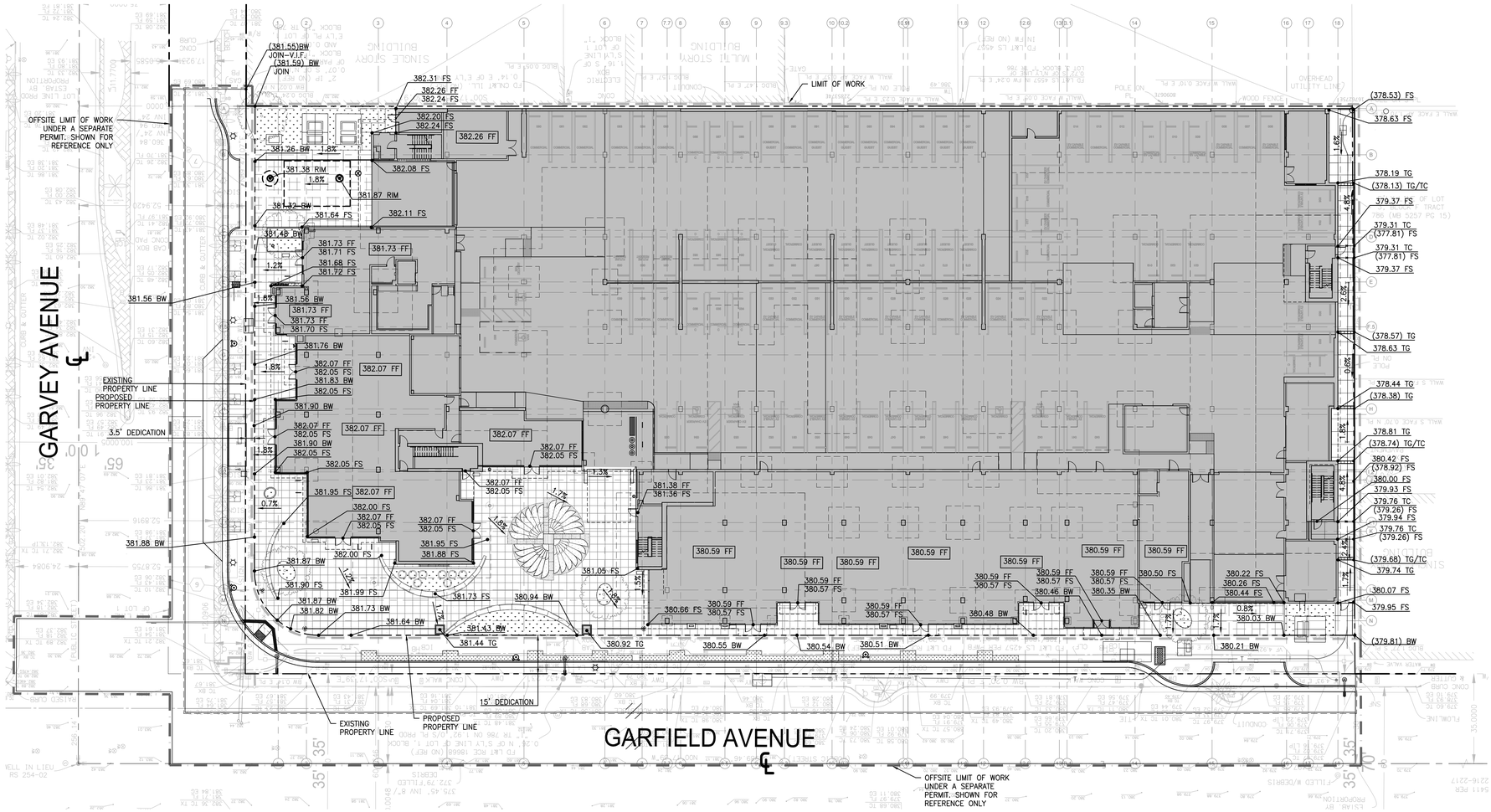
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Sheet Title:
DEMOLITION PLAN

Job No. 25011
Date: 07/08/2026
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LEGEND

- LIMIT OF WORK
- OFFSITE SCOPE OF WORK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SAWCUT AND JOIN
- RETAINING WALL
- OVERHANG
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- DECORATIVE PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

OFF-SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF MONTEREY PARK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

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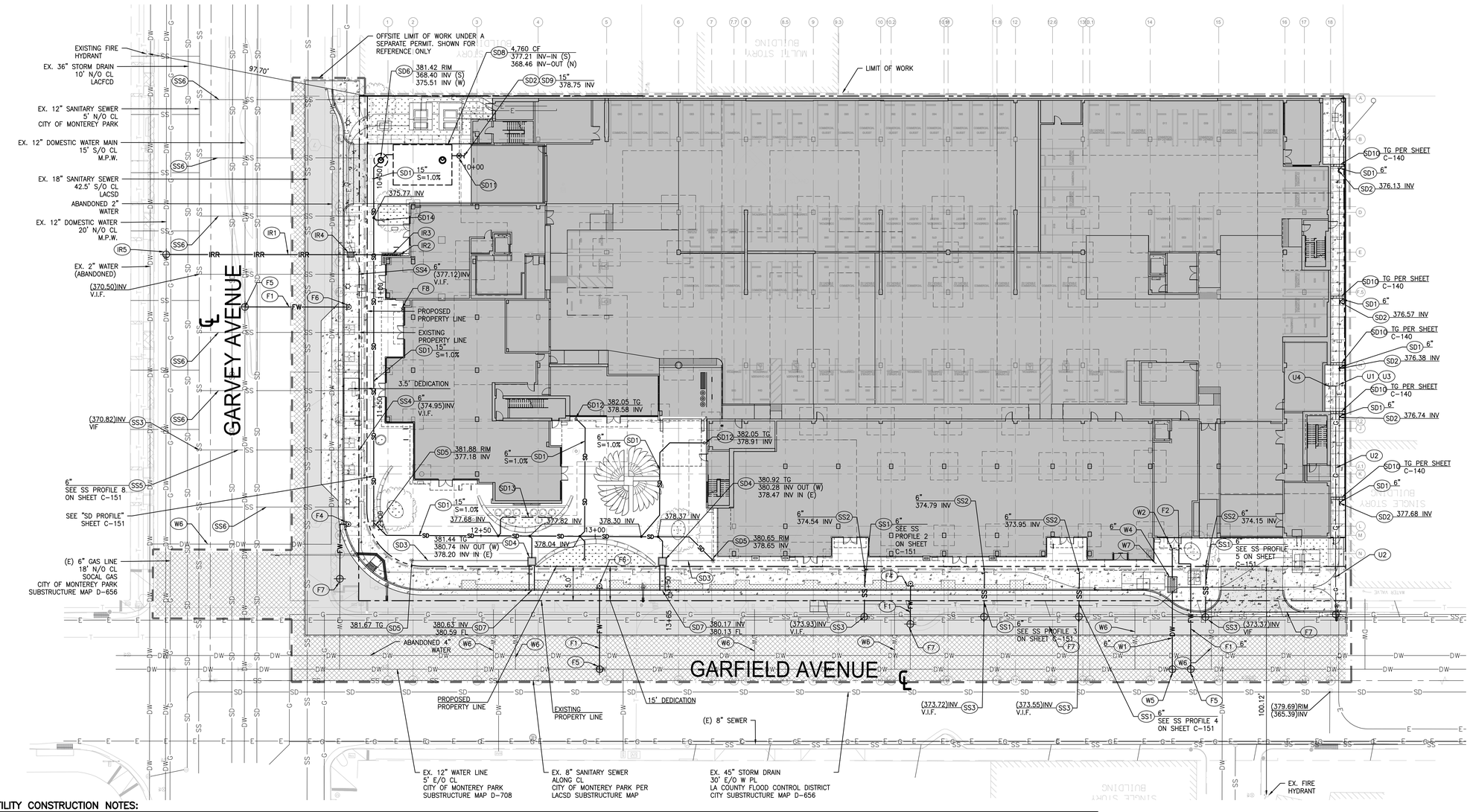
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GRADING PLAN

Job No. 25011
Date: 07/08/2026
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UTILITY CONSTRUCTION NOTES:

STORM DRAIN

- (SD1) PVC, SDR-35 STORM DRAIN PIPE PER DETAIL 4, SHEET C-500. SIZE AND SLOPE PER PLAN.
- (SD2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (SD3) GALVANIZED STEEL SLOT DRAIN PER DETAIL 5, SHEET C-501. ADA AND HEELPROOF.
- (SD4) 36"X36" CATCH BASIN PER DETAIL 7, SHEET C-500.
- (SD5) CLEANOUT PER DETAIL 9, SHEET C-500.
- (SD6) MAXWELL IV DRYWELL PER DETAIL 3, SHEET C-501.
- (SD7) 4"X28" CURB-O-LET RECTANGULAR DRAIN PER DETAIL 1, SHEET C-502.
- (SD8) CONCRETE STORAGE TANK PER DETAIL 1, SHEET C-503.
- (SD9) DOWNSPOUT FILTERS PER DETAIL 4, SHEET C-501 TO BE INSTALLED ON ROOF DOWNSPOUTS PRIOR TO DISCHARGING INTO STORAGE PIPE. SEE PLUMBING AND ARCHITECTURAL PLANS FOR LOCATION(S).
- (SD10) TRENCH DRAIN BY NDS PER DETAIL 6, SHEET C-501, OR APPROVED EQUIVALENT.
- (SD11) DOUBLE CHECK VALVE PER DETAIL 4, SHEET C-502.
- (SD12) 6" AREA DRAIN PER DETAIL 2, SHEET C-502 OR APPROVED EQUIVALENT AT OVERFLOW DOWNSPOUT PER PLUMBING PLAN.
- (SD13) 4" PERFORATED PVC SDR35 STORM DRAIN PIPE.
- (SD14) PLANTER DRAIN PER DETAIL 3, SHEET C-502 OR APPROVED EQUIVALENT.

SANITARY SEWER

- (SS1) PVC, SDR-35 SANITARY SEWER PIPE PER DETAIL 4, SHEET C-500. SIZE AND SLOPE PER PLAN.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE, SEE PLUMBING DRAWINGS FOR CONTINUATION. EXACT POC LOCATIONS TO BE COORDINATED WITH PLUMBING.
- (SS3) POINT OF CONNECTION TO EXISTING SEWER MAIN.
- (SS4) CONNECT TO EXISTING SEWER LATERAL. CONTRACTOR TO CCTV EXISTING LATERAL TO VERIFY CONDITION AND CONFIRM SIZE BEFORE CONSTRUCTION. IF NOT SALVAGEABLE MAKE A NEW HOUSE CONNECTION TO THE EXISTING SANITARY SEWER MAIN.
- (SS5) RE-UTILITZED EXISTING SEWER LATERAL PER SSPWC GREENBOOK, SECTION 500.
- (SS6) EXCAVATE EXISTING SEWER LATERAL AND REMOVE WYE CONNECTION PER SSPWC GREENBOOK, SECTION 500.

FIRE WATER

- (F1) DUCTILE IRON FIRE WATER SERVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-180. BEDDING PER CITY OF MONTEREY PARK STANDARD DETAIL W-201. SIZE PER PLAN.
- (F2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (F3) REDUCED PRESSURE BACKFLOW PREVENTER INSIDE BUILDING PER PLUMBING PLAN.
- (F4) RELOCATED EXISTING PUBLIC FIRE HYDRANT PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.
- (F5) POINT OF CONNECTION TO EXISTING WATER MAIN PER CITY OF MONTEREY PARK STANDARD DETAIL W-201.
- (F6) NEW PUBLIC FIRE HYDRANT PER CITY OF MONTEREY PARK STANDARD DETAIL W-110.
- (F7) POINT OF CONNECTION TO EXISTING LATERAL PER CITY OF MONTEREY PARK STANDARD DETAIL W-201.
- (F8) WALL-MOUNTED FIRE DEPARTMENT CONNECTION (FDC) SHOWN FOR REFERENCE ONLY. SEE FIRE PROTECTION PLANS FOR DETAILS.

DOMESTIC WATER

- (W1) PVC C-900 DOMESTIC WATER PIPE. BEDDING PER CITY OF MONTEREY PARK STANDARD DETAIL W-180. SIZE PER PLAN. TRACER WIRE AND GROUND RODS SHALL BE INSTALLED PER THE CITY OF MONTEREY PARK WATER SERVICES STANDARD SPECIFICATIONS.
- (W2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- (W3) REDUCED PRESSURE BACKFLOW PREVENTER INSIDE BUILDING PER PLUMBING PLAN.
- (W4) WATER METER VAULT INSTALLED BY CONTRACTOR PER CITY OF MONTEREY PARK STANDARD DETAIL W-230. WATER METER LID SHALL INCLUDE CUTOUT FOR NEPTUNE AMI ANTENNA TO BE MOUNTED PER WATER DEPARTMENT REQUIREMENTS.
- (W5) POINT OF CONNECTION TO EXISTING WATER MAIN PER CITY OF MONTEREY PARK STANDARD DETAIL W-201.
- (W6) EXCAVATE EXISTING WATER LATERAL AND REMOVE WYE CONNECTION PER SSPWC GREENBOOK, SECTION 500.
- (W7) TRACER WIRE ACCESS POINT BY COPPERHEAD INDUSTRIES SNAKE PIT TM CONCRETE/DRIVEWAY TWO-TERMINAL SWITCHABLE CD14B2T-SW OR APPROVED EQUAL.

IRRIGATION WATER

- (IR1) 1" TYPE K COPPER IRRIGATION WATER SERVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-101. BEDDING PER CITY OF MONTEREY PARK STANDARD DETAIL W-180.
- (IR2) POINT OF CONNECTION. SEE LANDSCAPE DRAWINGS FOR CONTINUATION.
- (IR3) REDUCED PRESSURE BACKFLOW DEVICE PER CITY OF MONTEREY PARK STANDARD DETAIL W-104.
- (IR4) IRRIGATION WATER METER VAULT INSTALLED BY CONTRACTOR PER CITY OF MONTEREY PARK STANDARD DETAIL W-101.
- (IR5) POINT OF CONNECTION TO EXISTING WATER MAIN INSTALLED BY CONTRACTOR CITY OF MONTEREY PARK STANDARD DETAIL W-101.

OTHER UTILITIES

- (U1) ELECTRICAL CONDUIT. SEE ELECTRICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U2) 2" GAS LINE. SEE GAS COMPANY DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSES ONLY.
- (U3) AT&T CONDUIT, SEE ELECTRICAL DRAWINGS FOR DETAILS AND SPECIFICATIONS. SHOWN FOR COORDINATION PURPOSE ONLY.
- (U4) GAS METERS PER PLUMBING PLANS.

LEGEND:

- LIMIT OF WORK
- OFFSITE SCOPE OF WORK
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SS SANITARY SEWER
- W WATER
- DW DOMESTIC WATER
- FW FIRE WATER
- SD STORM DRAIN
- G GAS
- E ELECTRIC
- T TELEPHONE
- FOUNDATION
- POINT OF CONNECTION
- COORDINATION POINT
- CAP OR PLUG
- UTILITY MANHOLE
- UTILITY CLEANOUT
- STORM DRAIN INLET
- AREA DRAIN/PLANTER DRAIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- WATER VALVE
- UTILITY METER VAULT

NOTE:
PRIOR TO THE INSTALLATION OF ALL STORM DRAIN AND SEWER MAIN LINE CONNECTIONS, THE CONTRACTOR SHALL POTHOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE MAIN LINE. IF CONDITIONS DIFFER FROM THOSE ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED.

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:
OFF-SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF MONTEREY PARK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

NOTE:
IRRIGATION WATER METER, LINES AND APPURTENANCES BY OTHERS.

NOTE:
ALL BMP'S PROPOSED AS A PART OF THIS PROJECT ARE TO BE INSPECTED BY THE ENGINEER OF RECORD AFTER INSTALLATION AND PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.

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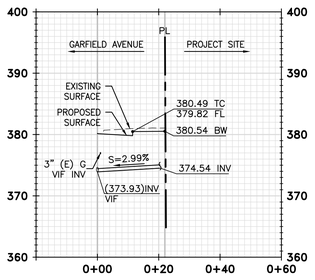
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UTILITY PLAN

Job No. 25011
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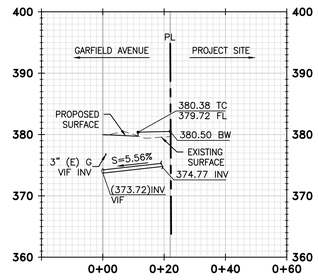
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SCALE: 1"=20'

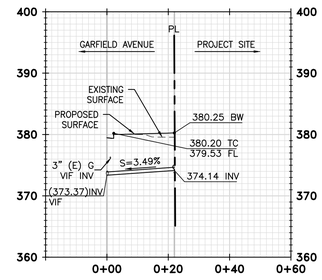
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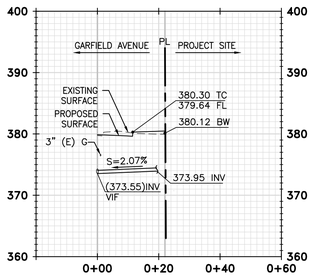
GARFIELD AVENUE SS 2
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



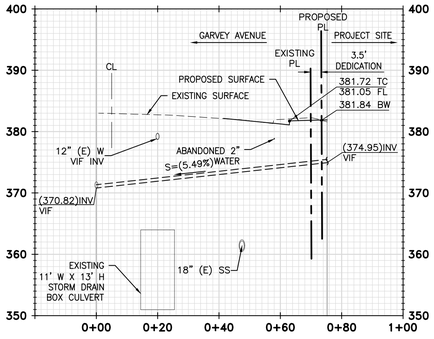
GARFIELD AVENUE SS 3
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



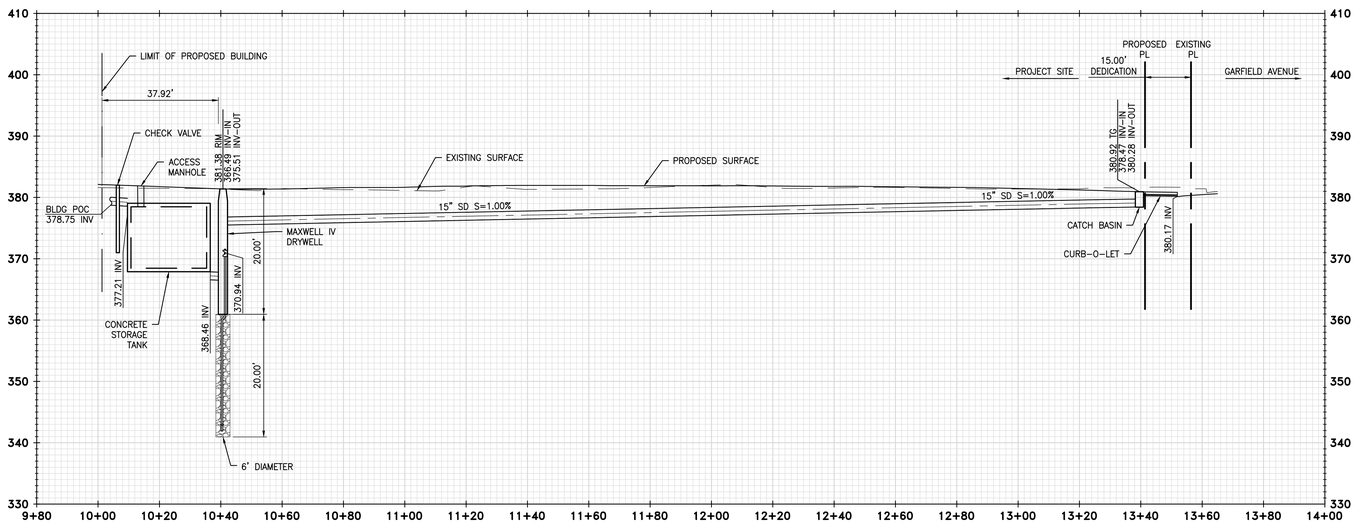
GARFIELD AVENUE SS 5
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



GARFIELD AVENUE SS 4
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



GARVEY AVENUE SS 8
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'



SD PROFILE
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=10'

City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Public Works Department
Water Utility Division
Fire Flow Test Data

Project Address:	114 E. Garvey Ave.	
Test Date:	12/7/25	
Test Outlet Size:	**2.5"**	
Static Pressure:	76	**P.S.I.**
Residual Pressure:	72	**P.S.I.**
Pilot Tube Reading:	55	**P.S.I.**
Observed Flow:	1250	**G.P.M.**
Main Diameter:		**12" A.C.P.**
Flow Opening:		**2.5"**
Calculated Flow @ 20 P.S.I.	5198	**G.P.M.**
Test Performed by:	Jermey Barron	Louie Mendoza
Telephone Number:		**(626) 307-1294**
Distribution Crew Supervisor:		**Jorge Medina**

Jorge Medina, Distribution Crew Supervisor

S:\WATER\Distribution Section\DClark\BILLING\Fire Flow Log\114 E. Garvey Ave..doc

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114 E GARVEY AVE, MONTEREY PARK, CA 91754

RYKADAN 005 LLC

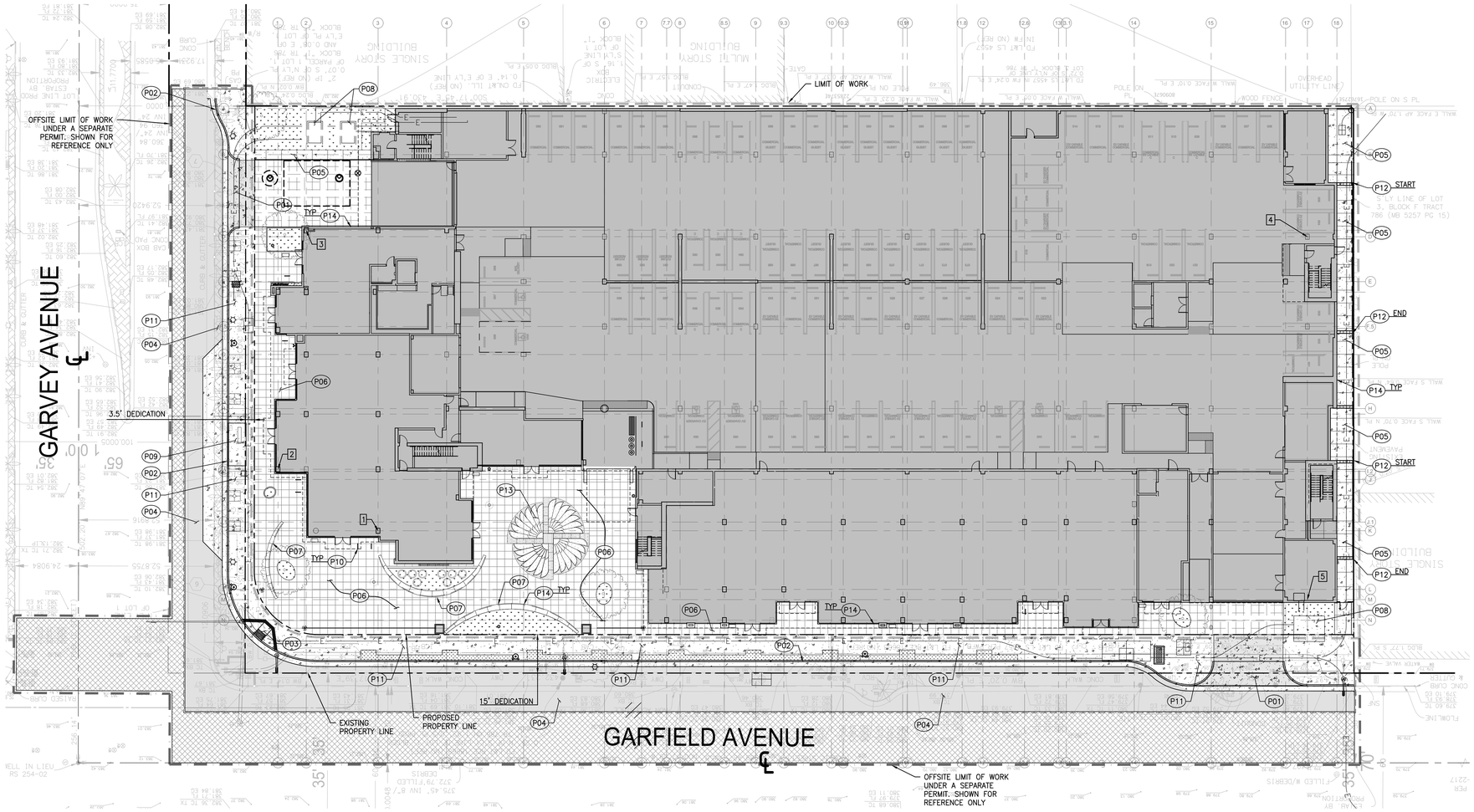
REV	DESCRIPTION	DATE

Sheet Title:
UTILITY PROFILES

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:
C-151

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PAVING CONSTRUCTION NOTES

- (P01) DRIVEWAY. PER SPPWC STANDARD PLAN 110-2, TYPE A.
- (P02) CONCRETE CURB AND GUTTER. PER SPPWC STANDARD PLAN 120-2.
- (P03) CURB RAMP. PER SPPWC STANDARD PLAN 111-5.
- (P04) ASPHALT CONCRETE PAVEMENT. PER DETAIL SPPWC STANDARD PLAN 133-3.
- (P05) CONCRETE PAVEMENT. PER DETAIL 3 ON SHEET C-500.
- (P06) DECORATIVE PAVERS PER LANDSCAPE PLANS AND DETAIL 10 ON SHEET C-500.
- (P07) SEAT WALL PER LANDSCAPE PLANS.
- (P08) TRANSFORMER PAD PER LANDSCAPE AND STRUCTURAL PLANS.
- (P09) BUS SHELTER PER OFFSITE IMPROVEMENT PLANS.
- (P10) BIKE RACK PER ARCHITECTURAL AND LANDSCAPE PLANS.
- (P11) CONCRETE SIDEWALK. PER SPPWC STANDARD PLAN.
- (P12) CONCRETE CURB PER DETAIL 8, SHEET C-500.
- (P13) LITHOCRETE PAVING PER LANDSCAPE PLANS.
- (P14) ISOLATION JOINT AT STRUCTURE PER DETAIL 5, SHEET C-500.

LEGEND

- LIMIT OF WORK
- OFFSITE SCOPE OF WORK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- SAWCUT AND JOIN
- RETAINING WALL
- CONCRETE PAVING (REFER TO SHEET C500 FOR DETAILS)
- ASPHALT (PER SPPWC STANDARD PLAN 111-5)
- PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPING PLANS FOR DETAILS)
- DECORATIVE PAVERS (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- GRIND AND OVERLAY
- VEHICULAR RATED CONCRETE PAVING
- LITHOCRETE

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.

NOTE TO CONTRACTOR/CONSTRUCTION SURVEYOR:

OFF-SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF MONTEREY PARK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

POINT TABLE

POINT NO.	NORTHING	EASTING	DESCRIPTION
1	1845047.95	6524556.33	GRID LINE 3 & K INTERSECTION
2	1845087.07	6524580.13	GRID LINE 1 & I:1 INTERSECTION
3	1845076.55	6524673.33	GRID LINE 2 & C INTERSECTION
4	1844686.29	6524672.83	GRID LINE 17 & D INTERSECTION
5	1844685.56	6524531.32	GRID LINE 17 & M INTERSECTION

SCALE: 1"=20'

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RYKADAN 005 LLC

REV.	DESCRIPTION	DATE

Sheet Title:

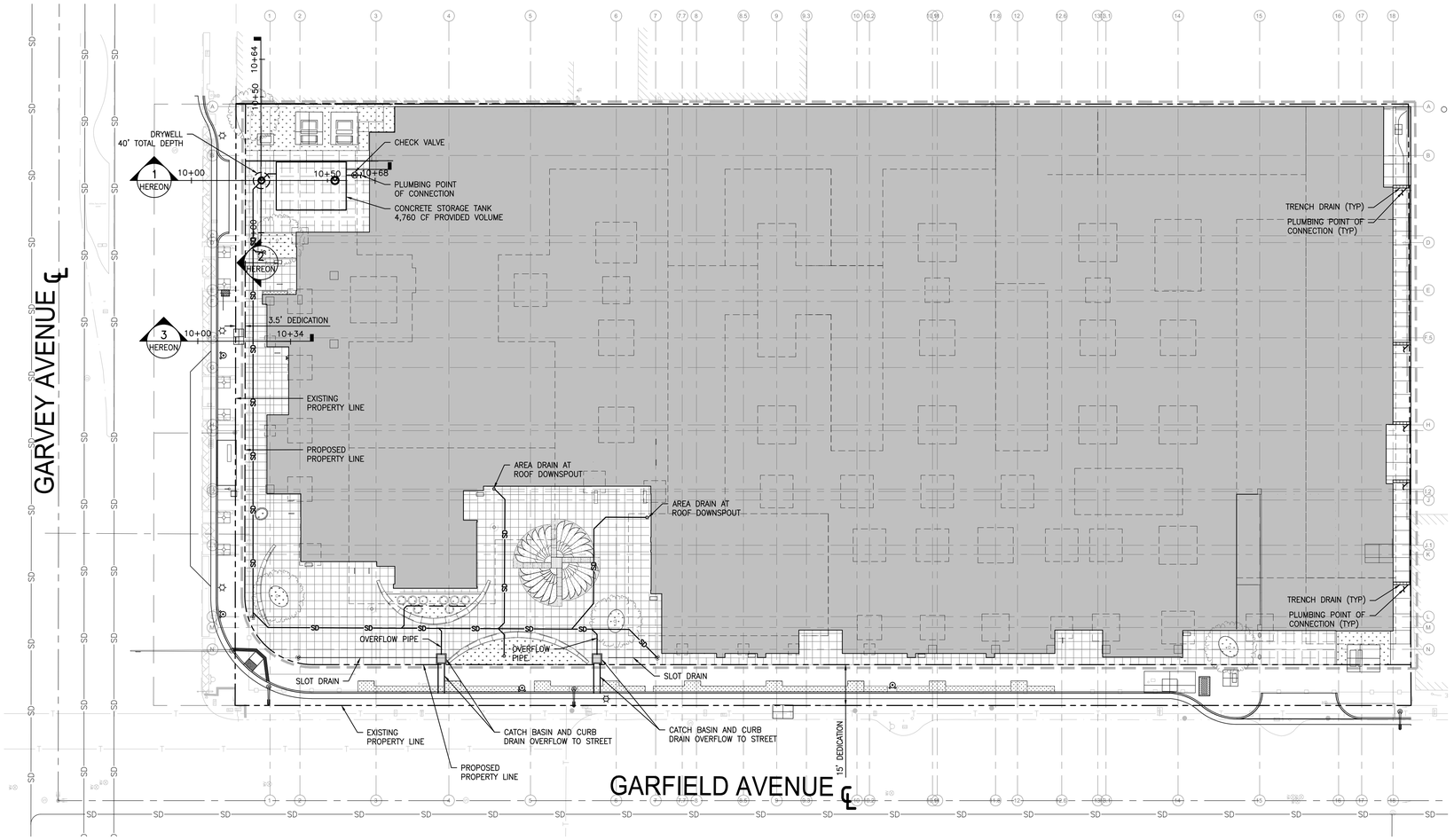
PAVING AND HORIZONTAL CONTROL PLAN

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:

C-160

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LID CALCULATIONS:

DESIGN VOLUME:

TOTAL AREA: 88,234 SF
% IMPERVIOUS: 94.1%
DESIGN RAINFALL DEPTH: 0.93"
TOTAL LID VOLUME REQUIRED: 5,785 CF
TOTAL GREEN STREET VOLUME REQUIRED: 1,341 CF
TOTAL MITIGATED GREEN STREET AND LID VOLUME REQUIRED: 7,126 CF
TOTAL MITIGATED VOLUME PROVIDED: 7,173 CF

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- POINT OF CONNECTION
- PLANTER AREA (REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS)
- PROPOSED BUILDING FOOTPRINT (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- PAVERS (REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAILS)
- OVERHANG
- FOUNDATION

Peak Flow Hydrologic Analysis

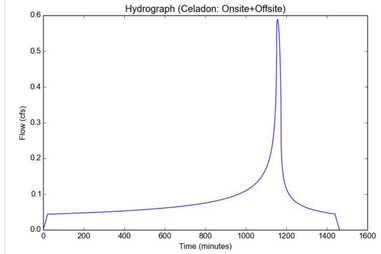
File location: P:/2018/1800454 Monterey Park Town Centre/ENGR/STORM/LID/LID Calcs/2026-03-31_Hydrocalc 85th_Onsite+Offsite.pdf
Version: HydroCalc 1.0.2

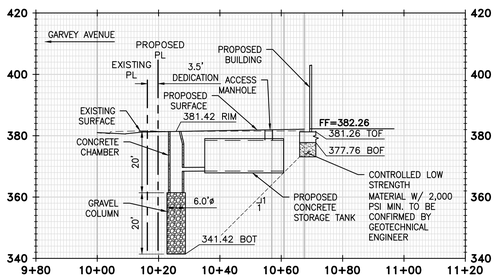
Input Parameters

Project Name	Celadon
Subarea ID	Onsite+Offsite
Area (ac)	2.475
Flow Path Length (ft)	475.0
Flow Path Slope (vft/hft)	0.02
85th Percentile Rainfall Depth (in)	0.93
Percent Impervious	0.95
Soil Type	13
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

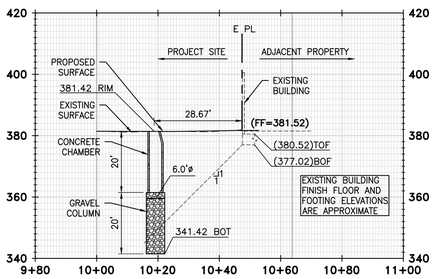
Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.93
Peak Intensity (in/hr)	0.2765
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.86
Time of Concentration (min)	22.0
Clear Peak Flow Rate (cfs)	0.5886
Burned Peak Flow Rate (cfs)	0.5886
24-Hr Clear Runoff Volume (ac-ft)	0.1636
24-Hr Clear Runoff Volume (cu-ft)	7126.2618

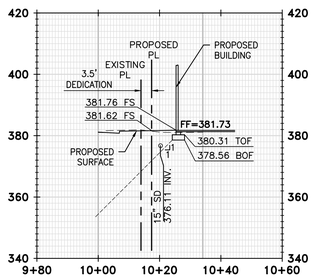




SD SECTION 1
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



SD SECTION 2
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



SD SECTION 3
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

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RYKADAN 005 LLC

REV	DESCRIPTION	DATE

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LID PLAN

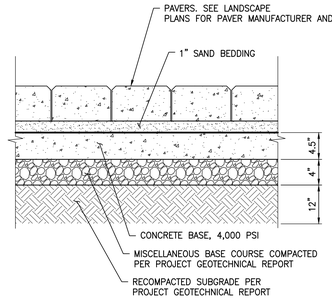
Job No. 25011
Date: 07/08/2026
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Sheet No:
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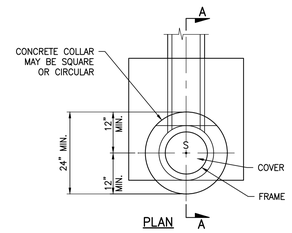
07-08-2026 DEMO PERMIT SUBMITTAL



NOTES:

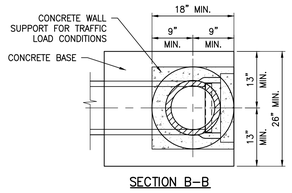
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
2. REFER TO LANDSCAPE PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.
4. DRAIN BEDDING SAND OF EXCESS MOISTURE THROUGH PAVEMENT AT LOWEST POINTS AS SHOWN OR AT CATCH BASIN(S).
5. PROVIDE 2 IN. HORIZONTAL DRAIN HOLES IN CATCH BASINS. BOTTOM OF HOLES TO BE EVEN WITH SURFACE OF EXISTING PAVEMENT. COVER HOLES WITH GEOTEXTILE.

10 PRECAST CONCRETE UNIT PAVER & BRICK PAVER N.T.S.

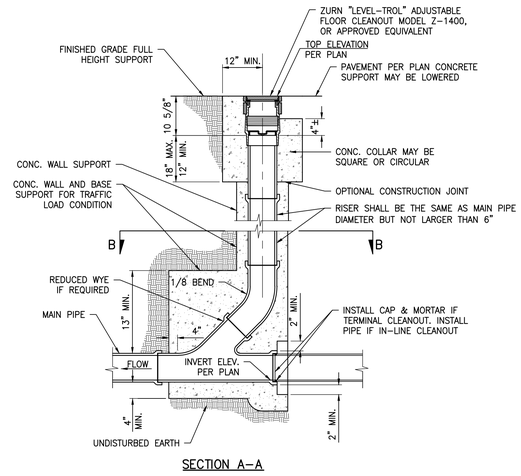


NOTES

1. SEE PROJECT PLANS FOR INVERT ELEVATION.
2. PIPE AND FITTINGS, EXCEPT AS OTHERWISE SHOWN HEREON, SHALL BE OF THE SAME MATERIAL AS THE MAIN LINE, UNLESS APPROVED ADAPTERS ARE UTILIZED AND MAY BE ANY OF THE FOLLOWING:
   A. VC PIPE
   B. PE PIPE
   C. ABS SOLID PIPE
   D. ABS COMPOSITE PIPE
   E. PVC PLASTIC PIPE
3. PIPES AND FITTINGS SHALL BE PROPERLY ALIGNED AND MAINTAINED WHILE CONCRETE IS BEING PLACED AND ALLOWED TO HARDEN. JOINTS FOR PIPES AND FITTINGS SHALL BE MADE PRIOR TO PLACING CONCRETE. CONCRETE FOR BEDDING, ENCASEMENT, AND WALL SUPPORT FOR PIPES AND FITTINGS SHALL BE PLACED UNIFORMLY AROUND THE PIPE AND FITTINGS AS SHOWN HEREON TO MAINTAIN PROPER ALIGNMENT.
4. THE ACCESS FRAME, COVER AND CAP SHALL BE CAST IRON. THE FINGER HOLES MAY BE DRILLED OUT OR MAY BE BLOCKED OUT PRIOR TO CASTING; THEY SHALL NOT BE PUNCHED OUT.
5. THE CONTRACTOR, AT HIS OPTION, MAY PLACE EITHER CIRCULAR OR SQUARE CONCRETE PIPE WALL SUPPORTS AS SHOWN HEREON.

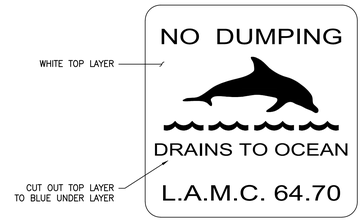


SECTION B–B



SECTION A–A

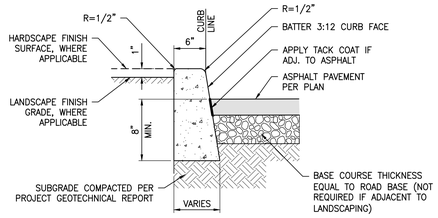
9 STANDARD CLEANOUT N.T.S.



NOTES:

1. 4" DIAMETER MEDALLION PER ALMETEK OR APPROVED EQUIVALENT.
2. BEFORE APPLICATION, CLEAN SURFACE ON WHICH MEDALLION WILL BE APPLIED. APPLY EPOXY TO BACK OF MEDALLION BEFORE FIRMLY PRESSING IN TO PLACE.

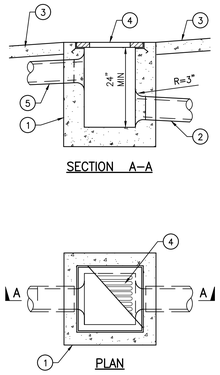
11 NO DUMPING STENCIL N.T.S.



NOTES:

1. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED.
2. CONTROL JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 10' INTERVALS O.C.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

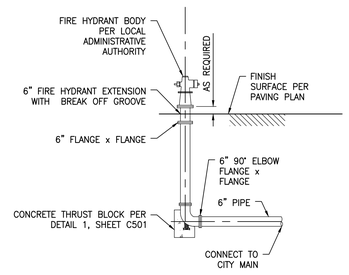
8 CONCRETE CURB N.T.S.



LEGEND:

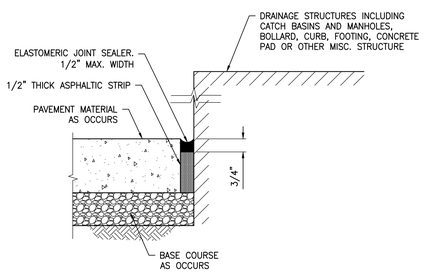
1. PRECAST CONCRETE CATCH BASIN, JENSEN PRECAST PRODUCTS OR APPROVED EQUIVALENT. SIZE AND GRATE LOAD RATING PER PLAN.
2. INLET PIPE. SIZE PER PLAN.
3. FINISH GRADE PER PLAN.
4. PEDESTRIAN RATED GRATE. (SET FLUSH)
5. CURB-O-LET RECTANGULAR DRAIN. SIZE PER PLAN.

7 CATCH BASIN N.T.S.

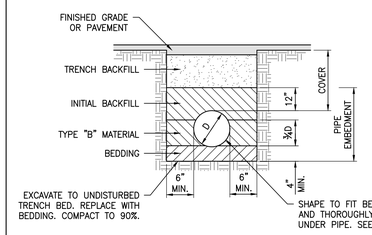


ELEVATION

6 FIRE HYDRANT ASSEMBLY N.T.S.



5 ISOLATION JOINT AT STRUCTURE N.T.S.

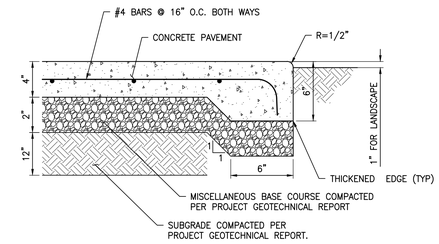


BEDDING	CLEAN COARSE SAND.
CLEAN COARSE SAND	SHALL CONFORM TO THE REQUIREMENTS OF SAND FOR PORTLAND CEMENT CONCRETE AS SPECIFIED IN SECTION 200-1.5.5 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SSPWC 2021 EDITION.
INITIAL BACKFILL	NATIVE MATERIAL – MAXIMUM SIZE NOT TO EXCEED 1 1/2".
TRENCH BACKFILL	NATIVE MATERIAL – 90% COMPACTION MIN. (95% COMPACTION IN UPPER 3.0' OF PAVED AREAS). UP TO CLASS IV SOILS, TYPE ML,CL. FINE GRAINED, LL<50, MEDIUM TO NO PLASTICITY. NOTE, IF CLASS IV SOIL, TYPE MH OR ALL CLASS V SOILS THEN USE CLEAN COURSE SAND.
"TYPE" B MATERIAL	SHALL BE ONE OF THE FOLLOWING: 1. NATIVE FREE DRAINING MATERIAL OR CRUSHED ROCK CONFORMING TO SUBSECTION 200-1.2 AND TABLE 200-1.2.1(A) OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", FOR PIPES UP TO AND INCLUDING 15", MAXIMUM ROCK GRADATION SHALL BE ¾". FOR PIPES OVER 15", MAXIMUM ROCK GRADATION SHALL BE 3". 2. CLEAN COARSE SAND.

NOTES:

1. EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARRELS.
2. TYPE "B" MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLICING SHOVEL-SPADING, OR SHOVEL RODDING TO INSURE COMPLETE FILLING OF THE "HAUNCH AREAS" BELOW THE PIPE. (JETTING OF TYPE "B" MATERIAL IS NOT AUTHORIZED UNLESS PREVIOUSLY APPROVED).
3. TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 217-2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION. WATER DENSIFIED BACKFILL SHALL NOT BE USED.

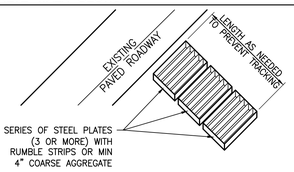
4 FLEXIBLE PIPE BEDDING DETAIL N.T.S.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO LANDSCAPE DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. FOR STANDARD CONTROL OF CONCRETE CRACKING, A MAXIMUM CONTROL JOINT SPACING OF 12 FEET SHOULD NOT BE EXCEEDED.

3 CONCRETE WALK SECTION N.T.S.



NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

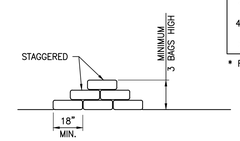
STREET MAINTENANCE NOTES

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM

2 STABILIZED CONSTRUCTION ENTRANCE N.T.S.

SLOPE INCLINATION	MAXIMUM SHEET FLOW LENGTH (FOR SLOPE INTERRUPTION)
< 4:1 (H:V)	*20'
4:1–2:1 (H:V)	*15'
> 2:1 (H:V)	*10'

* FIRST ROW NEAR SLOPE TOE



NOTES:

1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
2. BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
5. USE PYRAMID APPROACH WHEN STACKING BAGS.

1 GRAVEL BAG BARRIER N.T.S.

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

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CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754

RYKADAN 005 LLC

REV	DESCRIPTION	DATE

Sheet Title:

CIVIL DETAILS

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:

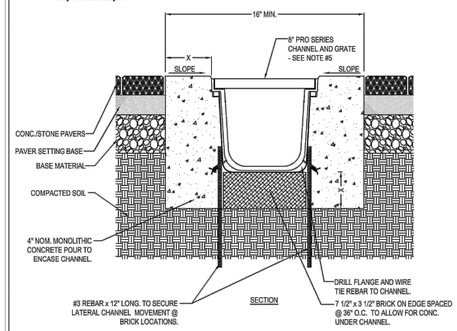
C-500

P:\2018\1800454 Monterey Park Town Centre\DWG\SHEET\1800454-CS-000DT.dwg, Jul 20, 2026 - 10:26am

PROJECT NAME:		FILE #	ID_PS_8IN_PAVERS

NDS We put water in its place

INSTALLATION DETAIL



LOAD CLASS		
CLASS A PEDESTRIAN 15 kN/3375 LBS	CLASS B LIGHT DUTY 125 kN/28,000 LBS	CLASS C MEDIUM DUTY 250 kN/56,000 LBS
X = 4"	X = 4"	X = 6"

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS ARE RECOMMENDED TO PROTECT THE CHANNEL AND SURROUNDING CONCRETE. CONSULT WITH AN ENGINEER NECESSARY.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI AND VIBRATION TO ELIMINATE AIR POCKETS IS RECOMMENDED.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS AND CONTRACTORS FOR PLANNING PURPOSES.
5. RECESS CHANNEL AND GRATE 1/8" FOR PEDESTRIAN TRAFFIC,1/4" FOR VEHICULAR TRAFFIC.
6. DRAWING IS NOT TO SCALE.

8" PRO SERIES INSTALLATION
INSTALLATION WITH PAVERS

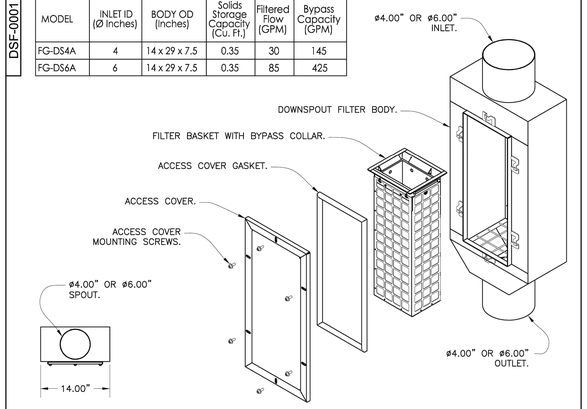
FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE- designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994

SAVE DATE: 5/6/2021 2:24 PM TEMPLATE: QMS-TMP-8.3-05 REV 1.0 - 3/24/2020

6 TRENCH DRAIN DRAIN DETAIL N.T.S.

DSF-0001

MODEL	INLET ID (Ø Inches)	BODY OD (Inches)	Solids Storage Capacity (Cu. Ft.)	Filtered Flow (GPM)	Bypass Capacity (GPM)
FG-DS4A	4	14 x 29 x 7.5	0.35	30	145
FG-DS6A	6	14 x 29 x 7.5	0.35	85	425



NOTES:
1. FloGard® Downspout Filter is available to fit most industry standard downspouts (See Tabulation).
2. Filter Inserts shall have adequate bypass capacity to allow downspout to flow unimpeded at all times.
3. Filter assembly shall be constructed from stainless steel (type 304).
4. Filter medium shall be installed & maintained in accordance with manufacturer recommendations.

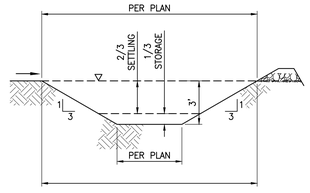
Inlet Filtration

FloGard® *Downspout Filter*
Ø4.00" & Ø6.00" Sizes

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
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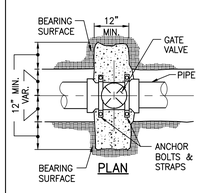
DRAWING NO.	REV.	ECO	DATE	
DSF-0001	B	ECO-0142 NEW 7/13/16	JPR 2/11/09	SHEET 1 OF 1

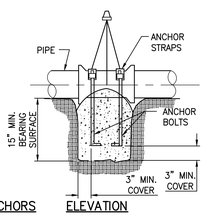
4 DOWNSPOUT FILTER N.T.S.



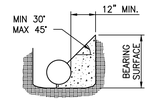
NOTES:
1. CONTRACTOR SHALL PROVIDE DEWATERING OPERATIONS PER CASQA BMP NS-2 AND CONSTRUCT EMERGENCY SPILLWAY.
2. CONTRACTOR SHALL ADJUST SEDIMENT TRAP SIZE AND LOCATION IN FIELD TO MAINTAIN EROSION PREVENTION PER CASQA BMP SE-3

2 SEDIMENT TRAP N.T.S.

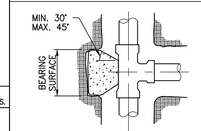




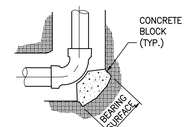
VALVE ANCHORS ELEVATION



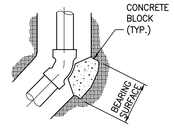
TYPICAL SECTION OF THRUST BLOCK



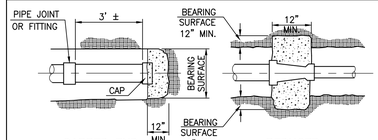
TEE



90° ELBOW



45° ELBOW

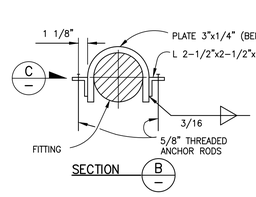


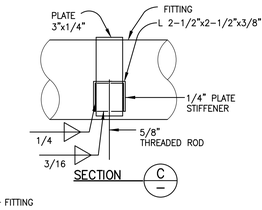
CAPPED END REDUCER

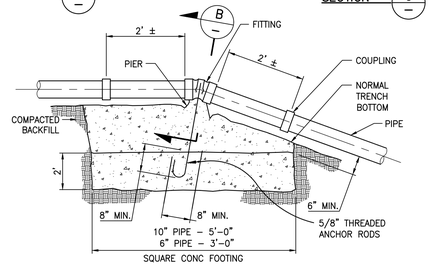
THRUST BLOCK BEARING AREAS – S.F.

MAIN SIZE	TEE *	BEND 90°	BEND 45°	BEND 22.5°	BEND 11.25°
4"	4	4	4	3	2
6"	4	4	4	3	2
8"	5	7	4	3	2
10"	9	12	6	4	3
12"	12	16	9	6	3

*INCLUDES TEES, PLUGS, CAPS, HYDRANTS & VALVES.







VERTICAL BEND

GENERAL NOTES:
1. ALL THRUST/ANCHOR BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. CONCRETE SHALL BE 450-C-2000 WITH 4" MAXIMUM SLUMP PER SPPWC 201-1.1.2.
3. ALL ANCHOR RODS AND ANCHOR BOLTS SHALL BE MINIMUM 5/8" DIA. & ANCHOR STRAPS SHALL BE 3"X1/4".
4. THRUST BLOCK DESIGN IS BASED ON A WATER PRESSURE OF 150 P.S.I., AND A MINIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 P.S.F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SOIL BEARING VALUES AND THE POSITION AND SIZE OF BEARING AREAS, BASED UPON N.F.P.A. 24.
5. THE RATIO OF WIDTH TO HEIGHT OF THRUST BLOCKS SHALL NOT EXCEED 1.5 TO 1.

1 THRUST AND ANCHOR BLOCK DETAILS N.T.S.

ACO DRAIN
Type 673/674 Stainless Steel Heel Resistant Brickslot 200



ACO Specification Information

Specifications

General
The surface drainage system shall be ACO Drain Brickslot, as manufactured by ACO, Inc. or equal approved.

Materials
The Brickslot top is manufactured from 11 gauge stainless steel.

The nominal clear opening for Brickslot is 7/8" (22.35 mm) with two – 5/16" (8 mm) slot openings and with a ¼" (6.35mm) bar between the two openings. Overall width is 9.37" (238 mm). For use with K200, KS200, SlabDrain (H200K-13, H200KS-13), and the K200 Series 900 catch basin. See separate ACO Spec info sheet for channel details. Brickslot rests in the grate seating of the channel, the anti-shunt lugs help prevent lateral movement and the weight of covering material keeps the unit secured. Access units have frames that fit catch basins with a separate unit that can be removed for maintenance.

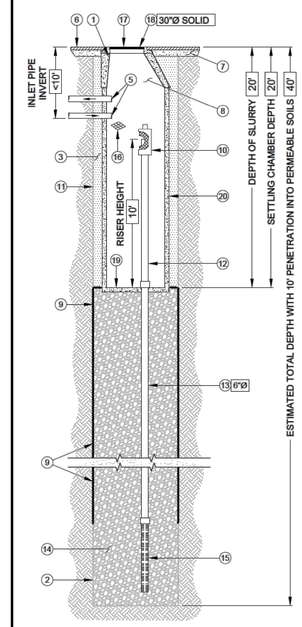
Installation
The trench drain system shall be installed in accordance with the manufacturer's installation instructions and recommendations.

April 2018

www.ACODrain.us

5 SLOT DRAIN DETAIL N.T.S.

The MaxWell® IV
DRAINAGE SYSTEM DETAILS AND SPECIFICATIONS
Celadon Mixed Use
Monterey Park, CA



ITEM NUMBERS
1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **MIN 6' Ø DRILLED SHAFT.**
3. **STABILIZED BACKFILL** - TWO-SACK SLURRY MIX.
4. NOT USED.
5. **INLET PIPE/OUTLET PIPE (BY OTHERS).** SEE SEPARATE PLAN FOR INVERT ELEVATIONS.
6. **GRADED BASIN OR PAVING** (BY OTHERS).
7. **COMPACTED BASE MATERIAL**, IF REQUIRED (BY OTHERS).
8. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE SETTLING CHAMBER DEPTH AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE RISER PIPE.
9. **NON-WOVEN GEOTEXTILE SLEEVE** - MIRAFI 140 NL. MIN. 6 FT Ø. HELD APPROX. 10 FEET OFF THE BOTTOM OF EXCAVATION.
10. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 0.265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
11. **MIN. 6' Ø DRILLED SHAFT.**
12. **RISER PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
13. **DRAINAGE PIPE** - ADS HIGHWAY GRADE OR SCH. 40 PVC WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS. DIAMETER AS NOTED.
14. **ROCK** - WASHED, SIZED BETWEEN 3/8" AND 1-1/2".
15. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH MIN. 32 SLOTS PER ROW/FT. OVERALL LENGTH VARIES, UP TO 120" WITH TRI-B COUPLER.
16. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY. TYPICAL, 2 PER CHAMBER.
17. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER** AT PROJECT COMPLETION. GRATED ONLY.
18. **BOLTED RING & GRATE/COVER -** DIAMETER & TYPE AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURE TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
19. **BASE SEAL** - GEOTEXTILE.
20. **PRE-CAST LINER -** 4000 PSI CONCRETE 48" ID. X 58" OD. PRECAST MANHOLE MATERIAL. CENTER IN HOLE. CONSEAL CS-102 MASTIC AT EACH JOINT.

****USE 48" ID MH LINER****

TorrentResources A CRH COMPANY
WWW.TORRENTRESOURCES.COM
Installing MaxWells SINCE 1972
909-829-0740

DETAIL:	IV-6-CS-CA	REVISED BY:	AB
DRAWN ON:	04-07-25	REVISED DATE:	03-17-26
		SCALE:	N.T.S

3 MAXWELL IV DRYWELL N.T.S.

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700 South Flower Street
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Los Angeles, CA 90017
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RYKADAN 005 LLC

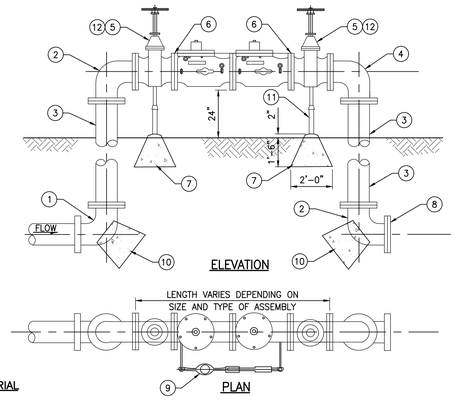
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Sheet Title:
CIVIL DETAILS

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:
C-501

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ELEVATION

PLAN

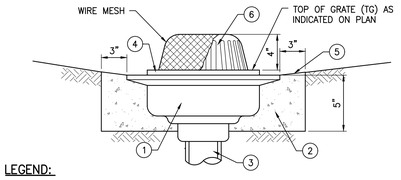
MATERIAL

1. 90° D.I. ELL x PUSH–ON
2. 90° D.I. ELL FLG x FLG
3. D.I. (CL) SPOOL FLG x FLG
4. 90° D.I. (CL) ELL FLG x FLG
5. U.S.C.–APPROVED SHUT–OFF VALVES. SEE SPECIFICATIONS
6. APPROVED DOUBLE CHECK VALVES (SIZE PER PLAN)
7. CONCRETE FOOTING
8. TEMPORARY D.I. BLIND FLANGE, AS REQUIRED
9. BY–PASS METER ASSEMBLY
10. THRUST BLOCK
11. GALVANIZED ADJUSTABLE PIPE SUPPORT, PER MANUFACTURER'S RECOMMENDATION
12. TAMPER SWITCH WIRED TO FIRE ALARM CONTROL PANEL, WHEN APPLICABLE.

NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST PLUMBING CODES AND APPLICABLE LOCAL AGENCY REQUIREMENTS.
2. THRUST BLOCKS SHALL BE SIZED PER DETAIL SHOWN HEREON.
3. USE LEAD–FREE MODEL FOR ALL DOMESTIC WATER LINES.

 # TITLE N.T.S.

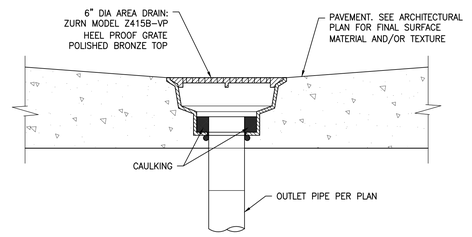


LEGEND:

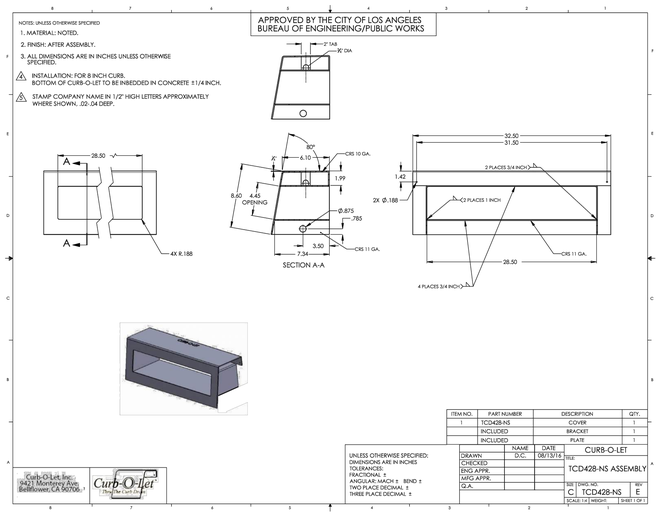
1. GALVANIZED CAST IRON BODY AND GRATE AREA DRAIN.
2. 2,500 PSI PORTLAND CEMENT CONCRETE PAD (PAD MAY BE EITHER ROUND OR SQUARE IN PLAN VIEW).
3. OUTLET PIPE TO MATCH PIPE SIZE PER PLAN.
4. TOP OF DRAIN ELEVATION PER PLAN.
5. FINISH GRADE PER PLAN.
6. DOME TOP WHERE INDICATED ON PLAN (SEE TABLE BELOW)

SIZE	TYPE	ITEM DESCRIPTION	MODEL NO.	FREE AREA (SQ IN)
6" DIA.	DOME	JAY R. SMITH MFG. CO.	2671–U–G	25
6" DIA.	DOME	ZURN PLUMBING PRODUCTS	Z415–VP–G	12
12" DIA.	DOME	ZURN PLUMBING PRODUCTS	Z121–VP–G	78
12" DIA.	DOME	JAY R. SMITH MFG. CO.	2675–G	53

3 PLANTER DRAIN DETAIL N.T.S.



2 AREA DRAIN DETAIL N.T.S.



1 CURB–O–LET DETAIL N.T.S.

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

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CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA

RYKADAN 005 LLC

REV	DESCRIPTION	DATE

Sheet Title:

CIVIL DETAILS

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:

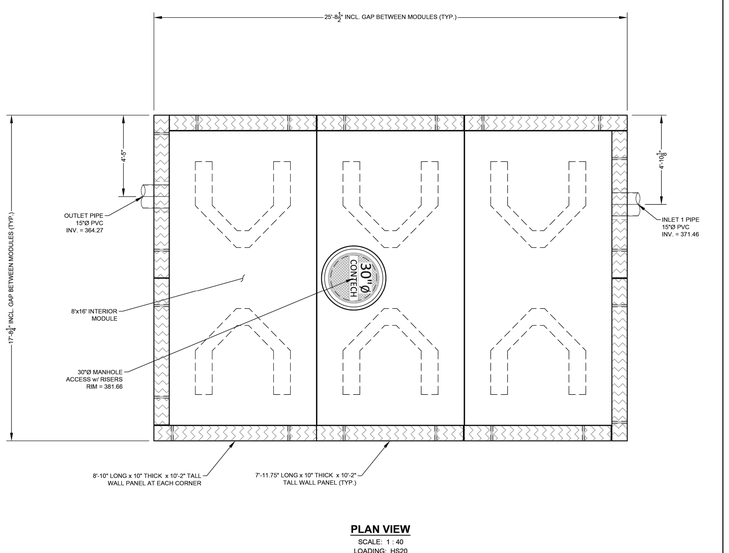
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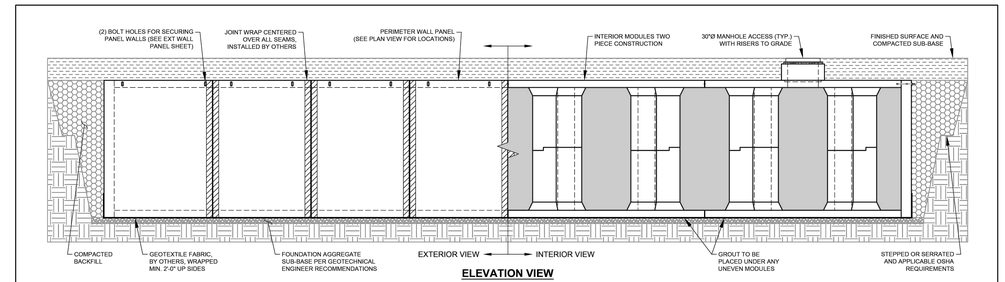
SITE SPECIFIC DATA (PER ENGINEER OF RECORD)	
REQUIRED STORAGE VOLUME (CF)	4,327
PROVIDED STORAGE VOLUME (CF)	4,760
URBANPOND INVERT ELEVATION	364.27
TOP OF URBANPOND ELEVATION	374.85
FINISHED GRADE MIN-MAX ELEV.	375.85-382.65
GROUNDWATER ELEVATION	BELOW CONCRETE

NOTES: CONCEPT ONLY, NOT FOR CONSTRUCTION. ALL HARDWARE, BUTYL RUBBER SEALANT, AND JOINT WRAP PROVIDED BY PRECASTER.

URBANPOND MODULES		
TYPE	PART#	COUNT
8'x16'x5'-0" INTERIOR TOP (YT)	UP0816IT60	3
8'x16'x5'-0" INTERIOR BASE (YB)	UP0816IB60	3
PERIMETER WALL PANELS		
8'-10"x10"x11'-2"	UPWP108x10x134	4
7'-11.75"x10"x11'-2"	UPWP96x10x134	6
HEAVIEST PIECE: ~ 9.5 TONS		



PLAN VIEW
SCALE: 1 : 40
LOADING: HS20



ELEVATION VIEW

INSTALLATION NOTES:

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. SOIL COMPACTION REQUIREMENTS PER GEOTECHNICAL ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING RECOMMENDED COMPACTION AND BASE SPECIFICATIONS. A GRAVEL OR AGGREGATE LAYER OF SUB-BASE IS RECOMMENDED BELOW THE URBANPOND SYSTEM.
3. CONTRACTOR TO PLACE GROUT BELOW ANY URBANPOND MODULE LEGS/WALLS THAT HAVE GAPS BETWEEN THE BASE SLAB TO PREVENT SPALLING.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. PIPES CANNOT INTRUDE BEYOND FLUSH. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR UNLESS OTHERWISE NOTED. ALL GAPS AROUND PIPES SHALL BE SEALED WATERTIGHT WITH A NON-SHRINK GROUT PER MANUFACTURER'S STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLE FRAMES AND COVERS. CONTRACTOR TO USE GROUT AND/OR BRICKS TO MATCH COVERS WITH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. THE URBANPOND MODULE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ASTM C891-90, INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES. PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.
7. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ENSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH MANUFACTURER'S LIFTING PROCEDURES. USE RIGGING THAT EQUALIZES THE LOAD BETWEEN ALL LIFTERS.
8. CONTECH RECOMMENDS BEGINNING INSTALLATION WITH THE OUTLET MODULE.
9. MODULES CAN BE PLACED AS CLOSE TOGETHER AS POSSIBLE. CONTECH RECOMMENDS 1/4" SPACING BETWEEN MODULES FOR EASE OF INSTALLATION AND WORKABILITY. GAPS SHALL NOT BE GREATER THAN 3/4".
10. ALL EXTERIOR SYSTEM JOINTS (SIDES AND TOP) SHALL BE COVERED WITH 8" WIDE JOINT WRAP CENTERED ON THE JOINT.
11. INSTALL PANEL WALLS AT DESIGNATED LOCATIONS ON THE PLAN VIEW DRAWING. SECURE PANEL WALLS WITH 2 BOLTS ON TOP.
12. THE FILL PLACED AROUND THE URBANPOND MODULES MUST BE DEPOSITED EVENLY, AT APPROXIMATELY THE SAME ELEVATION, AROUND ALL SIDES. AT NO TIME SHALL THE FILL BEHIND ONE SIDE BE MORE THAN 1'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL MATERIAL IS WELL SEATED AND PROPERLY INTERLOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN SO AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MATERIAL CAN BE NATIVE MATERIAL UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT. IF NATIVE MATERIAL IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED.
13. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL ON TOP OF THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVER THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS NOT TO EXCEED THE CAPACITY OF THE SYSTEM. IN SOME CASES HAND OPERATED COMPACTION EQUIPMENT MAY BE NECESSARY IN ORDER TO NOT EXCEED THE ALLOTTED DESIGN LOADING.
14. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO PLACEMENT OF URBANPOND.

GENERAL NOTES:

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.
3. ANY VARIATION FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER.
4. FOR USE ONLY IN SEISMIC DESIGN CATEGORY A AND B.
5. ALLOWABLE LOAD HS20 DIRECT TRAFFIC.
6. CONCRETE BASE SLAB F'C = 4,000 PSI AT 28 DAYS, FY = 60,000 PSI. GROUT (NON-SHRINK) F'M = 6,500 PSI

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MARK	DATE	REVISION DESCRIPTION	BY

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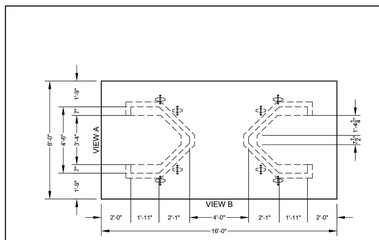
CONTECH PROPOSAL DRAWING

PROJECT No.	883409
SEQ. No.	010
DATE	03/19/26
DESIGNED	AWW
DRAWN	AWW
CHECKED	AWW
APPROVED	AWW
SHEET NO.	1 OF 4

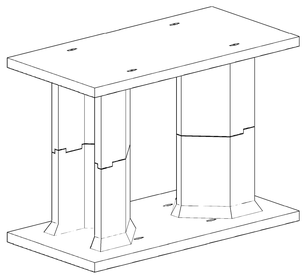
STORMWATER DETENTION - PLAN VIEW
CELADON MIXED USE
MONTEREY PARK, CA
SITE DESIGNATION: URBANPOND

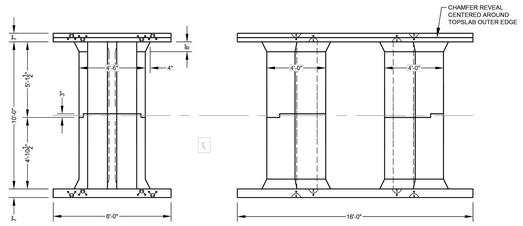
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DATE	03/19/26
DESIGNED	AWW
DRAWN	AWW
CHECKED	AWW
APPROVED	AWW
SHEET NO.	2 OF 4

STORMWATER DETENTION - GENERAL ELEVATION DETAILS
CELADON MIXED USE
MONTEREY PARK, CA
SITE DESIGNATION: URBANPOND



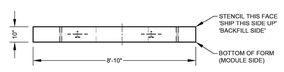
TOP VIEW



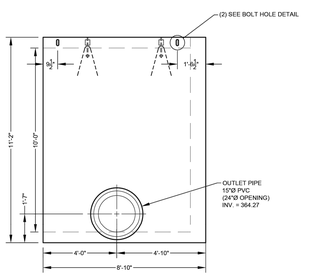


ELEVATION VIEW A **ELEVATION VIEW B**

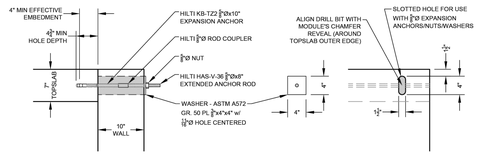




TOP VIEW



EXTERIOR VIEW
(BACKFILL SIDE)



WALL CONNECTION DETAIL

BOLT HOLE DETAIL

PROJECT No.	883409
SEQ. No.	010
DATE	03/19/26
DESIGNED	AWW
DRAWN	AWW
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APPROVED	AWW
SHEET NO.	3 OF 4

STORMWATER DETENTION - STACKED INTERIOR MODULE 8x16
CELADON MIXED USE
MONTEREY PARK, CA
SITE DESIGNATION: URBANPOND

PROJECT No.	883409
SEQ. No.	010
DATE	03/19/26
DESIGNED	AWW
DRAWN	AWW
CHECKED	AWW
APPROVED	AWW
SHEET NO.	- OF 4

STORMWATER DETENTION - PERIMETER WALL PANEL
CELADON MIXED USE
MONTEREY PARK, CA
SITE DESIGNATION: URBANPOND

1 URBAN POND CONCRETE STORAGE TANK N.T.S.

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CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754

RYKADAN 005 LLC

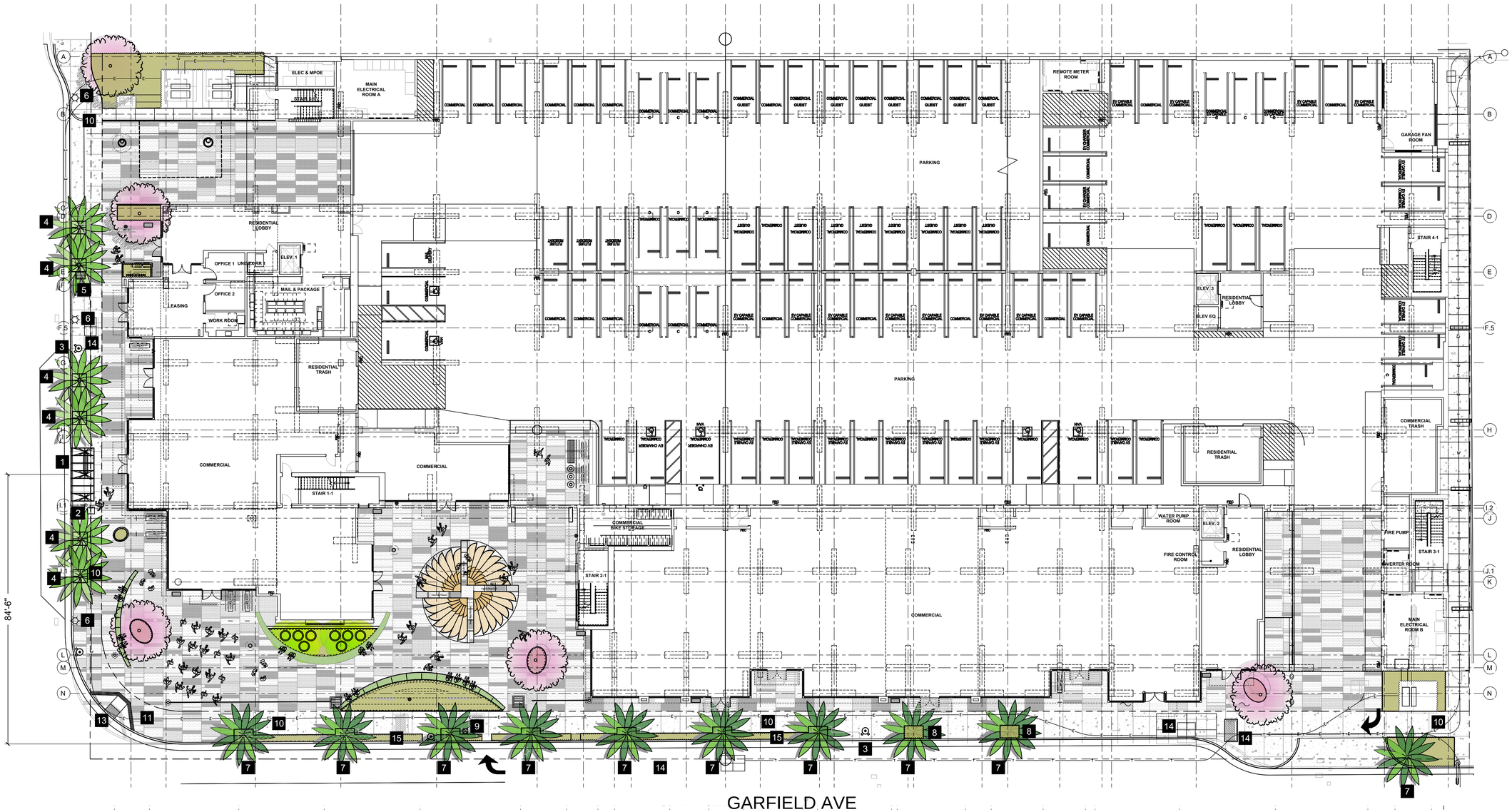
REV	DESCRIPTION	DATE

Sheet Title:
CIVIL DETAILS

Job No. 25011
Date: 07/08/2026
Scale:

Sheet No:
C-503

P:\2018\1800454 Monterey Park Town Center\DWG\SHEET\1800454-C5-003DT.dwg, Jul 20, 2026 - 10:27am



MATERIAL LEGEND

1. NEW OR RELOCATED BUS STOP WITH BACKLESS BENCH AND TRASH RECEPTACLE NEW BUS SHELTER KALEIDOSCOPE OS BY LANDSCAPE FORMS WITH 1.5 BAY SEATING, 1/2 BAY FOR WHEEL CHAIR ACCESS, 1 TRASH RECEPTACLE, LANDSCAPE FORMS MODEL PRESIDO WITH SIDE OPENING
2. MTA SIGNAGE AND CITY TRASH CAN
3. FIRE HYDRANT TYPICAL
4. NEW QUEEN PALMS IN METAL TREE GRATES
5. RELOCATED OR NEW BIKE RACK TO MATCH EXISTING
6. NEW DECORATIVE POLE LIGHTS TO MATCH GARVEY AVENUE STANDARDS
7. NEW CITY STREET TREES QUEEN PALMS
8. 4x6 FT TREE WELLS FOR CITY STREET TREES - QUEEN PALMS
9. NEW CITY STREET COBRA HEAD LIGHT STANDARDS ON PRECAST CONCRETE POLE TO MATCH EXISTING LIGHTING ON GARFIELD AVE.
10. NATURAL GRAY CITY SIDEWALK PER CITY STANDARDS
11. DECORATIVE CONCRETE PAVING TO MATCH PLAZA.
12. NEW OR RELOCATED INTERSECTION TRAFFIC LIGHTS
13. NEW ACCESSIBLE RAMP
14. NEW UTILITY VAULTS SEE CIVIL'S PLANS
15. NARROW AND LOW HEDGE LANDSCAPE FOR PEDESTRIAN BUFFER FROM TURN LANE

0 16' 32' 48'

Graphic Scale In Feet

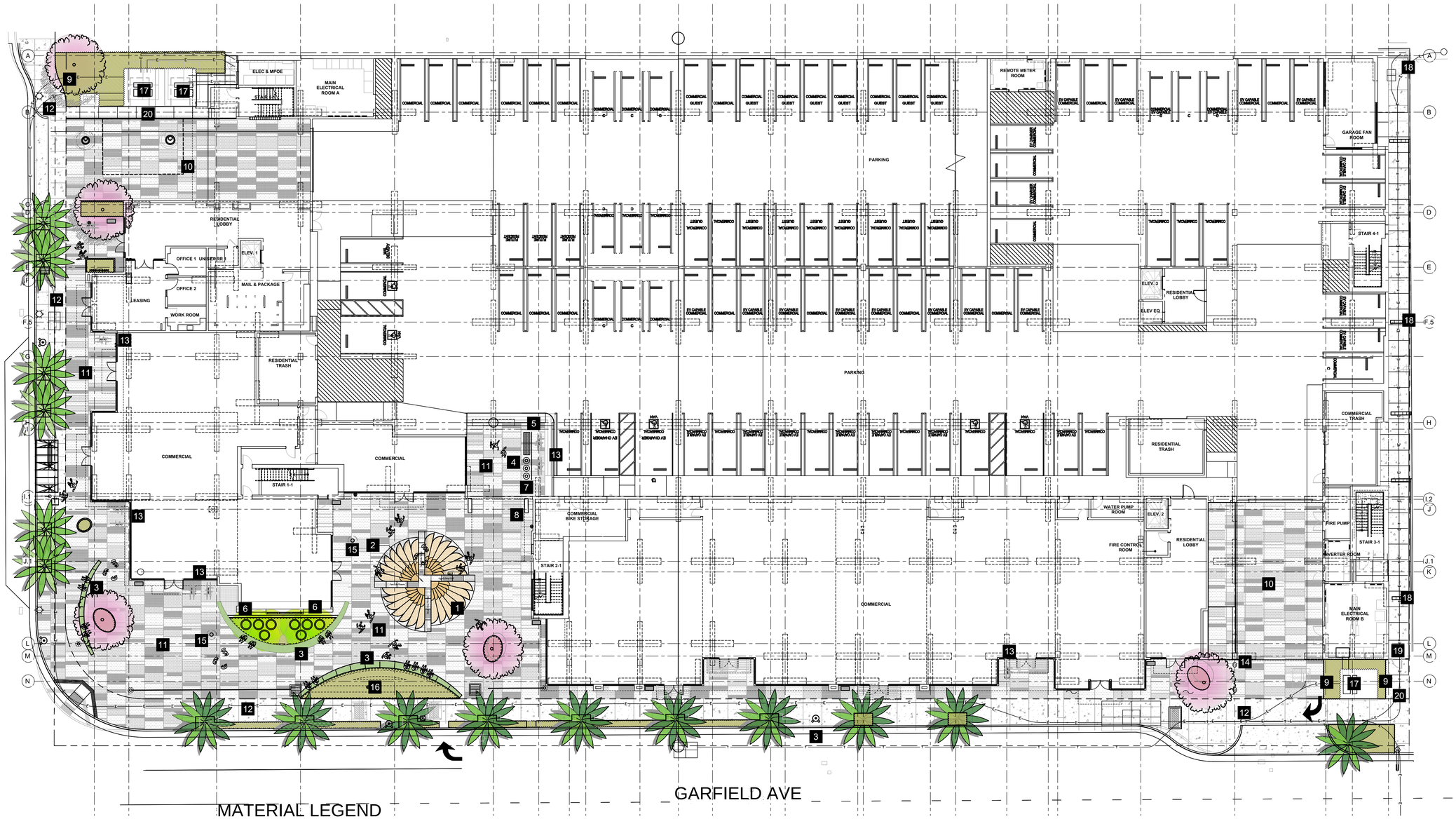
North

CELADON MIXED USE SITE SCHEMATIC OFF SITE MATERIAL PLAN

L-1

JULY 15, 2026

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Landscape Architecture Planning Urban Design
312 BROADWAY, SUITE 208
Laguna Beach, California
92651-5911
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MATERIAL LEGEND

1. FOUR FANS FLOWER PAVING GRAPHIC IN STONE OR TERRAZZO
2. HOLIDAY ORNAMENT LOCATION
3. ARCHING LUNAR SEAT WALLS, SEATED VIEWING BOTH SIDES ACCENT LIGHT "LANTERN" BOX AT END OF SEAT WALLS, WALLS TO BE CELADON COLOR
4. GARAGE LOBBY WITH ACCENT LASER CUT SCREENS, SEATING AND CELADON GREEN PLANTERS
5. LASER CUT SCREENS
6. GIANT TIMBER BAMBOO PLANTINGS BAMBUSA OLDHAMII
7. PRECAST CONCRETE CELADON COLORED PLANTERS
8. GARAGE ENTRY PORTAL
9. LANDSCAPE SCREEN FOR UTILITIES
10. VEHICULAR ENTRIES WITH ACCENT PAVING
11. ACCENT PAVING MULTI COLORED PAVERS
12. CITY SIDEWALK
13. BICYCLE RACKS, SHORT TERM
14. LID VAULT
15. TALL COLUMN LIGHTS
16. SLOPE LANDSCAPE, ASIAN CHARACTER
17. UTILITY LOCATIONS
18. CMU PERIMETER WALL
19. METAL PICKET GATE
20. EGRESS ROUTE

0 16' 32' 48'

Graphic Scale In Feet

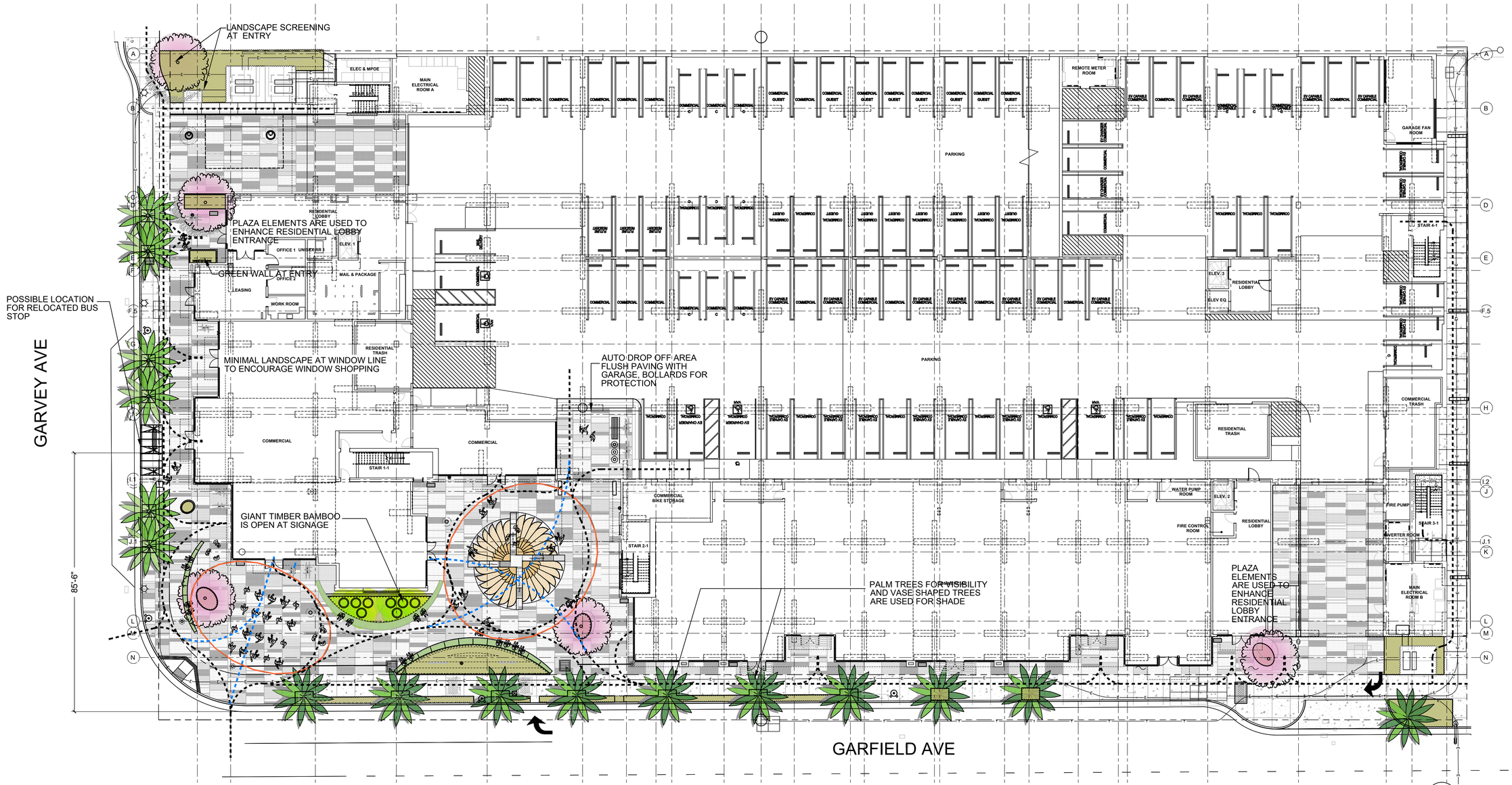
North

CELADON MIXED USE SITE SCHEMATIC OFF SITE MATERIAL PLAN

L-2

JULY 15, 2026

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LEGEND

CIRCULATION PATHS SHOWN DURING EVENTS.

PEDESTRIAN TRAFFIC CAN BE CLEAR OF CEREMONIES OR ACTIVITIES.

EXPEDITED ROUTES CAN OCCUR WHEN ACTIVITIES ARE NOT PRESENT

CRESCENT SHAPED SEATWALLS AND PLANTERS ARE STRATEGICALLY PLACED TO GUIDE PEDESTRIAN TRAFFIC TOWARDS RETAIL ENTRIES

CONCEPT:

MONTEREY PARK, CALIFORNIA IS KNOWN FOR ITS VIBRANT AND DIVERSE CULTURE, PARTICULARLY ITS STRONG ASIAN-AMERICAN PRESENCE. IT'S OFTEN REFERRED TO AS AN "ETHNOBURB," A SUBURBAN AREA WITH A SIGNIFICANT CONCENTRATION OF A PARTICULAR ETHNIC GROUP, IN THIS CASE, PRIMARILY CHINESE-AMERICANS. THE CITY ALSO BOASTS A DIVERSE MIX OF OTHER COMMUNITIES, INCLUDING JAPANESE, VIETNAMESE, AND FILIPINO RESIDENTS.

THE LANDSCAPE ARCHITECTURE DEPICTS THIS CULTURAL PRESENCE WITH IMAGERY SUCH AS: THE FOUR FAN/ BLOSSOM FLOWER PLAZA GRAPHIC, LUNAR CRESCENT SEATING ELEMENTS. AND LANTERN LIGHTING ELEMENTS. THE LANDSCAPE PLANTING WILL CONTINUE TO REINFORCE THIS CONCEPT WITH THE USE BAMBOO AND ORCHID TREES IN THE PLAZA.

0 16' 32' 48'

Graphic Scale In Feet

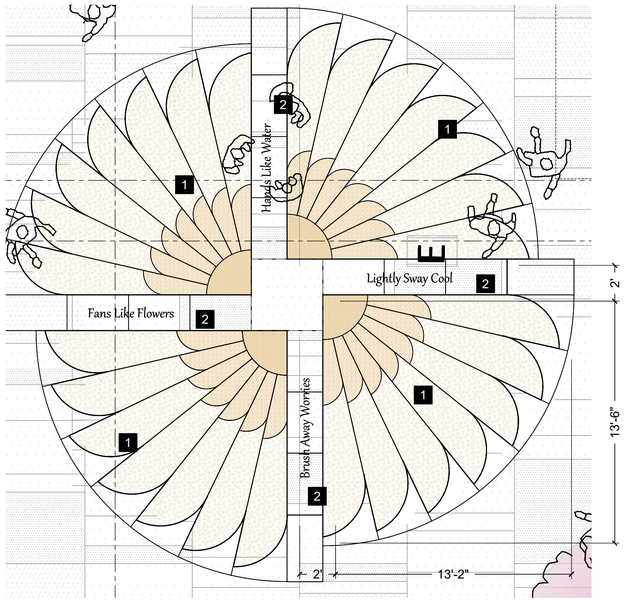
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CELADON MIXED USE GROUND FLOOR SCHEMATIC CONCEPT

L-3

JULY 15, 2026

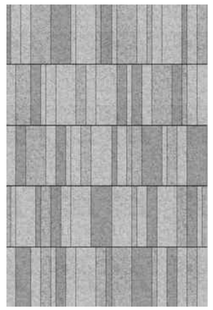
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1 FOUR FANS FLOWER PAVING GRAPHIC IN STONE OR TERRAZZO

2 WATER ETCHED POEM, OTHER SAYINGS OR MONTEREY PARK HALL OF FAME NAMES

FOUR FANS FLOWER PAVING GRAPHIC



ALTERNATE PAVER PAVING



CONCRETE PAVING WITH SAWCUT JOINTS

FIELD PAVING



PRECEDENT TERRAZZO IMAGE



ETCHED OR ENGRAVED WORDS

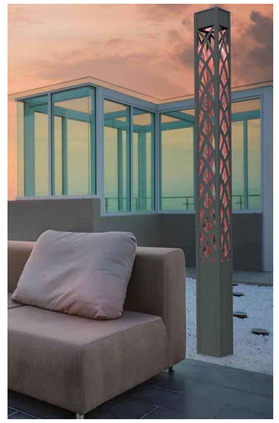


PRECEDENT ETCHED IMAGE



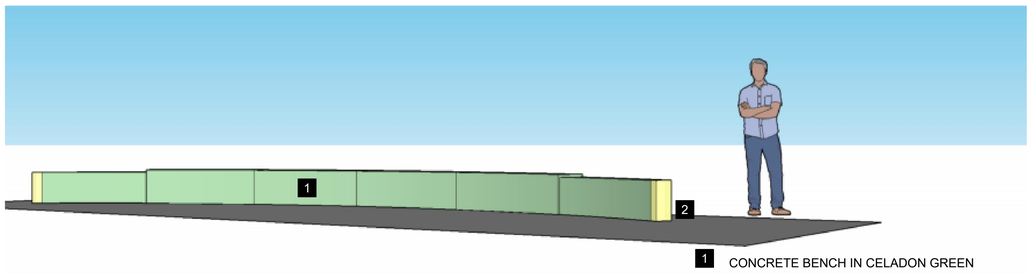


ALTERNATE LIGHT STANDARD



LIGHT COLUMN

LIGHTING ELEMENTS



1 CONCRETE BENCH IN CELADON GREEN

2 LIGHT LATERNS AT ENDS OF BENCH

CRESCENT BENCH





CELADON MIXED USE IMAGE BOARD

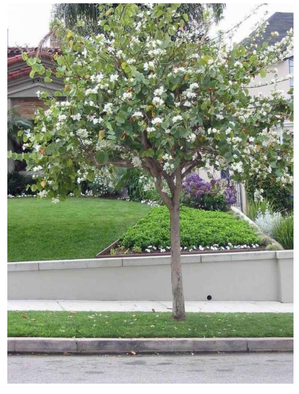










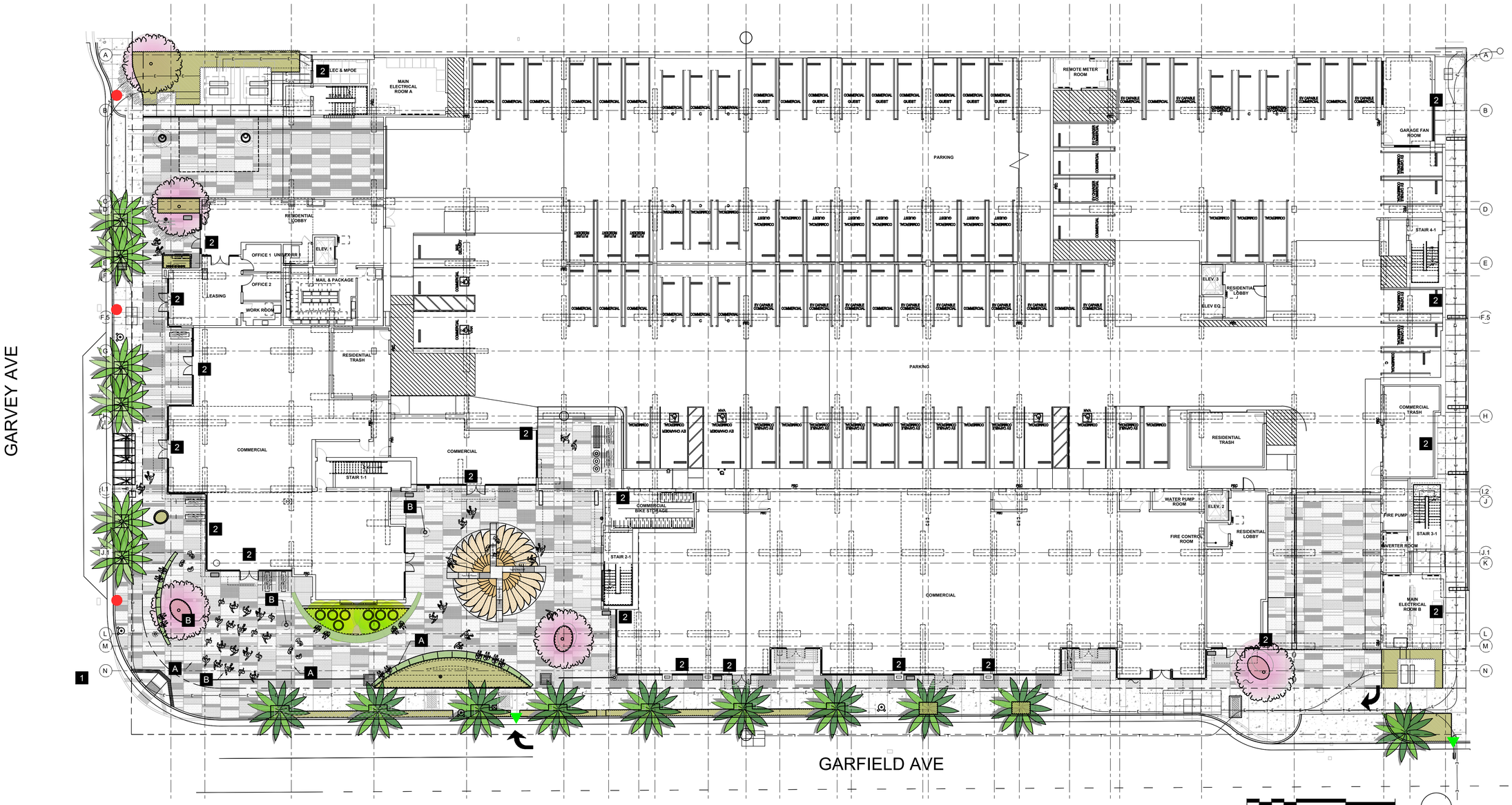


LANDSCAPE





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OFFSITE LIGHTING LEGEND

●	DOUBLE HEADED DECORATIVE STREET LIGHTS TO MATCH EXISTING ON GARVEY AVENUE	+/-	3 TOTAL
▼	PRECAST CONCRETE POLE WITH LUMINARIES TO MATCH EXISTING ON GARFIELD	+/-	2 TOTAL
1	TRAFFIC LIGHTS AT NEW INTERSECTION AND CROSSWALK ACTIVATORS SEE CIVIL'S PLANS		1 TOTAL

ONSITE DECORATIVE GROUND FLOOR LIGHTING LEGEND

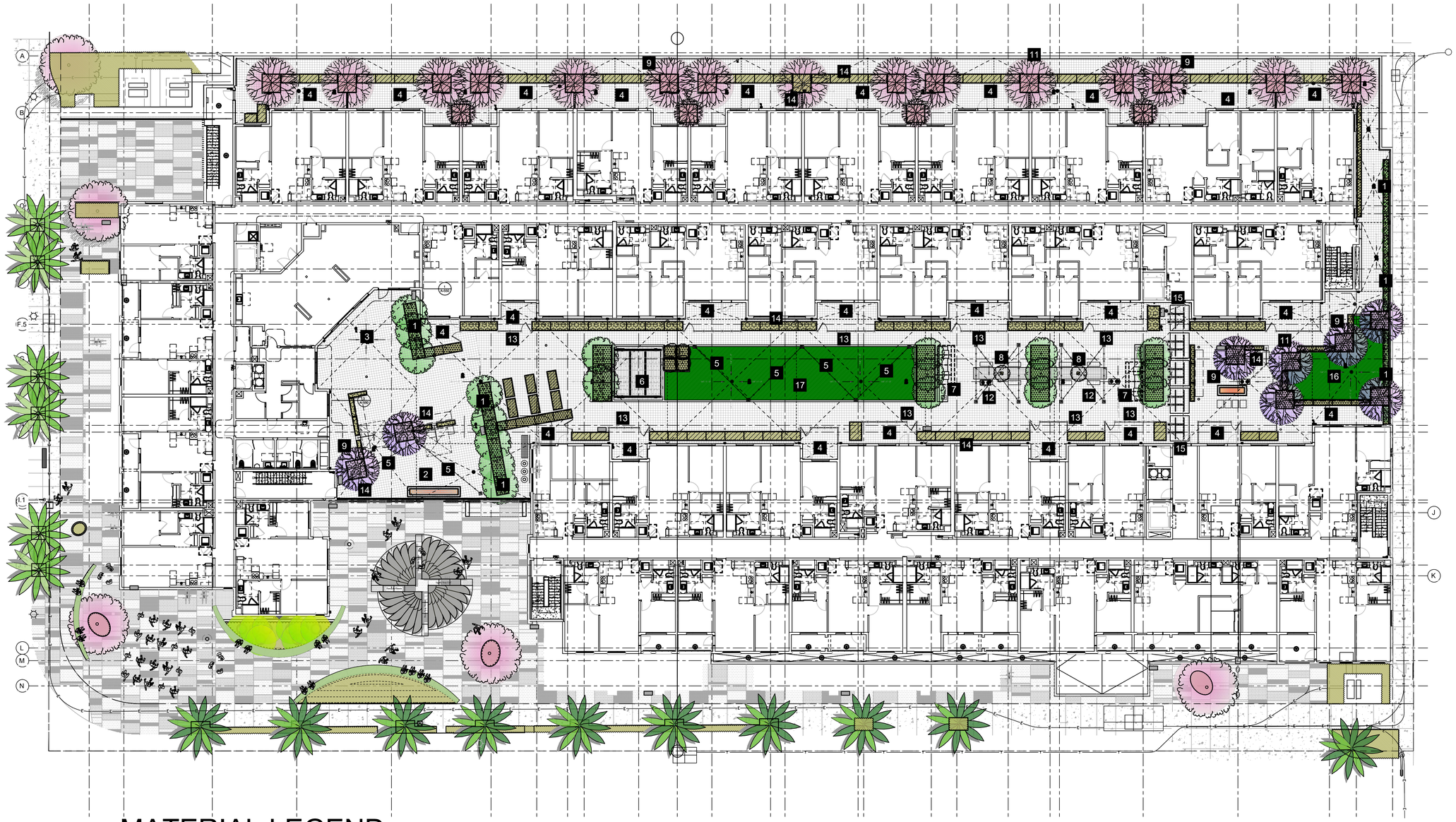
A	LINEAR LIGHTING UNDER LUNAR WALLS	+/-	3 TOTAL
B	LIGHT COLUMNS	+/-	4-5 TOTAL
2	ARCHITECTURAL WALL MOUNTED SCONCE OR DOWN LIGHTS TO LIGHT THE PERIMETER OF THE BUILDING		

CELADON MIXED USE GROUND FLOOR LIGHTING PLAN

L-5

JULY 15, 2026

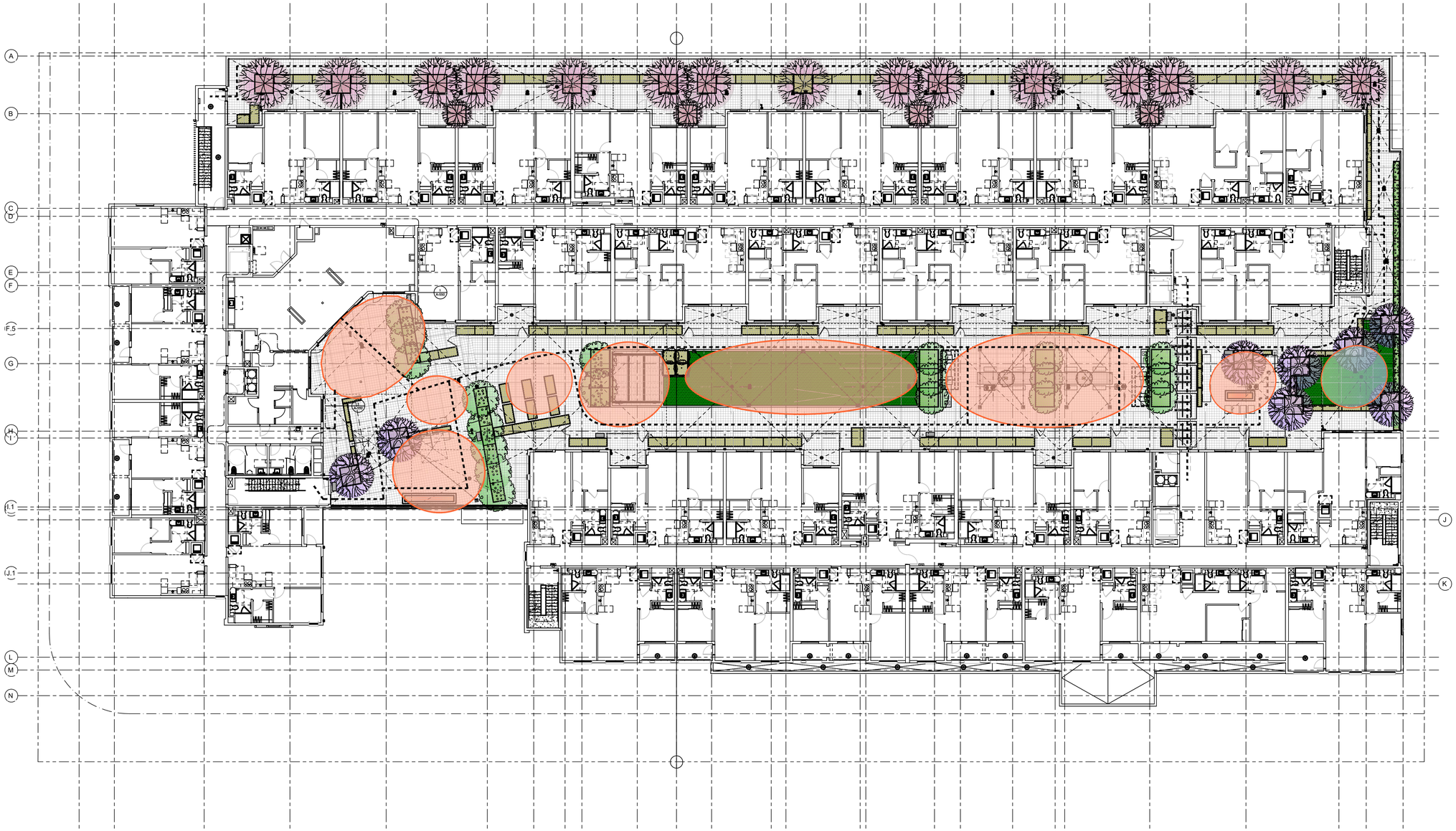
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MATERIAL LEGEND

1. ACCENT PRIVACY BAMBOO HEDGE THAT CANTILEVERS OVER STREET PLAZA BELOW
2. VIEWING DECK WITH LINEAR FIRE PIT AND SEATING AREA
3. COMMUNITY ROOM OUTDOOR EXTENSION
4. PRIVATE PATIO WITH GATE, TYPICAL
5. ACCENT STRING LIGHTS ATTACHED TO POLES
6. +/-8" HIGH RAISED LAWN FOR PLAY WITH STEPS AND RAMP ACCESS
   WOOD DECK WITH PERGOLA AND SEATING AREA
7. TWO BBQ AREA AND MULTIPLE DINING TABLES. BBQ TO BE ELECTRIC OR EQUAL
   RAISED PLANTERS WITH CITRUS AND OLIVE TREES. MULTI DINING TABLES WITH TREE SET IN TABLES.
8. LONG TABLES FOR LARGE AND SMALL GROUPS. ACCENT TREES DIVIDE THE TABLE
9. ACCENT TREE TYPICAL
10. CITRUS TREE
11. FLOWERING TREES IN RAISED PLANTER.
12. STRING LIGHTING AT DINING AREA
13. 30" HIGH METAL RAILING AND 3FT GATE AT PRIVATE PATIOS
14. ALL PLANTERS FOR SHRUBS APPROXIMATELY 18-24" IN HEIGHT
    TREE PLANTER APPROXIMATELY 36-42" HIGH
15. RAIN CANOPY CONNECT ENTRIES
16. DOG RUN PLAY AREA WITH DOUBLE GATES AND SYNTHETIC TURF AREA
17. LARGE SYNTHETIC TURF AREA FOR PLAY, EXERCISE AND RESIDENT USE

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TYPICAL COMMON OPEN SPACE AREA

PEDESTRIAN CIRCULATOIN ROUTES

DOG RUN AREA CONTAINED BY 42" HIGH PLANTERS AND TALL LANDSCAPE SYNTHETIC TURF AND WASH DOWN FOR LAWN

CONCEPT:

MULTIFAMILY HOUSING LANDSCAPE DESIGN FOCUSES ON CREATING AESTHETICALLY PLEASING AND FUNCTIONAL OUTDOOR SPACES THAT ENHANCE THE QUALITY OF LIFE FOR RESIDENTS AND BOOST SOCIAL ACTIVITIES.

KEY CONCEPTS INCLUDE INTEGRATING INDOOR AND OUTDOOR SPACES, FOSTERING COMMUNITY, PROVIDING RECREATIONAL AMENITIES, AND CONSIDERING SUSTAINABILITY.

0 16' 32' 48'

Graphic Scale In Feet

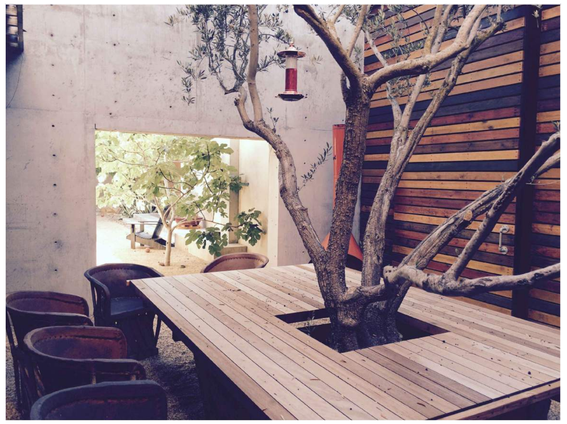
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CELADON MIXED USE 4TH FLOOR SCHEMATIC CONCEPT

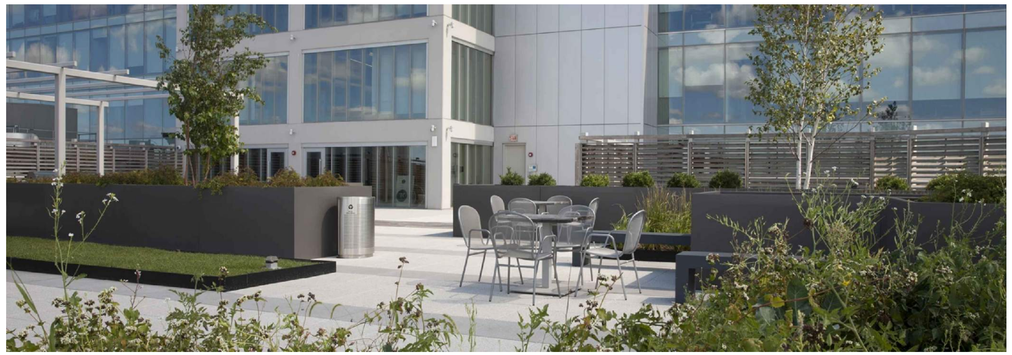
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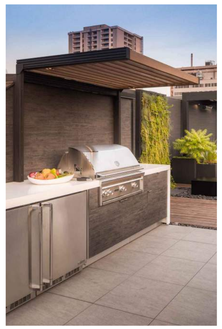
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DINING TABLE WITH TREE



ROOF DECK LANDSCAPE



BBQ WITH SHADE PERGOLA





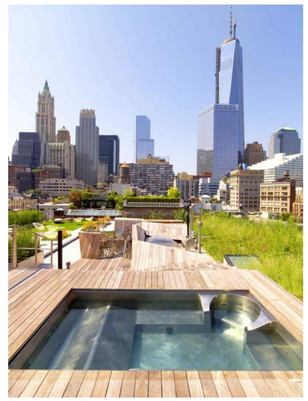
PERGOLA AND WOOD DECK



RAISED LAWN

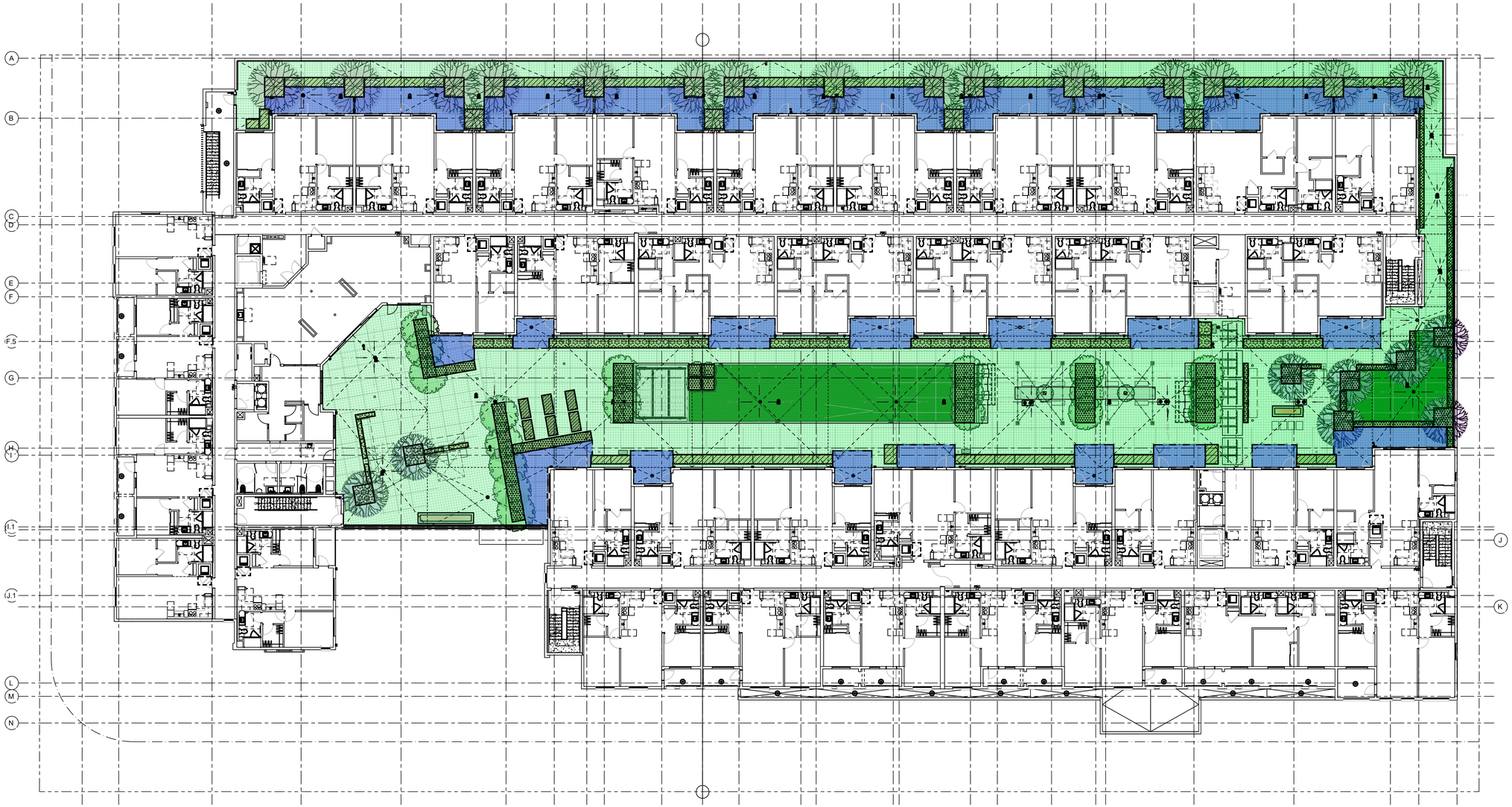
CASCADING VINES FROM 4TH FLOOR TO PLAZA

GATHERING PLACES



RAISED SPA WITH CITY VIEW

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4TH FLOOR OPEN SPACE LEGEND

SYMBOL	DESCRIPTION
	PRIVATE PATIO WITH LOW FENCE AND GATE, TYPICAL
	COMMON OPEN SPACE
	COMMON OPEN SPACE LANDSCAPE

0 16' 32' 48'

Graphic Scale In Feet

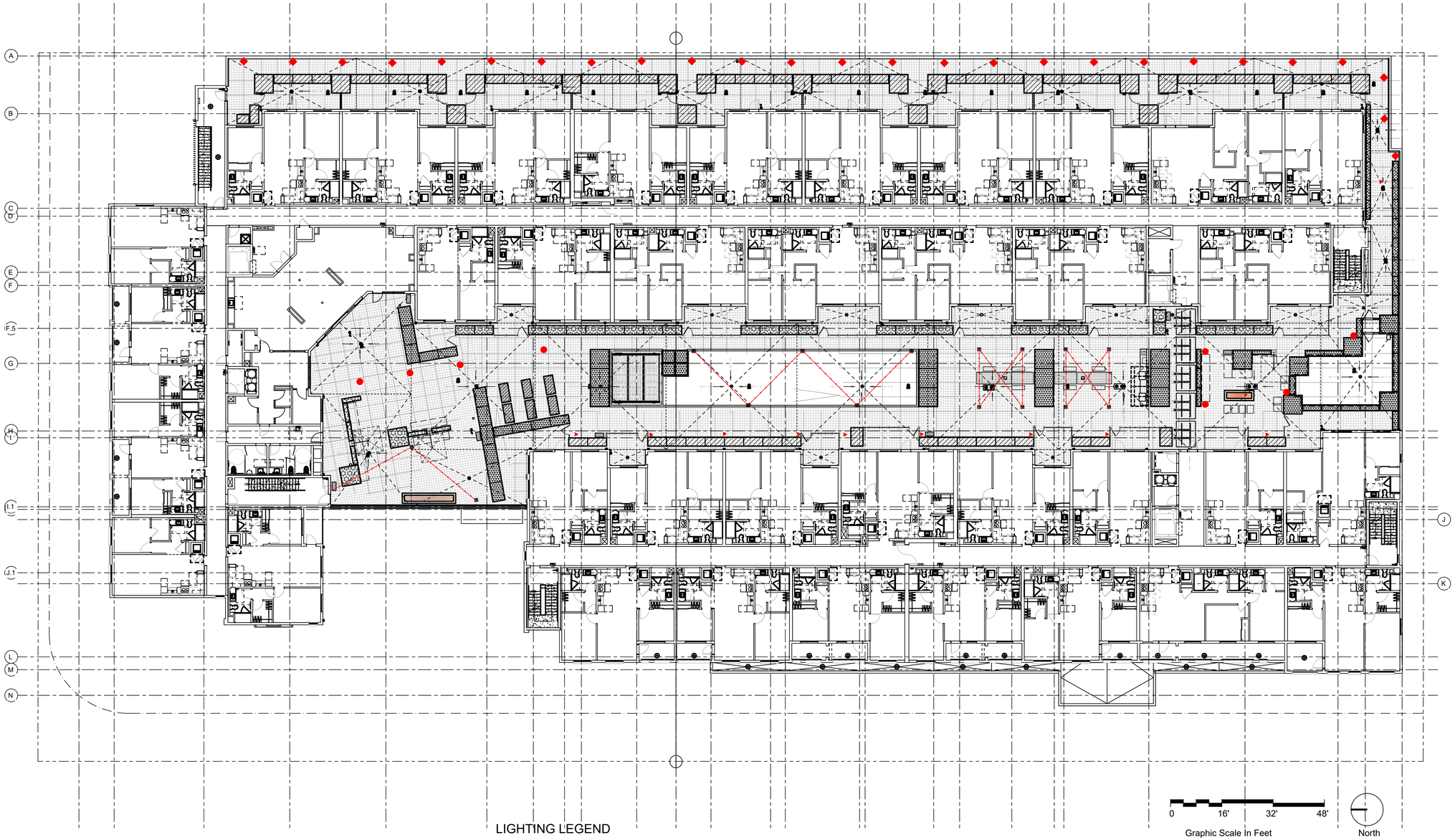
North

CELADON MIXED USE 4TH FLOOR OPEN/PRIVATE SPACE

L-9

JULY 15, 2026

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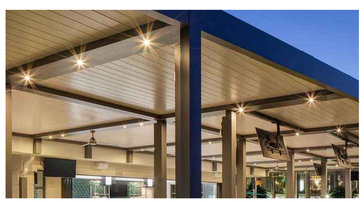


LIGHTING LEGEND

- OVERHEAD STRING LED LIGHTS FOR NIGHT TIME AMBIANCE
- LOW BOLLARD LIGHTS FOR EGRESS
- TALL COLUMN LIGHTS
- WALL LIGHTS FOR EGRESS



STRING LIGHTS



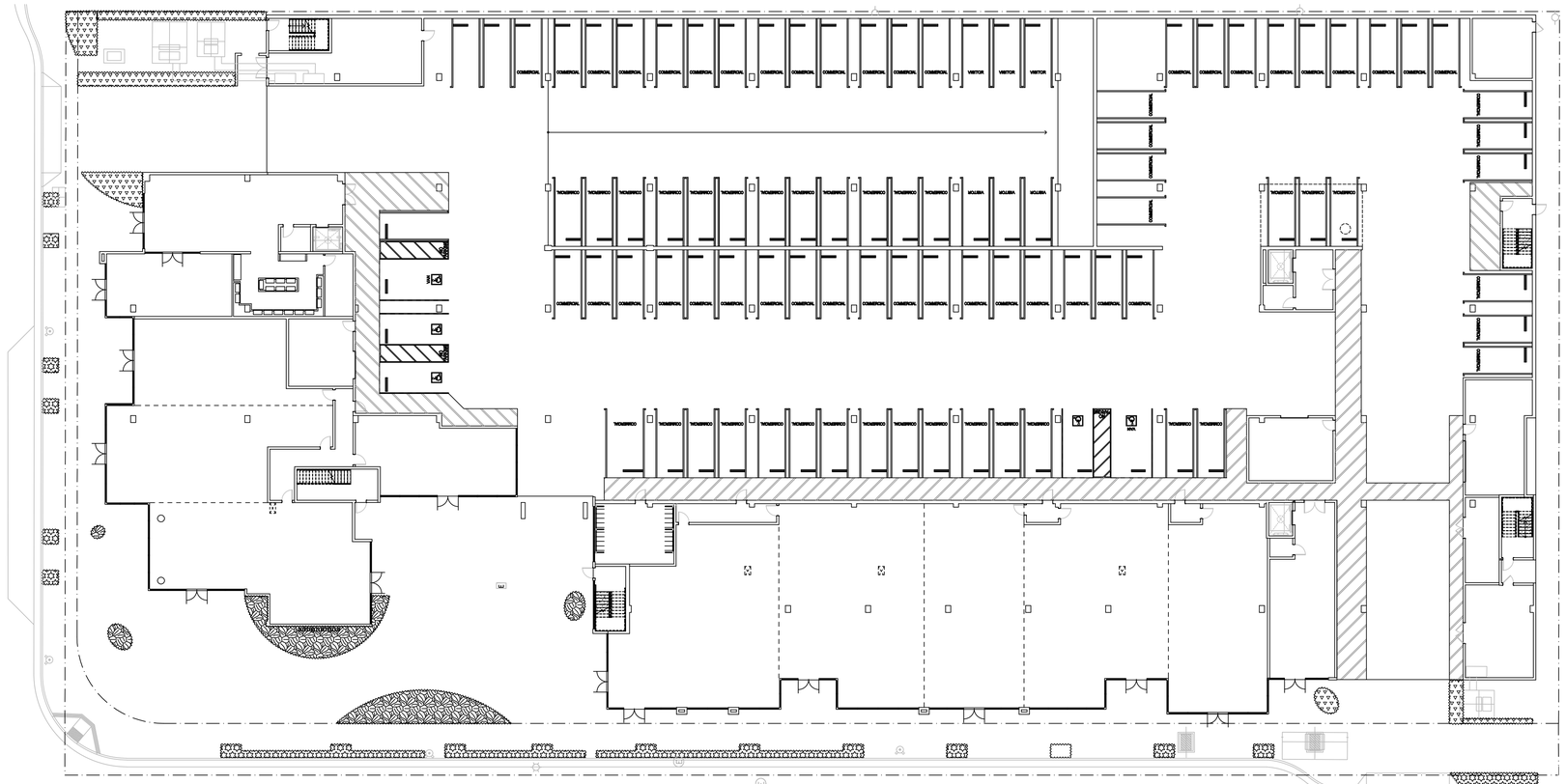
TYPICAL PERGOLA DOWN LIGHTS

CELADON MIXED USE 4TH FLOOR SCHEMATIC LIGHTING PLAN

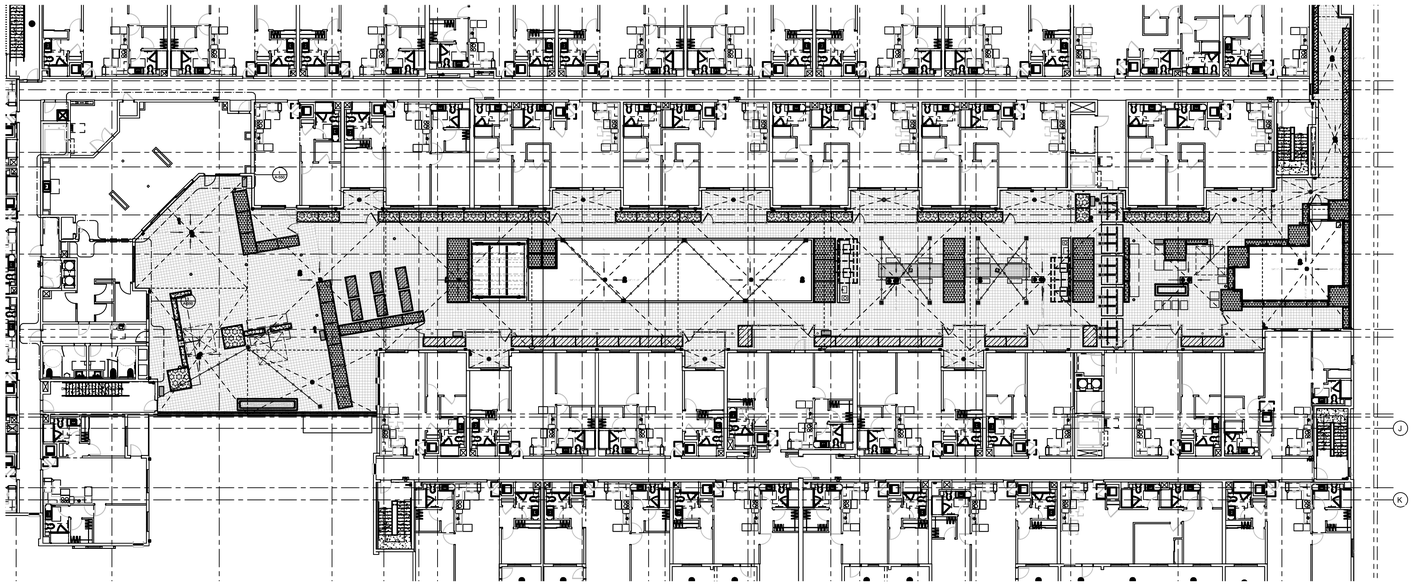
L-10

JULY 15, 2026

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PLAN OF GROUND FLOOR



PLAN OF PODIUM

0 20' 40' 60'

Graphic Scale In Feet

North

ONSITE PODIUM HYDROZONE LEGEND

HYDROZONE 1	DRIP	SUN	MEDIUM WATER USE	1601 SF
HYDROZONE 2	DRIP	PART SHADE	LOW WATER USE	576 SF
HYDROZONE 3	DRIP	PART SHADE	MEDIUM WATER USE	121 SF
HYDROZONE 4	DRIP	SUN	MEDIUM WATER USE	1081 SF
HYDROZONE 5	HAND	SUN	MEDIUM WATER USE	90 SF

ONSITE GROUND FLOOR HYDROZONE LEGEND

HYDROZONE 5	DRIP	PART SHADE	MEDIUM WATER USE	718 SF
HYDROZONE 6	DRIP	SUN	LOW WATER USE	729 SF

OFFSITE HYDROZONE LEGEND

HYDROZONE 7	DRIP	SUN	LOW WATER USE	878 SF

TOTAL LANDSCAPE 7204 SF

Celadon Mixed Use, Monterey Park, CA

Reference Evaptranspiration (Eto) 50.2

ETAF Commercial 0.45

Hyrdozone Plant type	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape area sq.ft.	ETAF x Area	Estimated Total Water Use (ETWU)
Podium Level Landscape Areas							
H1 Lowh water use, Sun	0.2	Drip	0.81	0.25	1601	395.31	12303.59
H2 Low water use shrubs, part shade	0.15	Drip	0.81	0.19	576	106.67	3319.89
H3 Medium water use shrubs, part shade	0.45	Drip	0.81	0.56	121	67.22	2092.22
H4 Medium water use sun	0.5	Drip	0.81	0.62	1081	667.28	20768.55
H5 Vegetable garden	0.5	Spray	0.71	0.70	91	64.08	1994.57
					3470		
Ground Floor Landscape Areas							
H5 Low water use shrubs, sun	0.15	Drip	0.81	0.19	718	132.96	4138.34
H6 Medium water use shrubs, sun, ground level	0.5	Drip	0.81	0.62	729	450.00	14005.80
Offsite Landscape Area							
H7 Medium water use shrubs, sun, offsite	0.5	Drip	0.81	0.62	836	516.05	16061.52
				Totals	7622	2004.27	62380.89
Special Landscape Areas					A	B	
None				1		0	
				1		0	
				1		0	
ED				Totals	7622	2004.27	62380.89
					C	D	
						ETWU	**62380.89**
MAWA (annual gallons allowed) =Eto x .062 x .45 x Area						MAWA	**106752.21**
ETWU Must bew less than MAWA						Savings	**44371.32**

Regular Landscape Areas

Total ETAF x Area	(B)	2004
Total Area	(A)	7622
Average ETAF	B/A	0.26

All Landscape Areas

Total ETAF x Area (B+D)		2004.27
Total Area	(A+C)	7622
Site Average ETAF		0.26

CELADON MIXED USE 4TH FLOOR SCHEMATIC WATER USE PLAN

L-11

AUGUST 15, 2025

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STREET TREES:



Syagrus romanzoffiana
Queen Palm

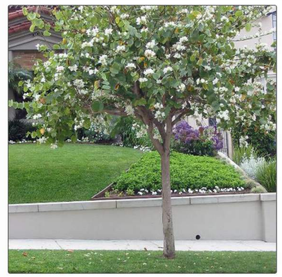


Syagrus romanzoffiana
Queen Palm

PLAZA TREES:



Bambusa oldhamii
Giant Timber Bamboo



Bauhinia variegata 'Candida'
White Orchid Tree



Cercis chinensis
Chinese Redbud



Ginkgo biloba 'Sky Tower'
Sky Tower Ginkgo Tree



Prunus shimidsu 'Sakura'
Sakura Japanese Cherry

FOURTH FLOOR TREES:



Arbutus 'Marina'
Marina Strawberry Tree



Chitalpa x tashkentensis
Chitalpa



Olea europaea 'Fruitless Multi-trunk'
Fruitless Olive Multi-trunk

STREET FRONTAGES

Botanical	Common	WUCOLS Rating
Garvey Ave. Street Trees		
Syagrus romanzoffiana	Queen Palm	M/.5
Garfield Ave. Street Trees		
Syagrus romanzoffiana	Queen Palm	M/.5

PLAZA PLANTING CONCEPT

A green curtain of spilling plants creates a beautiful natural backdrop that contrasts perfectly against the orthogonal form of this Modernist structure. The flowing landscape serpentines from the corner plaza to central plaza. Bamboo plantings punctuate the transition and angled planes of of landscape formed by the crescent benches displays a cultural landscape pallette.
The landscape plan is intended to comprise of a simple mass planting of a few materials. Below is a range of plants that will be incorporated into the design.

Botanical	Common	WUCOLS Rating
Accent Trees		
Bauhinia variegata 'Candida'	White Orchid Tree	M/ .5
Cercis chinensis	Chinese Redbud	M/.5
Ginkgo biloba, spp	Gingko trees	M/.5
Prunus shimidsu 'Sakura'	Sakura Japanese Cherry	M/.5
Bambusa oldhamii	Giant Timber Bamboo	M/.5
Alternate Bambusa mulitplex 'Golden Goddess'	Golden Goddess Bamboo	M/.5

FOURTH FLOOR TREES

Arbutus 'marina'	Marina Strawberry Tree	M/.5
Chitalpa x tashkentensis	Chitalpa	M/.5
Olea europaea	Olive	L/.2

CELADON MIXED USE PLANT PALETTE

L-12

JULY 15, 2026

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Acacia cognata 'Cousin Itt'
Little River Wattle



Acca sellowiana
Pineapple Guava



Artemisia abrotanum
Southernwood



Brassica oleracea 'Flowering Cabbage'
Flowering Cabbage



Camellia sinensis
Tea Plant



Carissa macrocarpa
Natal Plum



Carissa macrocarpa 'Green Carpet'
Green Carpet Natal Plum



Coriandrum Culinary
Cilantro and Coriander



Coriandrum sativum
Cilantro



Crassula ovata 'Gollum'
Gollum Jade



Festuca 'Beyond Blue'
Beyond Blue Fescue



Gardenia augusta 'Veitchii'
Veitch Jasmine



Hakonechloa macra 'Aureola'
Japanese Forest Grass, Hakone Grass



Jasminum polyanthum
Pink Jasmine



Lavandula angustifolia 'French Perfume'
French Perfume Lavender



Lonicera hildebrandiana
Giant Burmese Honeysuckle



Nepeta racemosa
Persian Catmint



Ophiopogon planiscapus 'Nigrescens'
Black Mondo Grass



Origanum majorana
Majoram



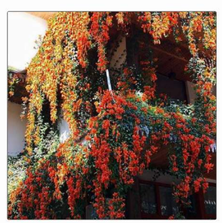
Origanum sp.
Oregano species



Pittosporum tobira 'Turner's Dwarf'
Turner's Dwarf Pitt Mock Orange



Pittosporum tobira 'Wheeler's Dwarf'
Wheeler's Dwarf Pittosporum



Pyrostegia venusta
Flame Vine



Rosa banksiae 'Alba Plena'
Dbl. White Lady Banks' Rose



Rosmarinus 'Collingwood Ingram'
Collingwood Ingram Rosemary



Salvia microphylla 'Berzerkeley'
Baby Sage



Salvia officinalis 'Icterina'
Golden Garden Sage



Stephanotis floribunda
Madagascar Jasmine



Teucrium marum
Cat Thyme



Thunbergia alata
Black-Eyed Susan Vine



Thymus praecox arcticus
Mother-of-Thyme, Creeping Thyme



Trachelospermum asiaticum 'Snow-N-Summer'
Snow-N-Summer Jasmine



Trachelospermum jasminoides 'Madison'
Madison Star Jasmine



Wisteria sinesis 'Prolific'
Prolific Chinese Wisteria

PLAZA PLANTING CONCEPT
A green curtain of spilling plants creates a beautiful natural backdrop that contrasts perfectly against the orthogonal form of this Modernist structure. The flowing landscape serpentines from the corner plaza to central plaza. Bamboo plantings punctuate the transition and angled planes of of landscape formed by the crescent benches displays a cultural landscape pallette.
The landscape plan is intended to comprise of a simple mass planting of a few materials. Below is a range of plants that will be incorporated into the design.

Shrubs, Grasses, Ground Covers

Acacia cognata 'Cousin Itt'	Little River Wattle	L/.2
Crassula ovata 'Gollum'	Gollum Jade	L/.2
Festuca 'Beyond Blue'	Beyond Blue Fescue	M/.5
Hakonechloa macra 'Aureola'	Japanese Forest Grass	M/.5
Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	M/.5

SCENTED GARDEN AND HERB, EDIBLE PLANTING CONCEPT
Three gardens are sequenced along a path that utilizes some edible herbs and scented plantings. The rooms are for various uses from contemplative to active oriented. Long cascading vines draped down to the plaza level with color.

Scented Shrubs & Ground Covers

Botanical	Common	WUCOLS Rating
Camellia sinensis	Tea Plant	M/.5
Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	M/.5
Gardenia augusta 'Veitchii'	Veitch Jasmine	M/.5
Pittosporum tobira 'Turner's Dwarf'	Turner's Dwarf Pitt Mock Orange	M/.5
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	M/.5
Rosa banksiae 'Alba Plena'	Dbl. White Lady Banks' Rose	M/.5
Salvia microphylla 'Berzerkeley'	Baby Sage	M/.5
Teucrium marum	Cat Thyme	L/.2
Trachelospermum asiaticum 'Snow-N-Summer	Snow-N-Summer Jasmine	M/.5

Vines

Jasminum polyanthum	Pink Jasmine	M/.5
Lonicera hildebrandiana	Giant Burmese Honeysuckle	M/.5
Stephanotis floribunda	Madagascar Jasmine	M/.5
Trachelospermum jasminoides	Star Jasmine	M/.5
Wisteria sinesis 'Prolific'	Prolific Chinese Wisteria	M/.5

Cascading Vines

Pyrostegia venusta	Flame Vine	M/.5
Thunbergia alata	Black-Eyed Susan Vine	M/.5

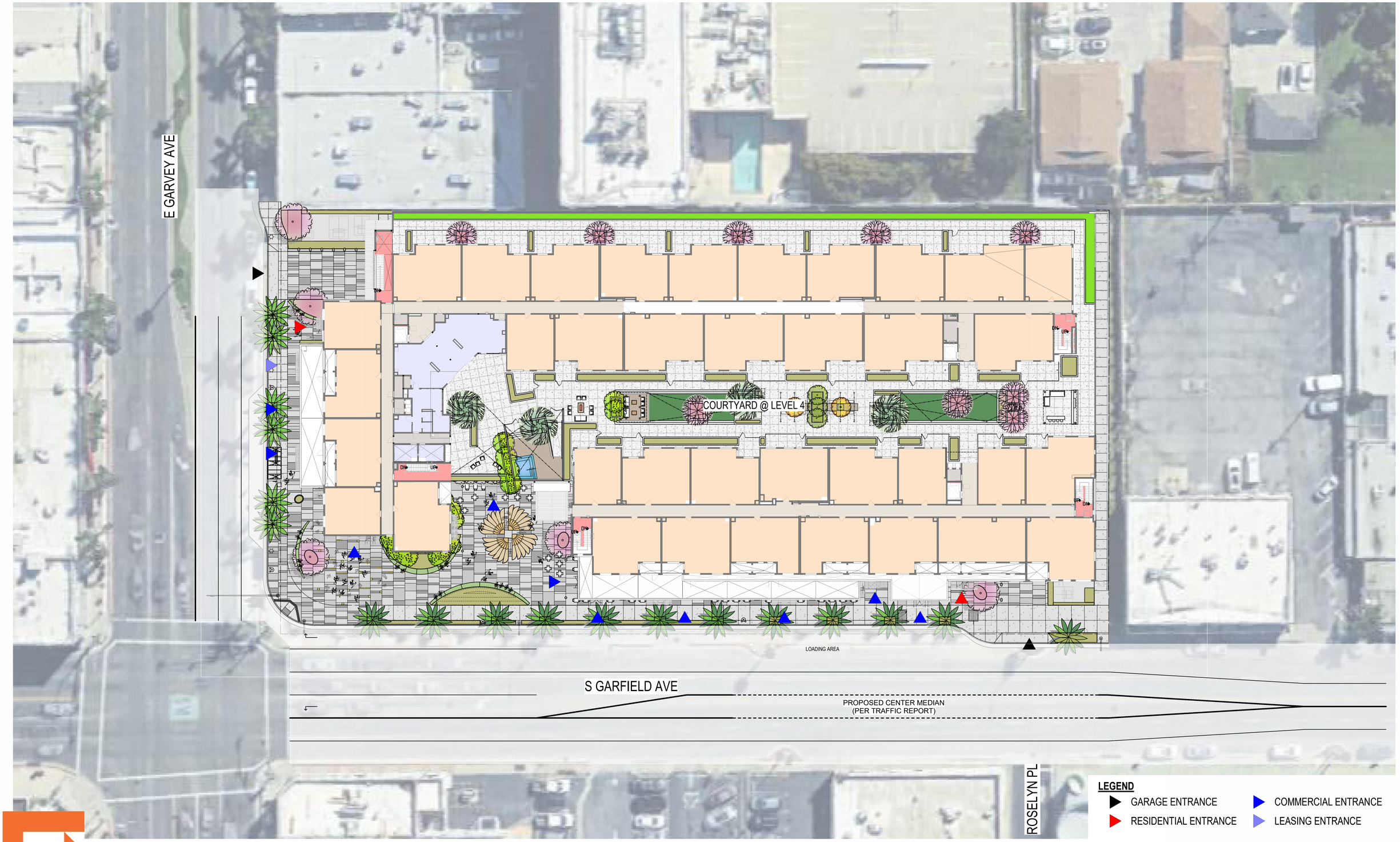
Shrubs

Acca sellowiana 'Tharfiona'	Pineapple Guava	M/.5
Brassica oleracea 'Flowering Cabbage'	Flowering Cabbage	M/.5
Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	M/.5
Lavandula angustifolia 'French Perfume'	French Perfume Lavender	L/.2
Rosmarinus off. 'Collingwood Ingram'	Collingwood Ingram Rosemary	L/.2

Ground Covers

Artemisia abrotanum	Southernwood	L/.2
Coriandrum Culinary	Cilantro and Coriander	M/.5
Coriandrum sativum	Cilantro	M/.5
Nepeta racemosa	Persian Catmint	M/.5
Origanum sp.	Oregano species	M/.5
Salvia officinalis 'Icterina'	Golden Garden Sage	L/.2
Thymus praecox arcticus	Mother-of-Thyme, Creeping Thyme	L/.2

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STUDIO T SQUARE

CELADON MIXED-USE

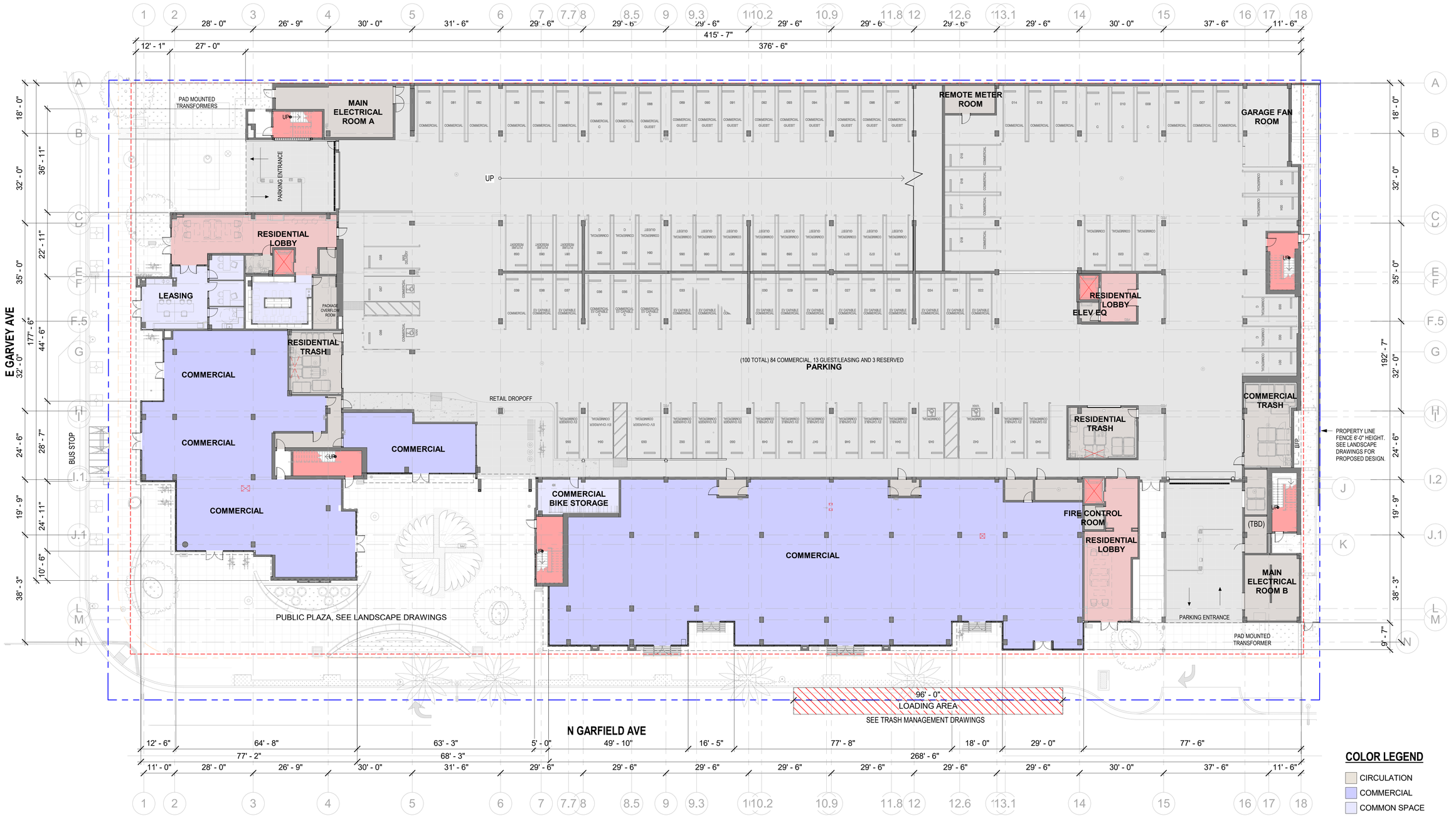
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

SITE PLAN

A100

3/64" = 1'-0"



COLOR LEGEND

- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH

STUDIO T SQUARE

CELADON MIXED-USE

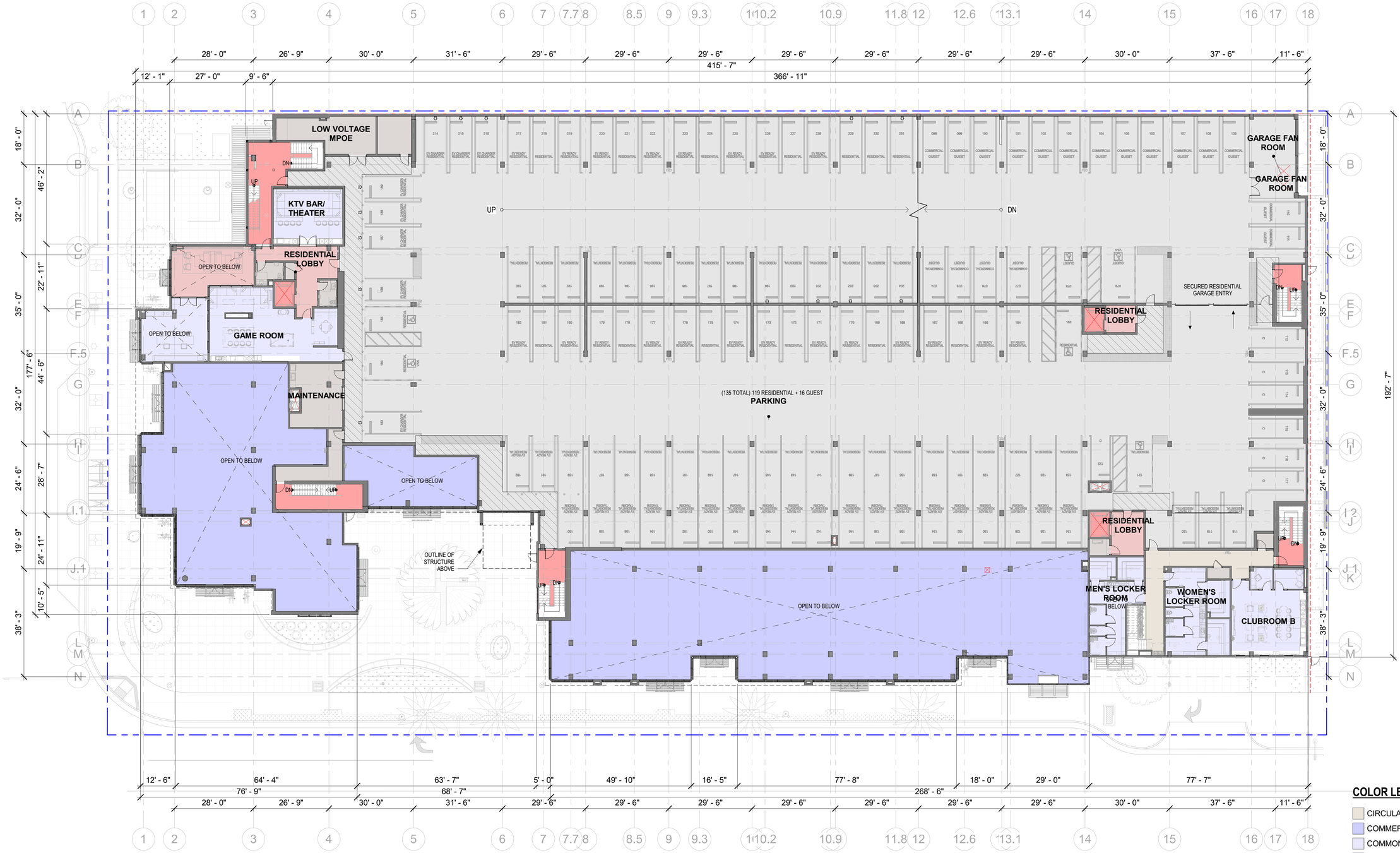
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

OVERALL PLAN - LEVEL 1

A101

1/16" = 1'-0"



COLOR LEGEND

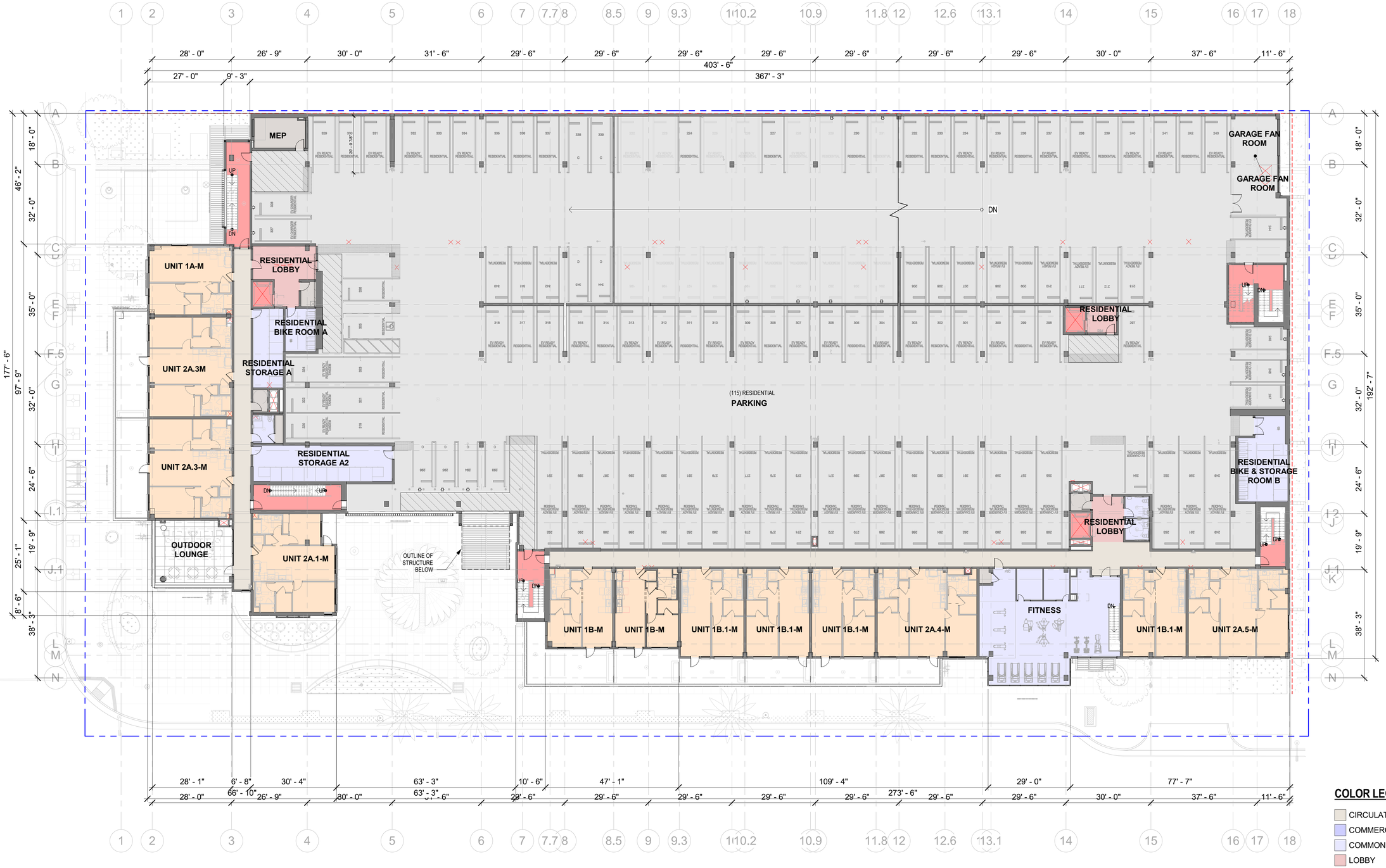
- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

1/16" = 1'-0" SCALE (5 0 5 10 15 20 25 FEET) — TRUE NORTH

STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

OVERALL PLAN - LEVEL 2
A102
1/16" = 1'-0"



COLOR LEGEND

- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH N

STUDIO T SQUARE

CELADON MIXED-USE

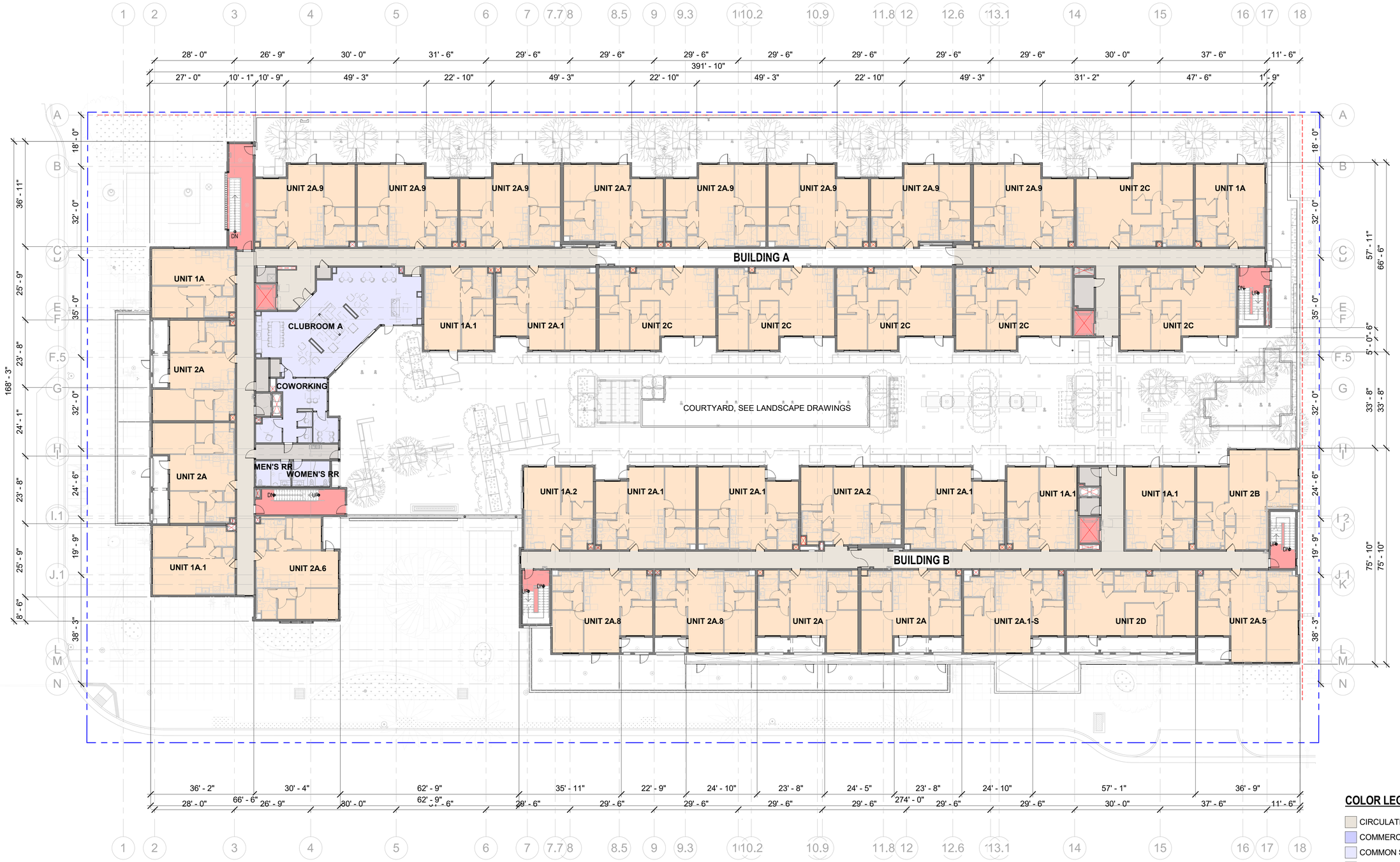
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

OVERALL PLAN - LEVEL 3

A103

1/16" = 1'-0"



COLOR LEGEND

- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

1/16" = 1'-0" SCALE (5 0 5 10 15 20 25 FEET) — TRUE NORTH

STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

OVERALL PLAN - LEVEL 4
A104
1/16" = 1'-0"



COLOR LEGEND

- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

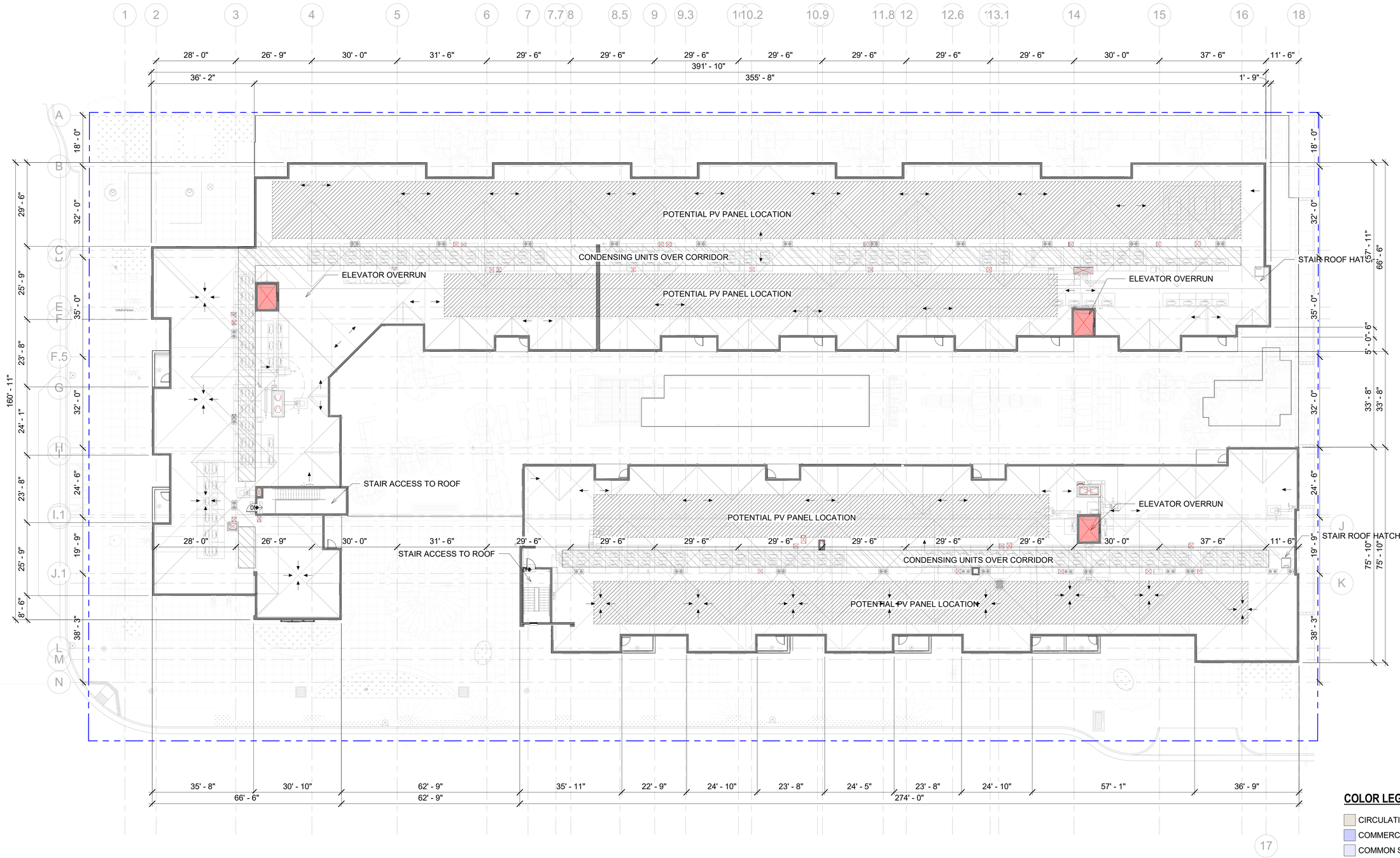
1/16" = 1'-0" SCALE (5 0 5 10 15 20 25 FEET) — TRUE NORTH

STUDIO T SQUARE

CELADON MIXED-USE
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07/06/2026

OVERALL PLAN - TYP. LEVEL 5-7

A105
1/16" = 1'-0"



COLOR LEGEND

- CIRCULATION
- COMMERCIAL
- COMMON SPACE
- LOBBY
- PARKING
- RESIDENTIAL
- UTILITIES
- VERTICAL CIRCULATION

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH

STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

OVERALL PLAN - ROOF LEVEL

A108

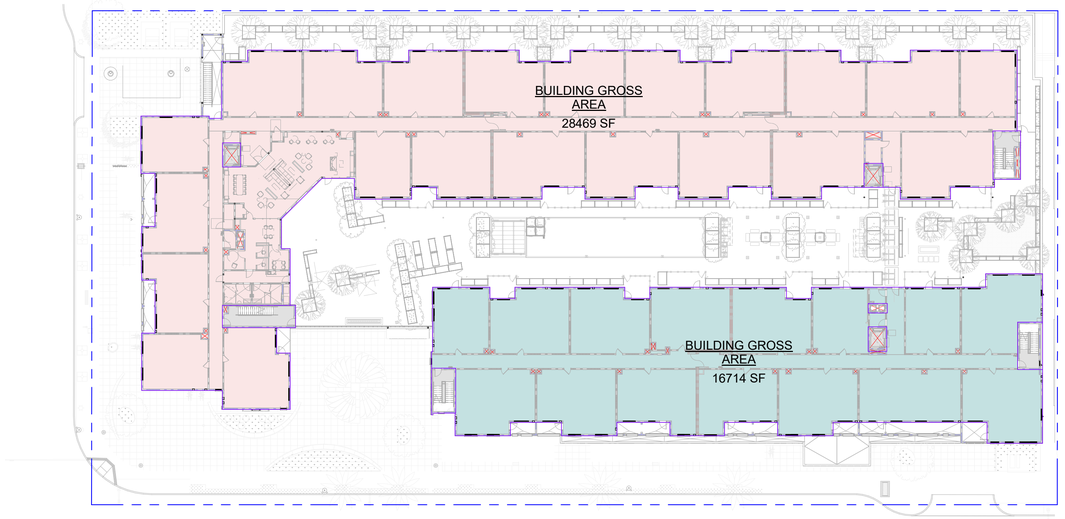
1/16" = 1'-0"



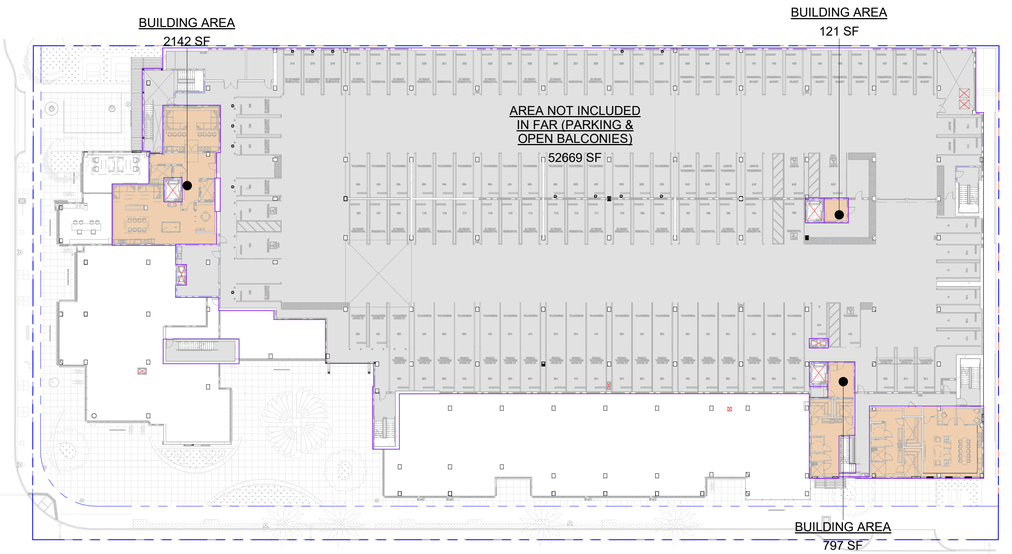
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

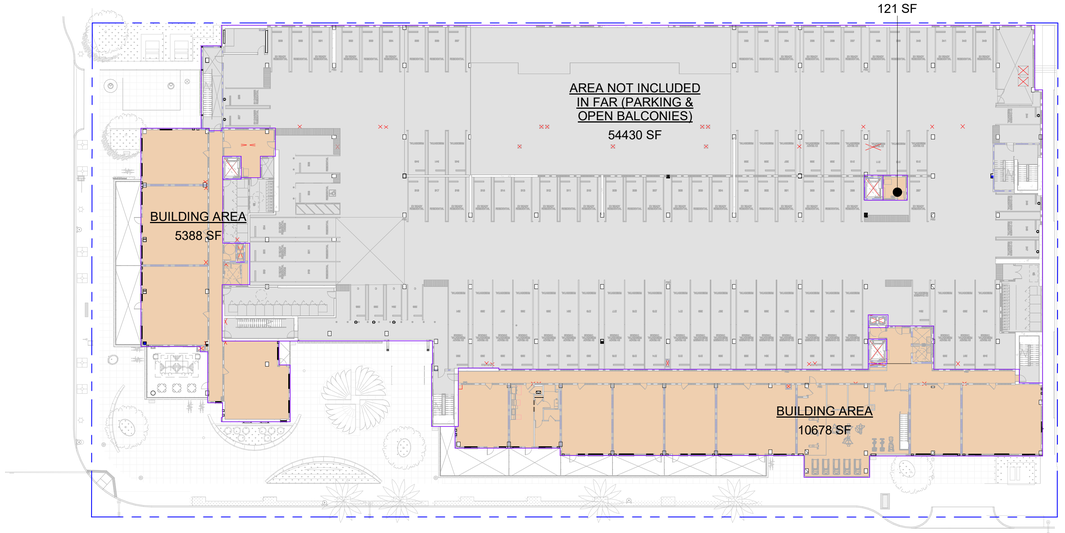
AERIAL PERSPECTIVE
A110



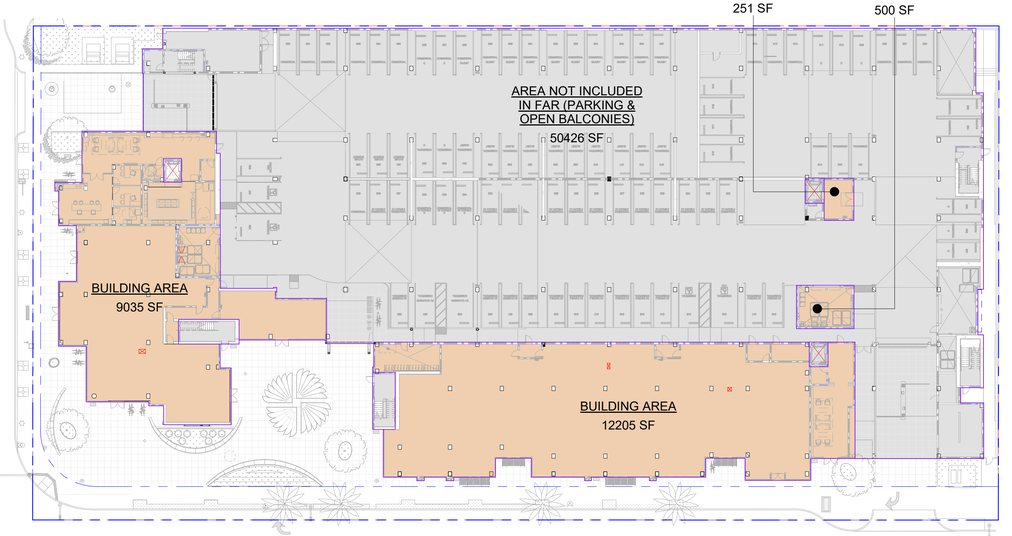
TYPICAL LEVEL - LEVELS 4-7 | 1/32" = 1'-0" | 4



LEVEL 2 | 1/32" = 1'-0" | 2



LEVEL 3 | 1/32" = 1'-0" | 3



LEVEL 1 (382.26') | 1/32" = 1'-0" | 1

FLOOR AREA TOTALS

LEVEL	NET AREA
AREA NOT INCLUDED IN FAR (PARKING & OPEN BALCONIES)	
LEVEL 1 (382.26')	51168 SF
LEVEL 2	53041 SF
LEVEL 3	54430 SF
LEVEL 4	1326 SF
LEVEL 5	969 SF
LEVEL 6	995 SF
LEVEL 7	953 SF
	162883 SF
BUILDING AREA	
LEVEL 1 (382.26')	21991 SF
LEVEL 2	4720 SF
LEVEL 3	16187 SF
	42898 SF
BUILDING GROSS AREA	
LEVEL 4	45183 SF
LEVEL 5	44981 SF
LEVEL 6	45220 SF
LEVEL 7	44996 SF
	180379 SF
TOTAL:	**386159 SF**

FLOOR AREA PER BUILDING

BUILDING	NET AREA
BUILDING A	
LEVEL 4	28469 SF
LEVEL 5	28327 SF
LEVEL 6	28463 SF
LEVEL 7	28313 SF
	113572 SF
BUILDING B	
LEVEL 4	16714 SF
LEVEL 5	16654 SF
LEVEL 6	16756 SF
LEVEL 7	16683 SF
	66807 SF
BUILDING C	
LEVEL 1 (382.26')	21991 SF
LEVEL 2	4720 SF
LEVEL 3	16187 SF
	42898 SF
TOTAL:	**223277 SF**

FLOOR AREA RATIO (FAR):

LOT SIZE*:
95,428.8 SF (2.19 ACRES)

MAXIMUM ALLOWABLE FAR: **2.5**

PROPOSED FAR:
223,277 SF / 95,428.8 SF = **2.34**

* LOT SIZE IS BASED ON PRE-DEDICATION BOUNDARY

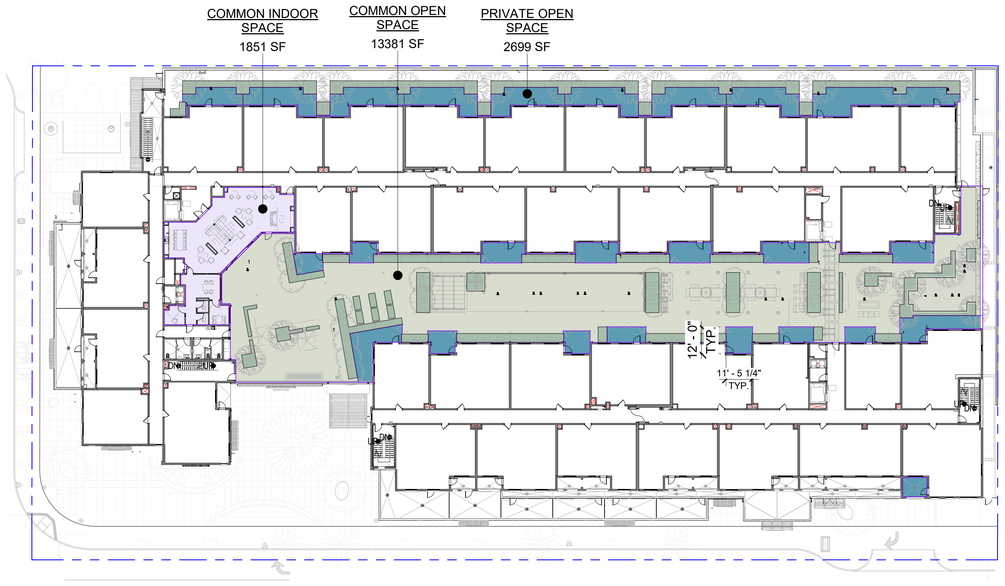
LEGEND

- AREA NOT INCLUDE
- BUILDING A
- BUILDING B
- BUILDING C

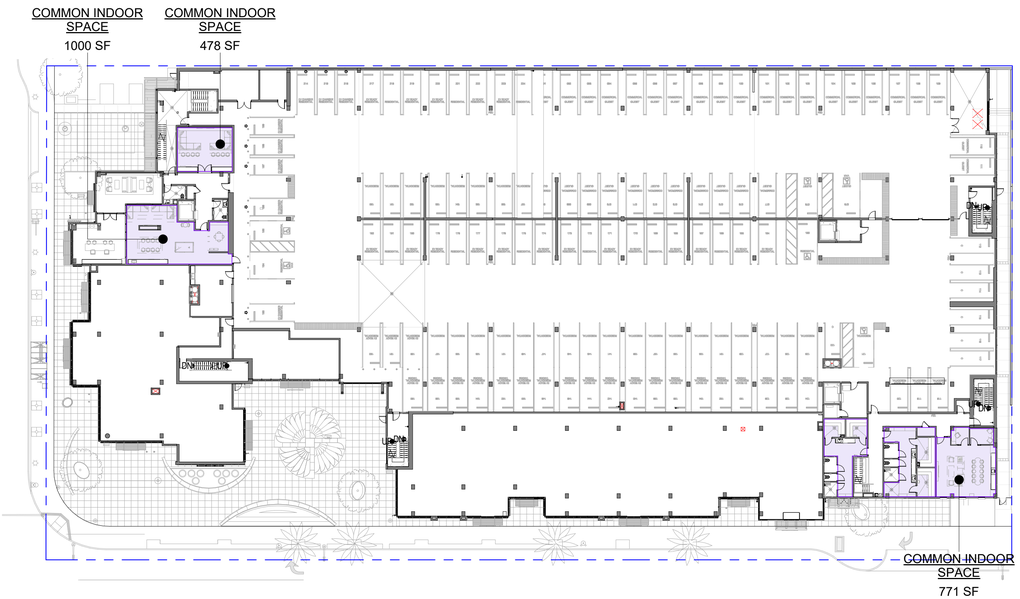
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

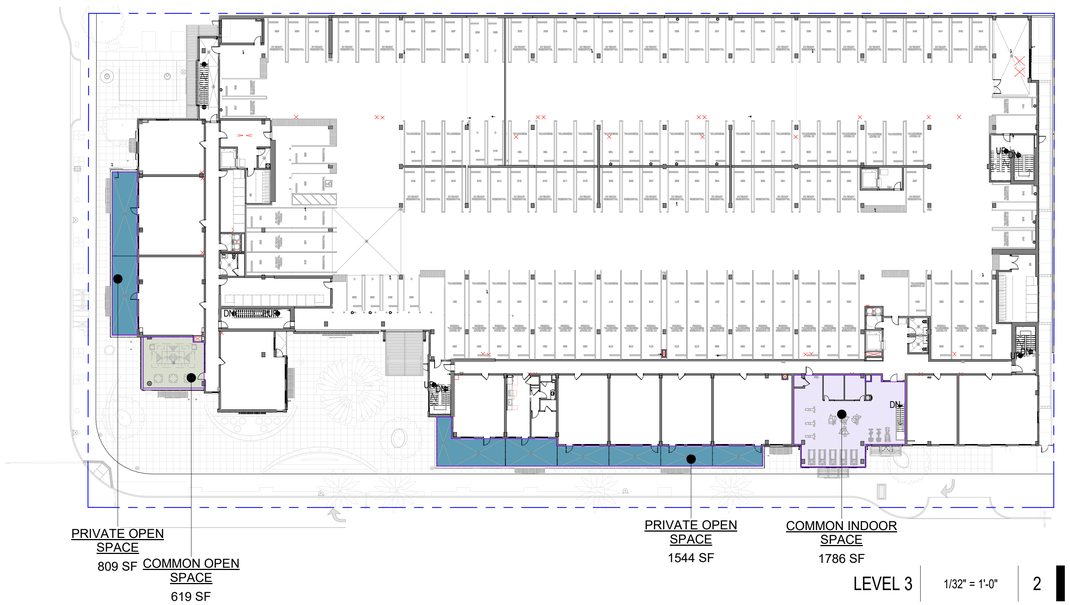
FAR CALCULATION DIAGRAM
A200
1/32" = 1'-0"



LEVEL 4 | 1/32" = 1'-0" | 3



LEVEL 2 | 1/32" = 1'-0" | 1



LEVEL 3 | 1/32" = 1'-0" | 2

COMMON OPEN SPACE SUMMARY	
NAME	AREA
LEVEL 3	
COMMON OPEN SPACE	619 SF
LEVEL 4	
COMMON OPEN SPACE	13381 SF
	14000 SF

LEVEL 4	
LANDSCAPE PLANTING (25% OF COMMON OPEN SPACE)	3936 SF

PRIVATE OPEN SPACE SUMMARY	
NAME	AREA
LEVEL 3	
PRIVATE OPEN SPACE	2353 SF
LEVEL 4	
PRIVATE OPEN SPACE	5135 SF
	7488 SF

COMMON INDOOR OPEN SPACE SUMMARY	
NAME	AREA
LEVEL 2	
COMMON INDOOR SPACE	3269 SF
LEVEL 3	
COMMON INDOOR SPACE	1786 SF
LEVEL 4	
COMMON INDOOR SPACE	1851 SF
	6905 SF

(ONLY 1,544 MAX. INDOOR OPEN SPACE COUNTED TOWARD TOTAL OPEN SPACE)

OPEN SPACE REQUIRED PER (MPMC 21.15.090 (D):

COMMON OPEN SPACE:
200 SF PER UNIT REQUIRED
169 UNITS X 200 SF = **33,800 SF**
25% OF COMMON SPACE SHALL BE PLANTED AREA
MIN. DIMENSION: 10 FT
MIN. AREA: 200 SF
UP TO 10% OF THE COMMON OPEN SPACE MAY BE PROVIDED IN AN INDOOR RECREATIONAL AREA SUCH AS A GYMNASIUM OR A COMMUNITY ROOM.

PRIVATE OPEN SPACE:
MIN. DIMENSION: 7 FT
MIN. AREA: 75 SF
UP TO 50% OF THE OPEN SPACE AREA REQUIRED MAY BE PROVIDED IN PRIVATE OPEN SPACES

OPEN SPACE PROVIDED:

COMMON OPEN SPACE:
13,896 SF COMMON OUTDOOR OPEN SPACE
1,544 SF COMMON INDOOR OPEN SPACE (10% OF 15,440 SF)
15,440 SF TOTAL COMMON OPEN SPACE

PRIVATE OPEN SPACE:
7,279 SF

TOTAL
15,440 SF TOTAL COMMON OPEN SPACE
7,279 SF TOTAL PRIVATE OPEN SPACE
22,719 SF TOTAL OPEN SPACE
(REFER TO AMENDED DEVELOPMENT AGREEMENT)

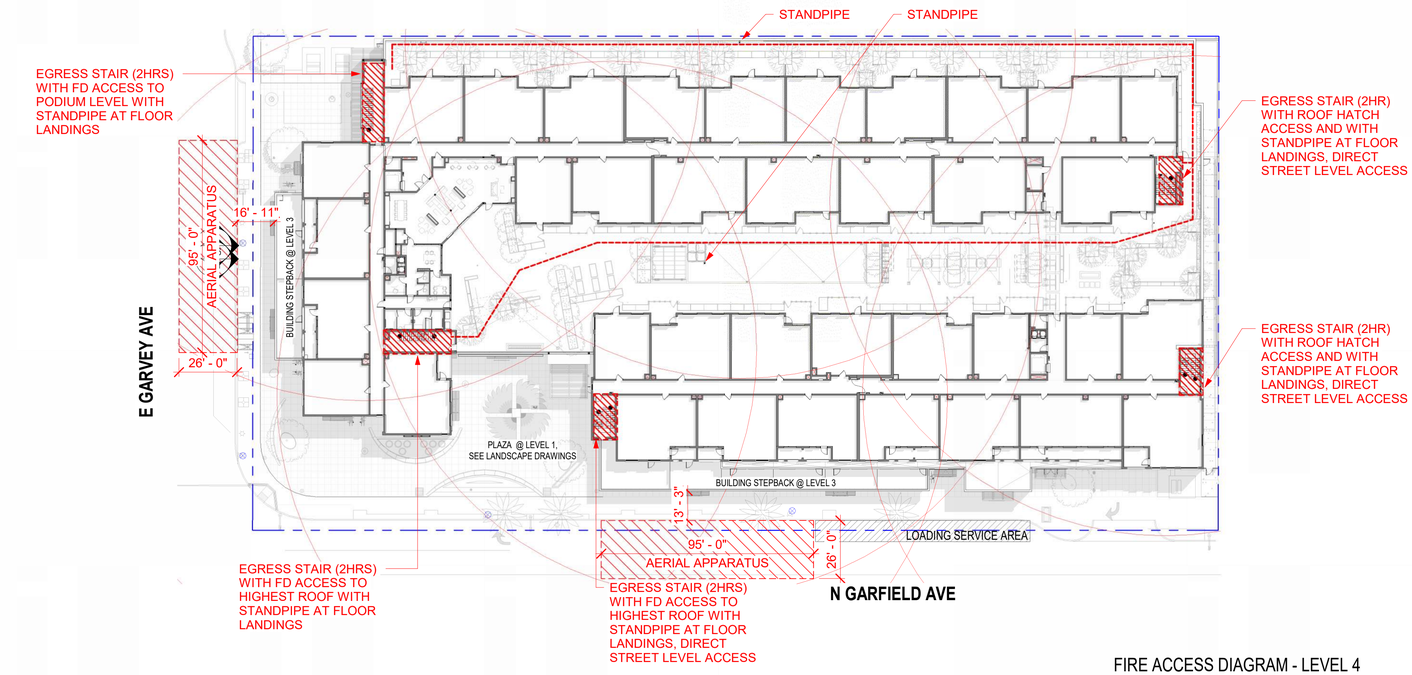
LEGEND

- COMMON INDOOR SPACE
- COMMON OPEN SPACE
- LANDSCAPE PLANTING
- PRIVATE OPEN SPACE

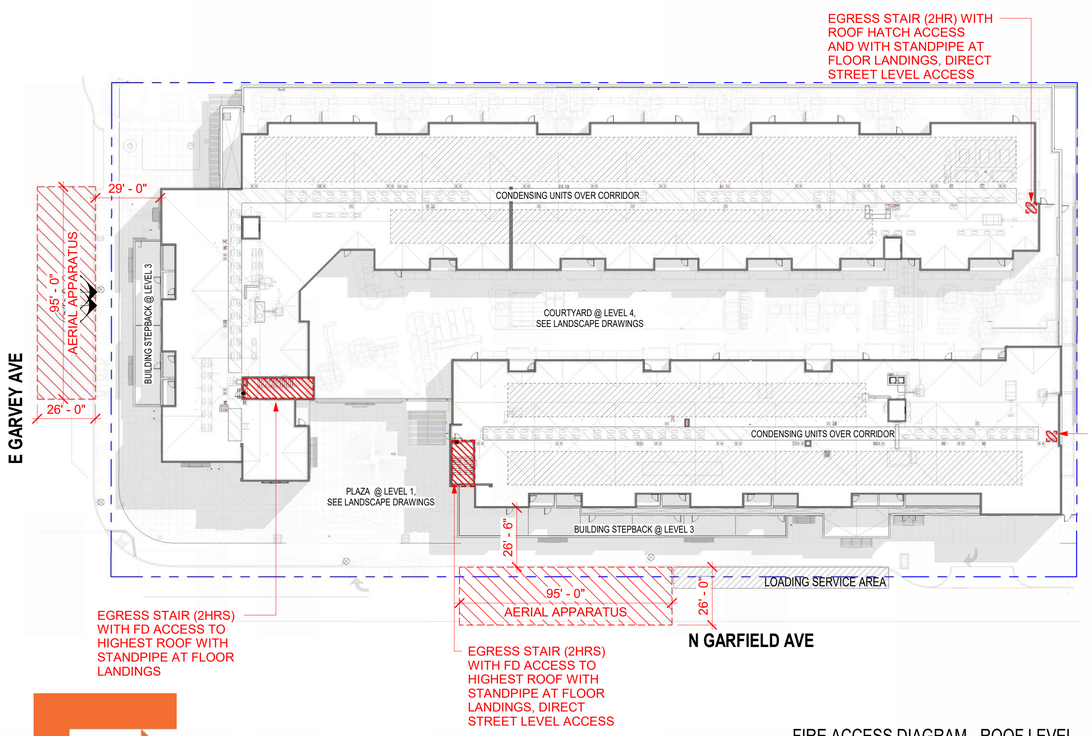
STUDIO T SQUARE

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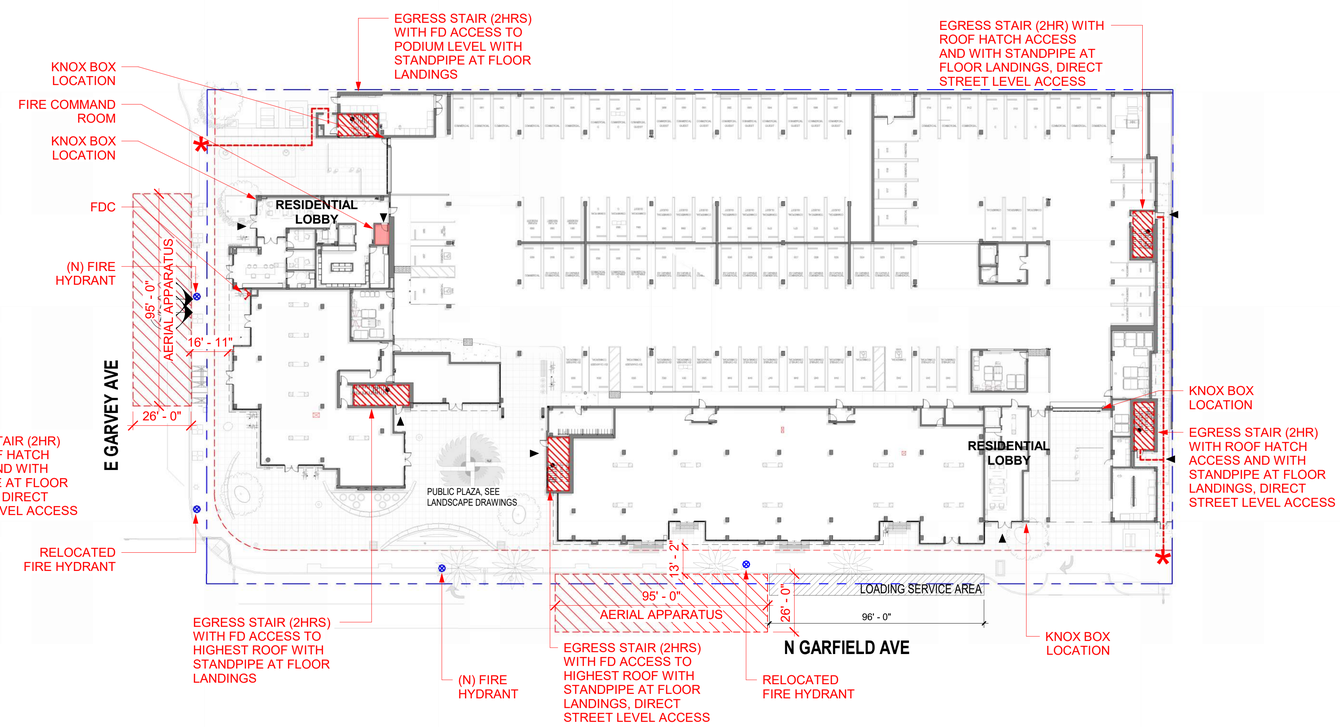
OPEN SPACE CALCULATION DIAGRAMS
A201
1/32" = 1'-0"



FIRE ACCESS DIAGRAM - LEVEL 4



FIRE ACCESS DIAGRAM - ROOF LEVEL



FIRE ACCESS DIAGRAM - LEVEL 1

1/32" = 1'-0"
5 0 5 10 15 20 25
SCALE FEET

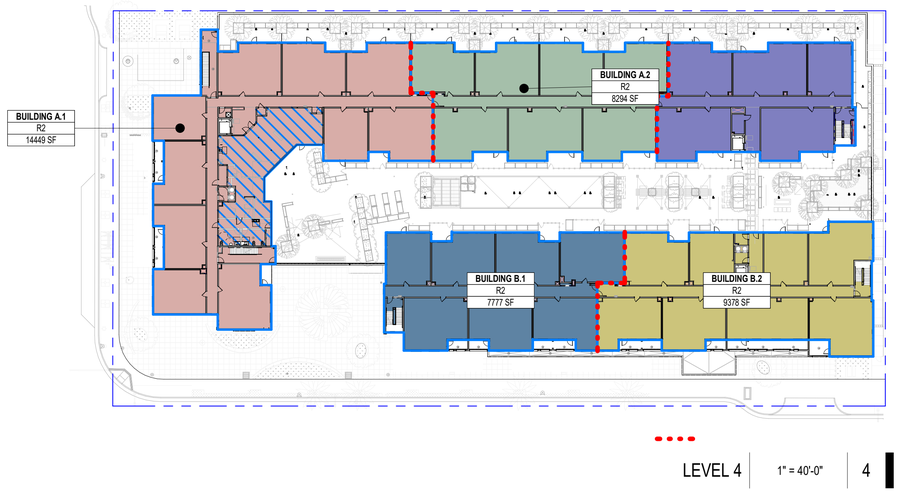
TRUE NORTH

STUDIO T SQUARE

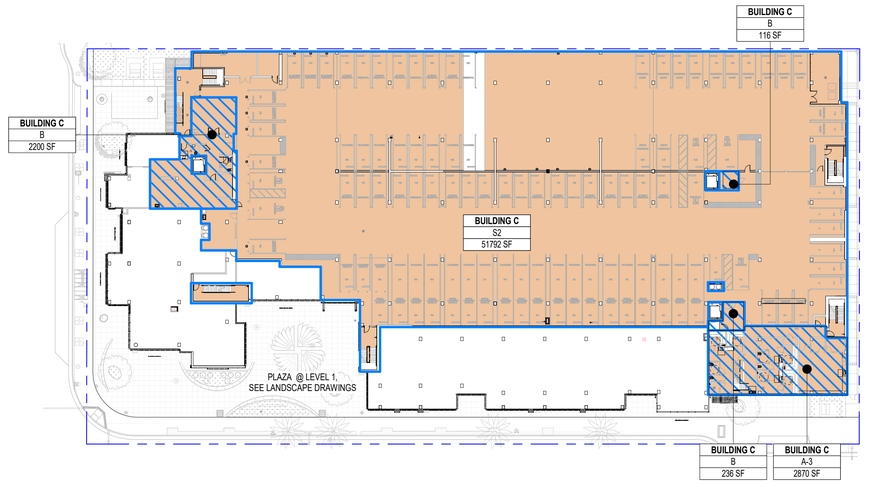
JENSEN HUGHES

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

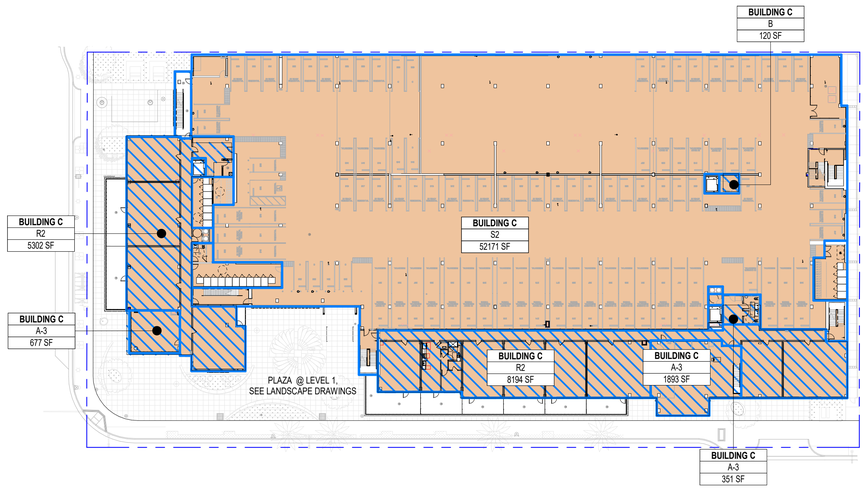
FIRE ACCESS PLAN DIAGRAMS
A202
1/32" = 1'-0"



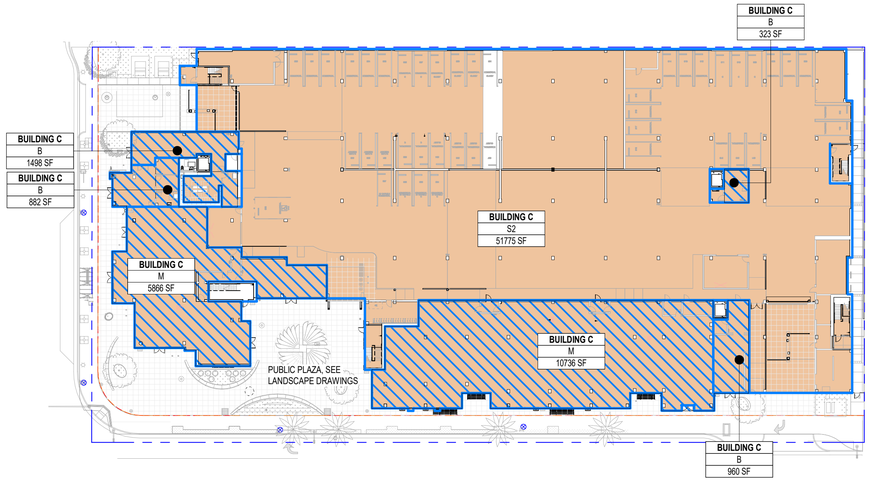
LEVEL 4 | 1" = 40'-0" | 4



LEVEL 2 | 1" = 40'-0" | 2



LEVEL 3 | 1" = 40'-0" | 3



LEVEL 1 (382.26') | 1" = 40'-0" | 1

UNLIMITED AREA - BUILDING C	
LEVEL 1 (382.26')	
B	3664 SF
M	16602 SF
S2	51775 SF
	72040 SF
LEVEL 2	
A-3	2870 SF
B	2553 SF
S2	52177 SF
	57599 SF
LEVEL 3	
A-3	2921 SF
B	120 SF
R2	13495 SF
S2	54113 SF
	70650 SF
BUILDING C TOTAL	200290 SF

BUILDING - A.1	TYPE IIIA - CBC 2022		
OCCUPANCY TYPE	R-2		
ALLOWABLE AREA PER STORY A_a	PER CBC TABLE 506.2 72000		
BUILDING ACTUAL AREA			
Level	Area	Allowable Area	Ratio
LEVEL 4	14449 SF	30000 SF	0.481631
LEVEL 5	14106 SF	30000 SF	0.470207
LEVEL 6	14107 SF	30000 SF	0.470234
LEVEL 7	14107 SF	30000 SF	0.470234
	56769 SF		
TOTAL ACTUAL AREA = 56407			

BUILDING - A.1	TYPE IIIA - CBC 2022		
OCCUPANCY TYPE	A-3		
ALLOWABLE AREA PER STORY A_a	PER CBC TABLE 506.2 48000		
BUILDING ACTUAL AREA			
Level	Area	Allowable Area	Ratio
Not Placed	Not Placed	48000 SF	
	0 SF		
TOTAL ACTUAL AREA = 2314			

ALLOWABLE AREA BUILDING A.1 (TOTAL)			
Use/Occupancy Classification	Area	Allowable Area (Table 506.2)	Ratio
A3	0 SF	48000 SF	0
R2	56769 SF	30000 SF	1.892306
	56769 SF		1.892306

STUDIO T SQUARE

CELADON MIXED-USE

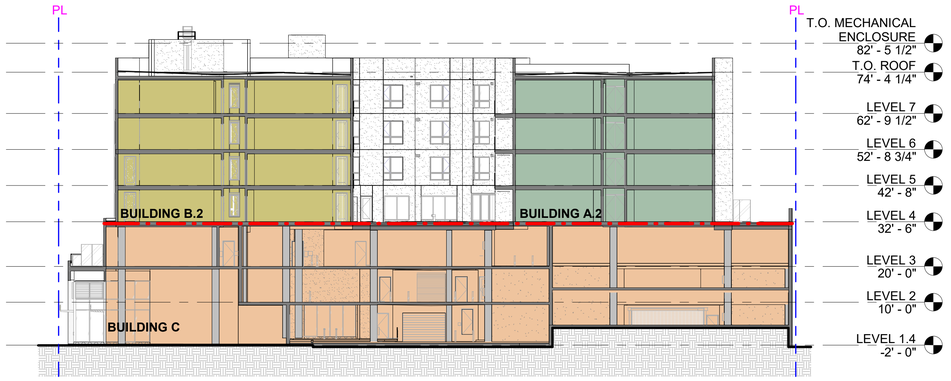
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

ALLOWABLE BUILDING AREA

A203

1" = 40'-0"

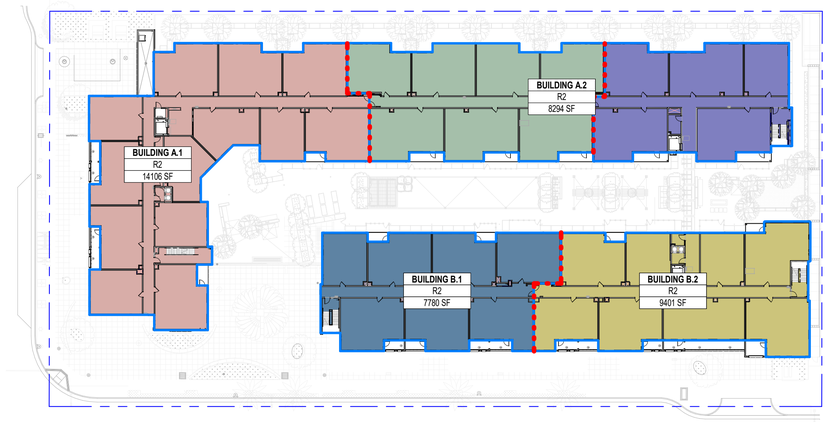


BUILDING SECTION DIAGRAM | 1" = 20'-0" | 2

BUILDING - A.2	TYPE IIIA - CBC 2022			
OCCUPANCY TYPE	R-2			
ALLOWABLE AREA PER STORY A_a	PER CBC TABLE 506.2 72000			
BUILDING ACTUAL AREA	Level	Area	Allowable Area	Ratio
	LEVEL 4	8294 SF	24000 SF	0.34559
	LEVEL 5	8294 SF	24000 SF	0.34559
	LEVEL 6	8294 SF	24000 SF	0.34559
	LEVEL 7	8305 SF	24000 SF	0.346059
		33188 SF		1.382828
	TOTAL ACTUAL AREA = 59704			

BUILDING - B.1	TYPE IIIA - CBC 2022			
OCCUPANCY TYPE	R-2			
ALLOWABLE AREA PER STORY A_a	PER CBC TABLE 506.2 72000			
BUILDING ACTUAL AREA	Level	Area	Allowable Area	Ratio
	LEVEL 4	7777 SF	24000 SF	0.324062
	LEVEL 5	7780 SF	24000 SF	0.324149
	LEVEL 6	7780 SF	24000 SF	0.324156
	LEVEL 7	7780 SF	24000 SF	0.324154
		31116 SF		1.29652
	TOTAL ACTUAL AREA = 30882			

BUILDING - B.2	TYPE IIIA - CBC 2022			
OCCUPANCY TYPE	R-2			
ALLOWABLE AREA PER STORY A_a	PER CBC TABLE 506.2 72000			
BUILDING ACTUAL AREA	Level	Area	Allowable Area	Ratio
	LEVEL 4	9378 SF	24000 SF	0.390742
	LEVEL 5	9401 SF	24000 SF	0.391728
	LEVEL 6	9401 SF	24000 SF	0.391728
	LEVEL 7	9401 SF	24000 SF	0.391728
		37582 SF		1.565927
	TOTAL ACTUAL AREA = 37158			



3-HOUR FIRE SEPARATION WALL PER CBC SECTION 706, TABLE 706.4, SEE DETAIL IWK/A-913.

LEVEL 5-7 | 1" = 40'-0" | 1

STUDIO T SQUARE

CELADON MIXED-USE

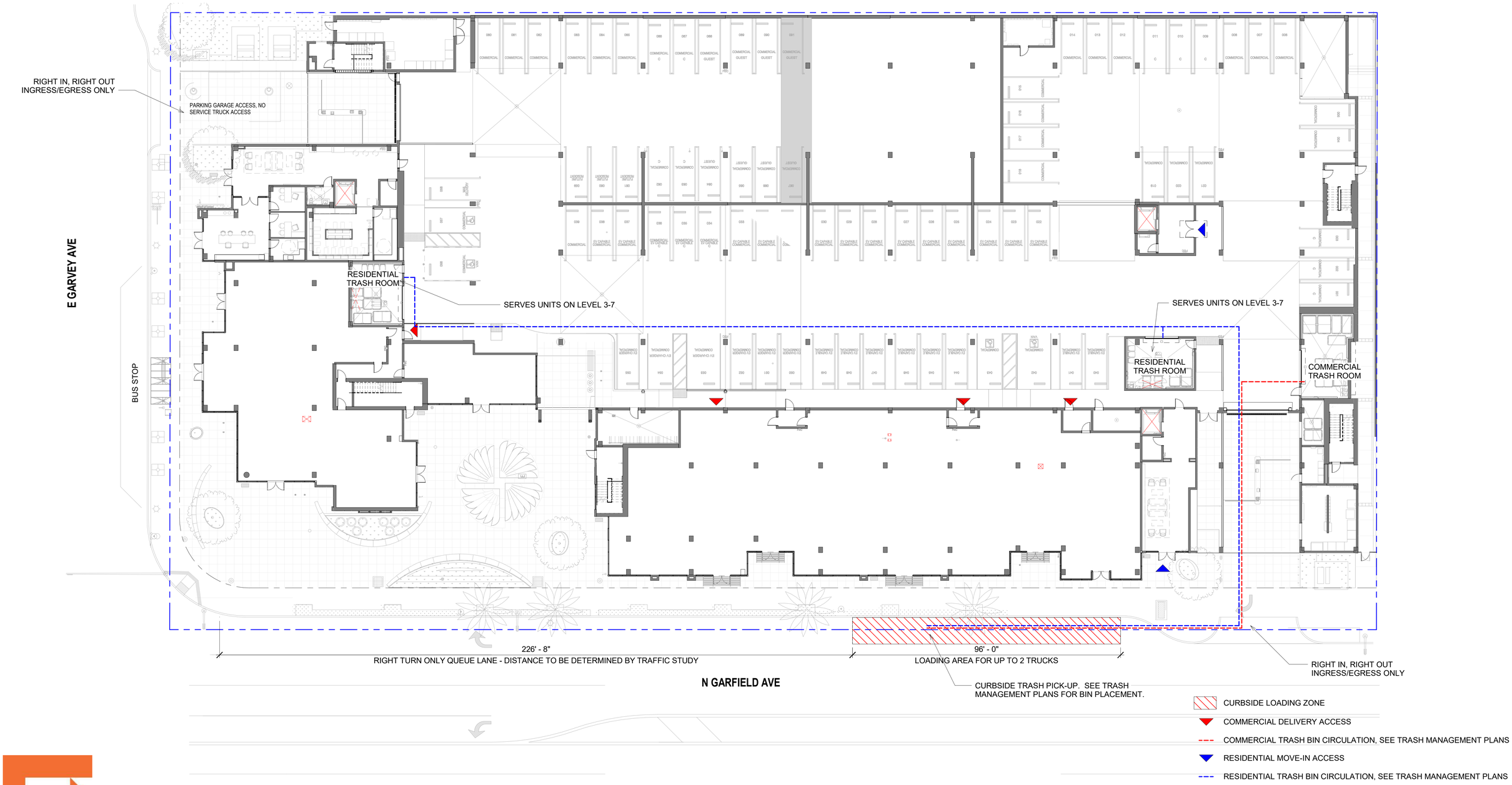
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07/06/2026

ALLOWABLE BUILDING AREA

A204

As indicated



STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

LOADING AND SERVICING DIAGRAM

A205

1/16" = 1'-0"



GARVEY AVE - FENESTRATION DIAGRAM

FENESTRATION ANALYSIS - GARVEY AVE

STREET FRONTAGE
168'-3" x 10'-0" = 1,682.5 SQ FT

FENESTRATION
26'-0" + 12'-9" + 94'-2" = 132'-11"
132'-11" x 10'-0" = 1,329 SQ FT

1,329 / 1,682.5 = **79%**

FENESTRATION ANALYSIS - GARFIELD AVE

STREET FRONTAGE
78'-11" + 268'-6" = 347'-5"
347'-5" x 10'-0" = 3,475 SQ FT

FENESTRATION
40'-3" + 15'-0" + 10'-0" + 58'-7" + 26'-0" + 69'-0" + 15'-2" + 36'-6" = 270'-6"
270'-6" x 10'-0" = 2,706 SQ FT

2,706 / 3,475 = **78%**

PER 21.15.090(C)(5), AT LEAST 75% OF THE FIRST FLOOR BUILDING FRONTAGE AREA ALONG GARVEY AND GARFIELD AVE MUST BE COMPRISED OF CLEAR FENESTRATION.



GARFIELD AVE - FENESTRATION DIAGRAM

5 0 5 10 15 20 25
1/16" = 1'-0"
SCALE FEET

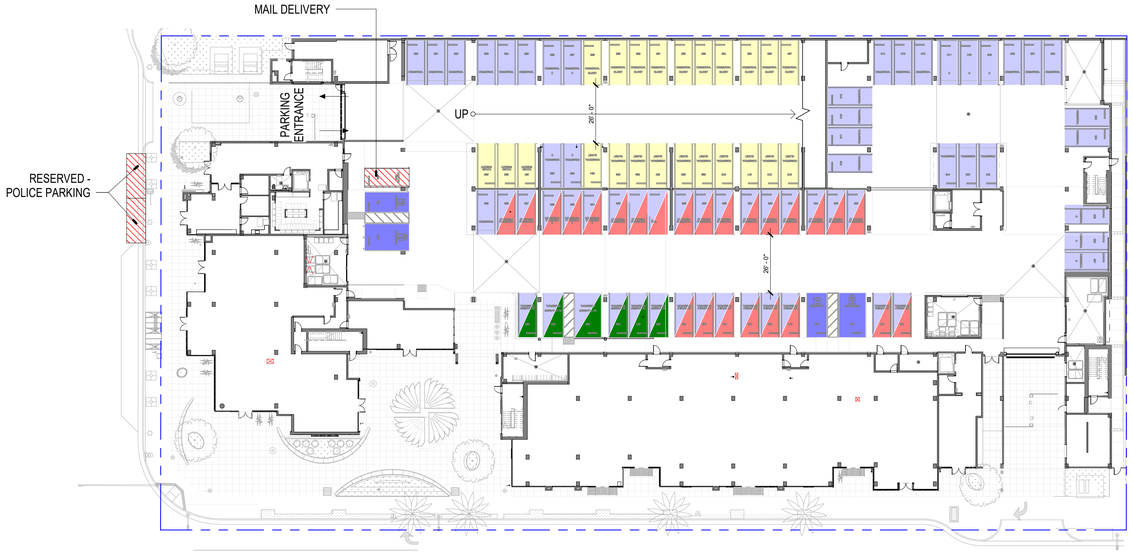
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

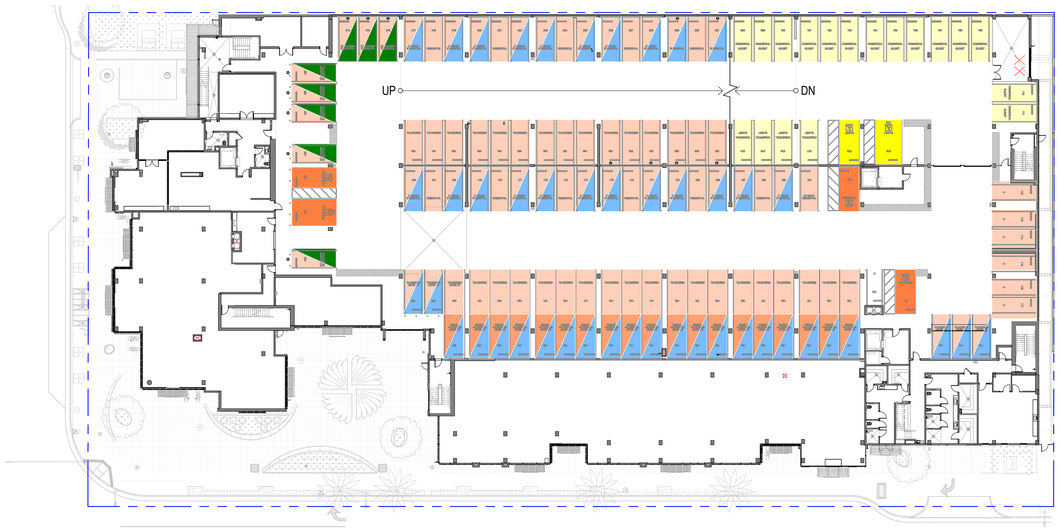
PEDESTRIAN ENTRY WAYS DIAGRAM
A206
1/16" = 1'-0"



PARKING PLAN - LEVEL 3



PARKING PLAN - LEVEL 1



PARKING PLAN - LEVEL 2

PARKING SUMMARY REQUIREMENTS: (PER MPMC 21.15.090 (E))

RESIDENTIAL*: **338 SPACES REQUIRED**
2 SPACES MIN. / UNIT
2 x 169 UNITS = 338

GUEST: **43 SPACES REQUIRED**
0.25 SPACES PER EVERY 2 RES. SPACES REQUIRED
338 / 2 = 169 x .25 = 42.25

COMMERCIAL: **53 SPACES REQUIRED**
3 SPACES PER 1,000 SQ FT
17,610 SF / 1,000 = 17.610 x 3 = 52.833

TOTAL: **434 SPACES REQUIRED**

* NOTE: IF TWO PARKING SPACES ARE ASSIGNED EXCLUSIVELY TO ONE RESIDENTIAL UNIT, SPACES MAY BE PROVIDED IN TANDEM.

PARKING SUMMARY PROVIDED:

RESIDENTIAL: **233 SPACES PROVIDED**
1 SPACE PER 1-BD
1.5 SPACES PER 2-BD

GUEST / FUTURE RESIDENT: **43 SPACES PROVIDED**
233 / 2 = 116.5 x .25 = 29.125

COMMERCIAL: **67 SPACES PROVIDED**
67 / 17.610 = 3.8
4 SPACES PER 1,000 SF

MAIL DELIVERY: **1 SPACE PROVIDED**

TOTAL: **344 SPACES PROVIDED**

ACCESSIBLE PARKING SUMMARY

REQUIRED PER CBC 11A (1109A.3)
RESIDENTIAL: 2% x 233 = 5 ACCESSIBLE STALLS (1 VAN + 4 STANDARD)

REQUIRED PER CBC 11B (TABLE 11B-208.2)
COMMERCIAL + GUEST: 110 = 5 ACCESSIBLE STALLS (1 VAN + 4 STANDARD)
10 **ACCESSIBLE STALLS REQUIRED**

EV PARKING SUMMARY:

2022 CALGREEN EV REQUIREMENTS:
RESIDENTIAL (PER CGC 4.106.4.2)

TYPE	REQUIREMENTS	REQUIRED #	PROVIDED #
EV READY[1]	40% OF PARKING SPACES	93.2	93
EV CHARGERS[2]	10% OF PARKING SPACES	23.3*	23*

GUEST + COMMERCIAL (PER CGC 5.106.5.3)

TYPE	REQUIREMENTS	REQUIRED #	PROVIDED #
EV CAPABLE[3]	PER TABLE 5.106.5.3.1	25	25
EV CHARGERS[2]	PER TABLE 5.106.5.3.1	6	6

1. **EV READY**, FULLY WIRED AND READY TO USE 208/240V, 40A OR CHARGING RECEPTACLES.
2. **EV CHARGERS**, FULLY WIRED AND READY TO USE 208/240V, 40A STAND-ALONE CHARGER. AT LEAST FIFTY PERCENT OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS.
3. **EV CAPABLE**, A VEHICLE SPACE WITH ELECTRICAL PANEL SPACE AND LOAD CAPACITY TO SUPPORT A BRANCH CIRCUIT AND NECESSARY RACEWAYS, BOTH UNDERGROUND AND/OR SURFACE MOUNTED, TO SUPPORT EV CHARGING.

* PER CGC 4.106.4.2.2.1.1, ONE IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EVCS SPACE IS 12 FEET.

EV ACCESSIBLE PARKING SUMMARY

RESIDENTIAL
4.106.4.2.2.1.2 ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION SPACES IN ADDITION TO THE REQUIREMENTS IN SECTION 4.106.4.2.2.1.1, ALL EV CHARGERS, WHERE INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

GUEST + COMMERCIAL (CGC 5.106.5.3.4):
REQUIRED PER CBC 11B (TABLE 11B-228.3)

	PROVIDED	REQUIRED
EV CHARGER	2	2 ACCESSIBLE STALLS (1 VAN + 1 STANDARD)

PARKING LEGEND

- COMMERCIAL STANDARD
- GUEST STANDARD
- RESIDENTIAL STANDARD
- RESIDENTIAL TANDEM
- RESERVED
- COMMERCIAL ACCESSIBLE
- GUEST ACCESSIBLE
- RESIDENTIAL ACCESSIBLE
- EV CAPABLE
- EV READY
- EV CHARGER

PARKING SCHEDULE

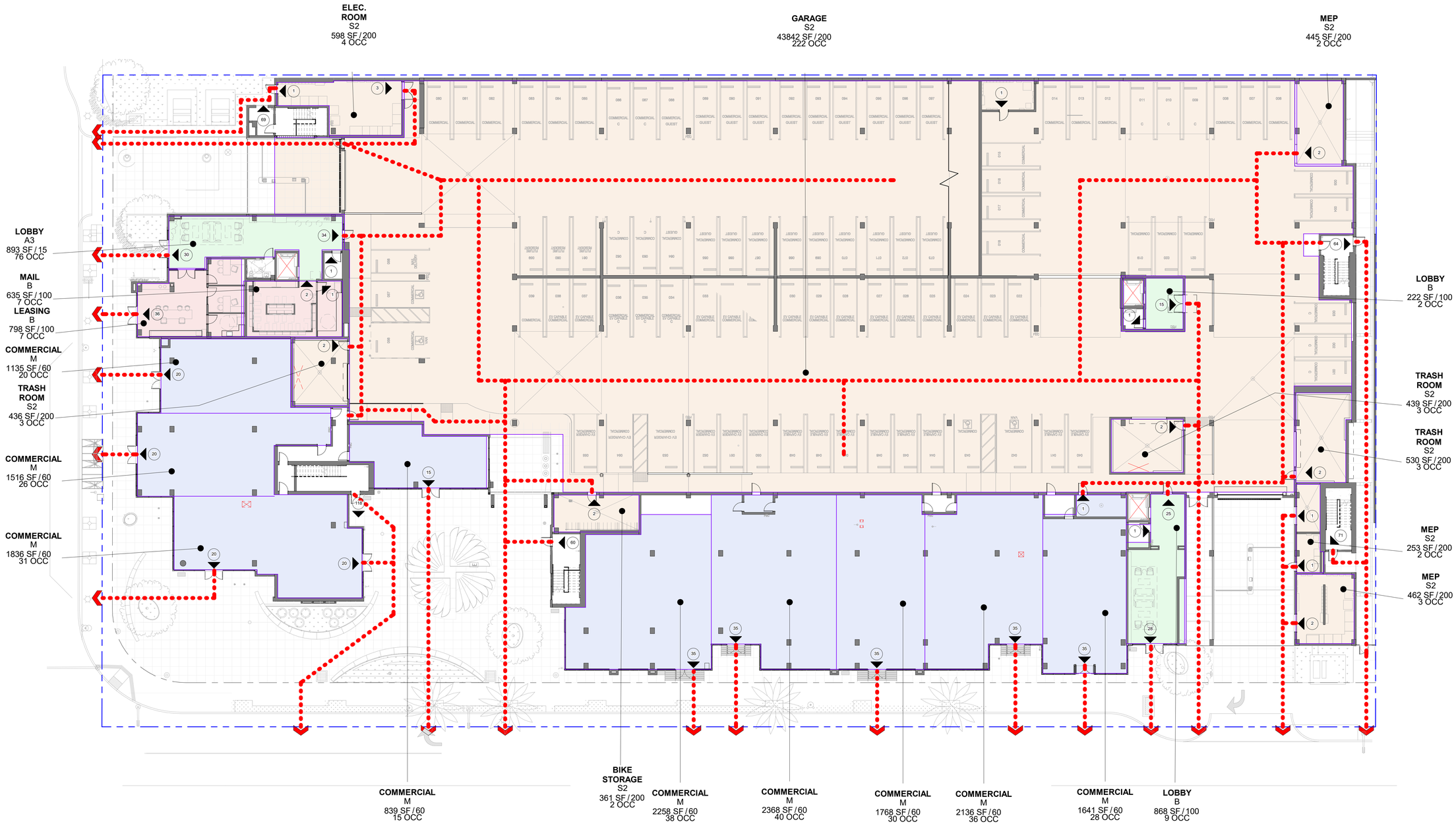
TYPE	EV TYPE	COUNT
LEVEL 1 (382.26')		
COMMERCIAL		
COMPACT PARKING	EV CAPABLE	3
STANDARD PARKING	EV CAPABLE	22
ACCESSIBLE STANDARD	EV CHARGER	1
ACCESSIBLE VAN	EV CHARGER	1
STANDARD PARKING	EV CHARGER	4
ACCESSIBLE STANDARD	NO EV	2
ACCESSIBLE VAN	NO EV	2
COMPACT PARKING	NO EV	10
STANDARD PARKING	NO EV	22
		67
FUTURE RESIDENT		
STANDARD PARKING	NO EV	3
		3
GUEST		
COMPACT PARKING	NO EV	2
STANDARD PARKING	NO EV	22
		24
MAIL DELIVERY		
STANDARD PARKING	NO EV	1
		1
		95
LEVEL 2		
GUEST		
ACCESSIBLE STANDARD	NO EV	1
ACCESSIBLE VAN	NO EV	1
STANDARD PARKING	NO EV	14
		16
RESIDENTIAL		
STANDARD PARKING	EV CHARGER	8
STANDARD PARKING	EV READY	28
TANDEM PARKING	EV READY	19
ACCESSIBLE STANDARD	NO EV	3
ACCESSIBLE VAN	NO EV	1
COMPACT PARKING	NO EV	7
STANDARD PARKING	NO EV	51
		117
		133
LEVEL 3		
RESIDENTIAL		
STANDARD PARKING	EV CHARGER	7
TANDEM PARKING	EV CHARGER	8
STANDARD PARKING	EV READY	29
TANDEM PARKING	EV READY	17
ACCESSIBLE STANDARD	NO EV	1
COMPACT PARKING	NO EV	8
STANDARD PARKING	NO EV	46
		116
		116
TOTAL		**344**

STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754
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PARKING PLANS
A207
1/32" = 1'-0"



STUDIO T SQUARE

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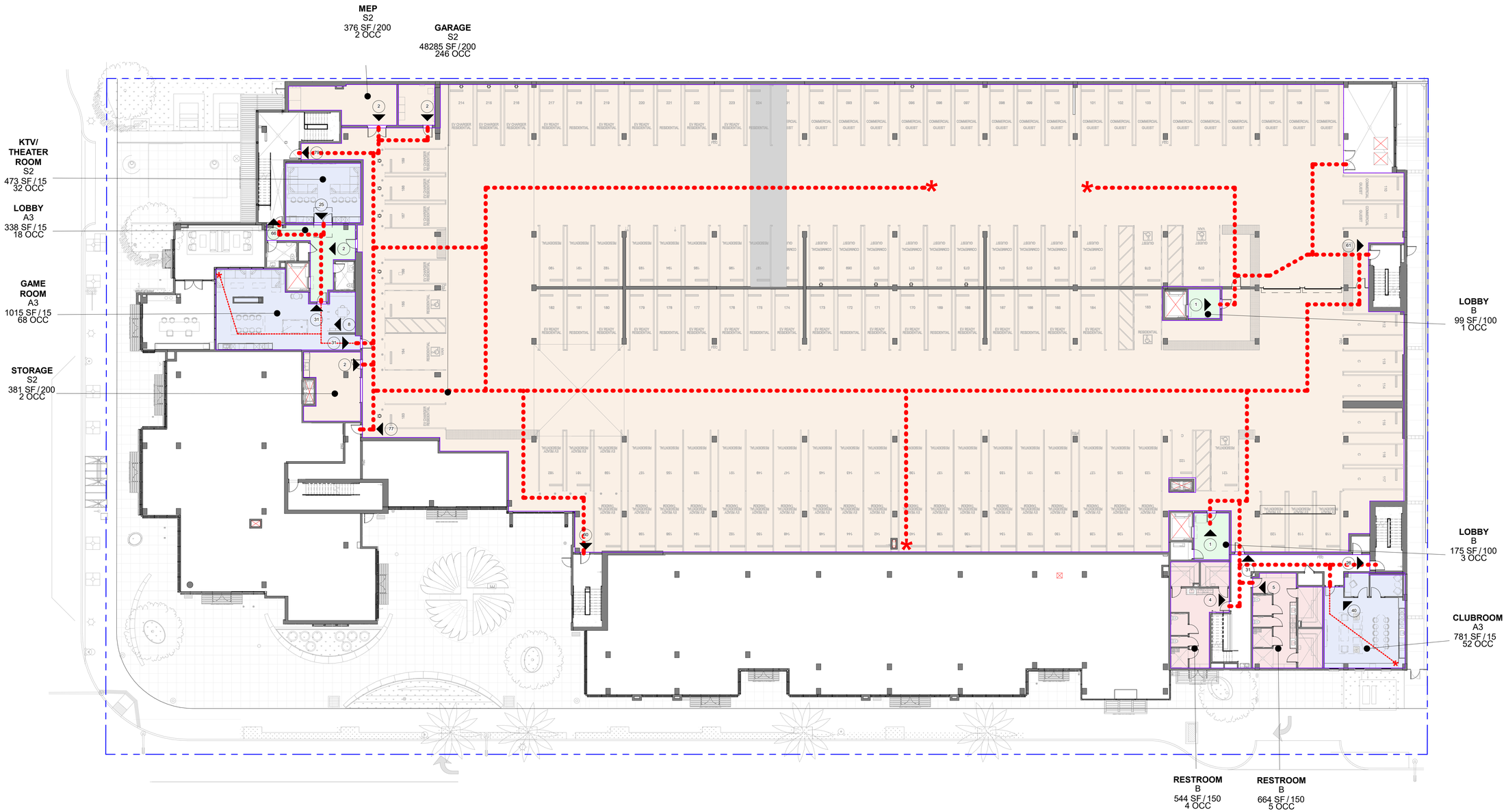
1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH N

EGRESS PLAN - LEVEL 1

A211

1/16" = 1'-0"



STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

1/16" = 1'-0"

5 0 5 10 15 20 25

SCALE FEET

TRUE NORTH

EGRESS PLAN - LEVEL 2

A212

1/16" = 1'-0"

GARAGE
S2
40186 SF / 200
207 OCC

BIKE STORAGE
S2
472 SF / 200
3 OCC

BIKE STORAGE
S2
745 SF / 200
3 OCC

DECK
A3
618 SF / 15
42 OCC

LOBBY
B
98 SF / 100
1 OCC

LOBBY
B
315 SF / 100
4 OCC

FITNESS
A3
1780 SF / 50
36 OCC

1/16" = 1'-0"
5 0 5 10 15 20 25
SCALE FEET

TRUE NORTH N

STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

EGRESS PLAN - LEVEL 3
A213
1/16" = 1'-0"

FIRE DEPARTMENT ACCESS ONLY. NOT AN EXIT.

GATE WITH SIGNAGE TO INDICATE NOT AN EXIT.

STAIR 5
TOTAL OCC. LOAD= 108
REQ'D DOOR WIDTH (x0.15)= 16.2"
DOOR WIDTH PROVIDED= 36"
REQ'D STAIR WIDTH (x0.2)= 21.6"
STAIR WIDTH PROVIDED= 48"

STAIR 4
TOTAL OCC. LOAD= 199
REQ'D DOOR WIDTH (x0.15)= 29.85"
DOOR WIDTH PROVIDED= (x2) 36"
REQ'D STAIR WIDTH (x0.2)= 39.8"
STAIR WIDTH PROVIDED= 48"

CLUBROOM
A3
1399 SF / 15
94 OCC

W.F.H.
A3
473 SF / 15
28 OCC

PASSAGEWAY
R2
1443 SF / 100
3 OCC

COURTYARD
A3
676 SF / 15
75 OCC

COURTYARD
A3
469 SF / 15
75 OCC

PASSAGEWAY
R2
2076 SF / 100
17 OCC

STAIR 1
TOTAL OCC. LOAD= 227
REQ'D DOOR WIDTH (x0.15)= 34.05"
DOOR WIDTH PROVIDED= (x2) 36"
REQ'D STAIR WIDTH (x0.2)= 45.4"
STAIR WIDTH PROVIDED= 48"

TRAVEL DISTANCE: 172'-2"

OVERALL DIAGONAL DIMENSION = 418' - 3"

359' - 10" (GREATOR THAN 1/3 DIAGONAL)

TRAVEL DISTANCE: 211'-9"

TRAVEL DISTANCE: 200'-0"

OVERALL DIAGONAL DIMENSION = 280' - 0"

254' - 9" (GREATOR THAN 1/3 DIAGONAL)

TRAVEL DISTANCE: 130'-6"

STAIR 3
TOTAL OCC. LOAD=117
REQ'D DOOR WIDTH (x0.15)= 17.55"
DOOR WIDTH PROVIDED= 36"
REQ'D STAIR WIDTH (x0.2)= 23.4"
STAIR WIDTH PROVIDED= 48"

COURTYARD
A3
3222 SF / 15
173 OCC

STAIR 2
TOTAL OCC. LOAD=117
REQ'D DOOR WIDTH (x0.15)= 17.55"
DOOR WIDTH PROVIDED= 36"
REQ'D STAIR WIDTH (x0.2)= 23.4"
STAIR WIDTH PROVIDED= 48"

COURTYARD
A3
1667 SF / 15
33 OCC

COURTYARD
A3
539 SF / 15
33 OCC

COURTYARD
A3
542 SF / 15
68 OCC

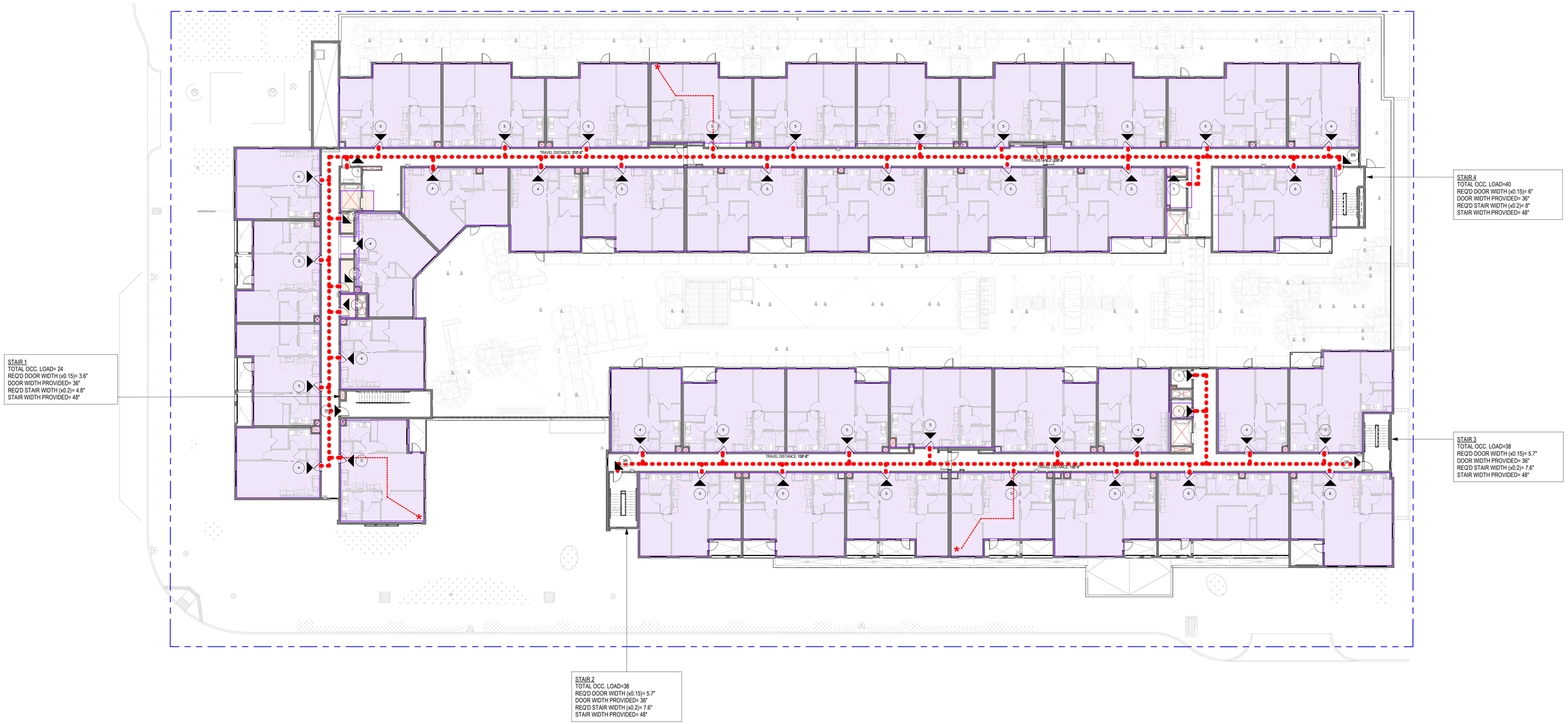
1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

TRUE NORTH N

STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

EGRESS PLAN - LEVEL 4
A214
1/16" = 1'-0"



STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

1/16" = 1'-0"

5 0 5 10 15 20 25

SCALE FEET

TRUE NORTH

EGRESS PLAN - TYP. LEVEL 5-7

A215

1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO - COLOR 1



2. STUCCO - COLOR 2



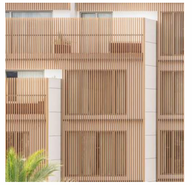
3. STUCCO - COLOR 3



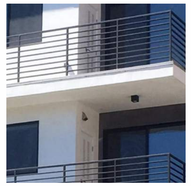
4. ACM METAL PANEL



5. BRICK VENEER



6. WOOD-LIKE VERTICAL SCREEN



7. METAL RAILING



8. GLASS RAILING



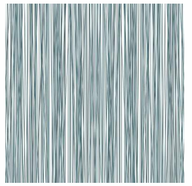
9. STOREFRONT



10. VINYL WINDOW



11. MURAL (TBD)



12. FEATURE SIGNAGE (TBD)



1/16" = 1'-0"

5 0 5 10 15 20 25

SCALE FEET

STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

BUILDING ELEVATION - GARFIELD AVE

A300

1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO - COLOR 1



2. STUCCO - COLOR 2



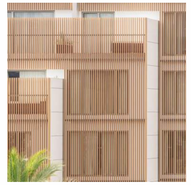
3. STUCCO - COLOR 3



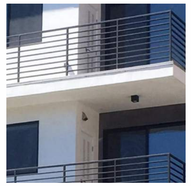
4. ACM METAL PANEL



5. BRICK VENEER



6. WOOD-LIKE VERTICAL SCREEN



7. METAL RAILING



8. GLASS RAILING



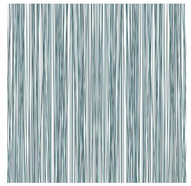
9. STOREFRONT



10. VINYL WINDOW



11. MURAL (TBD)



12. FEATURE SIGNAGE (TBD)



1/16" = 1'-0"
5 0 5 10 15 20 25
SCALE FEET

STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

BUILDING ELEVATION - GARVEY AVE
A301
1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO - COLOR 1



2. STUCCO - COLOR 2



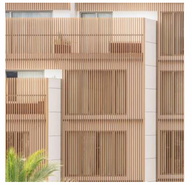
3. STUCCO - COLOR 3



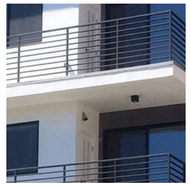
4. ACM METAL PANEL



5. BRICK VENEER



6. WOOD-LIKE VERTICAL SCREEN



7. METAL RAILING



8. GLASS RAILING



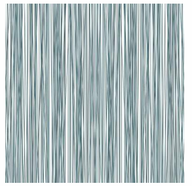
9. STOREFRONT



10. VINYL WINDOW



11. MURAL (TBD)



12. FEATURE SIGNAGE (TBD)



1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

STUDIO T SQUARE

CELADON MIXED-USE

114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

BUILDING ELEVATION - EAST

A302

1/16" = 1'-0"

MATERIAL LEGEND

1. STUCCO - COLOR 1



2. STUCCO - COLOR 2



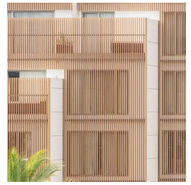
3. STUCCO - COLOR 3



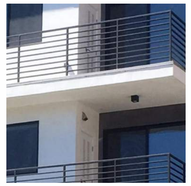
4. ACM METAL PANEL



5. BRICK VENEER



6. WOOD-LIKE VERTICAL SCREEN



7. METAL RAILING



8. GLASS RAILING



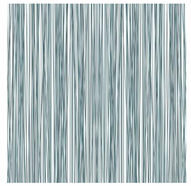
9. STOREFRONT



10. VINYL WINDOW



11. MURAL (TBD)



12. FEATURE SIGNAGE (TBD)



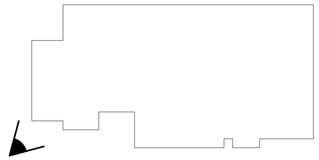
5 0 5 10 15 20 25
1/16" = 1'-0"
SCALE FEET

STUDIO T SQUARE

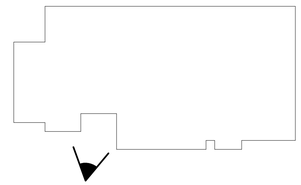
CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

BUILDING ELEVATION - SOUTH
A303
1/16" = 1'-0"







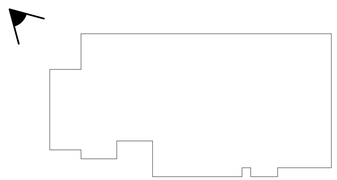


STUDIO T SQUARE

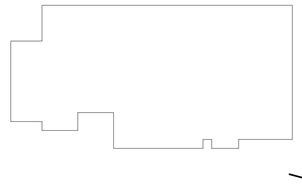
CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

PERSPECTIVES
A310





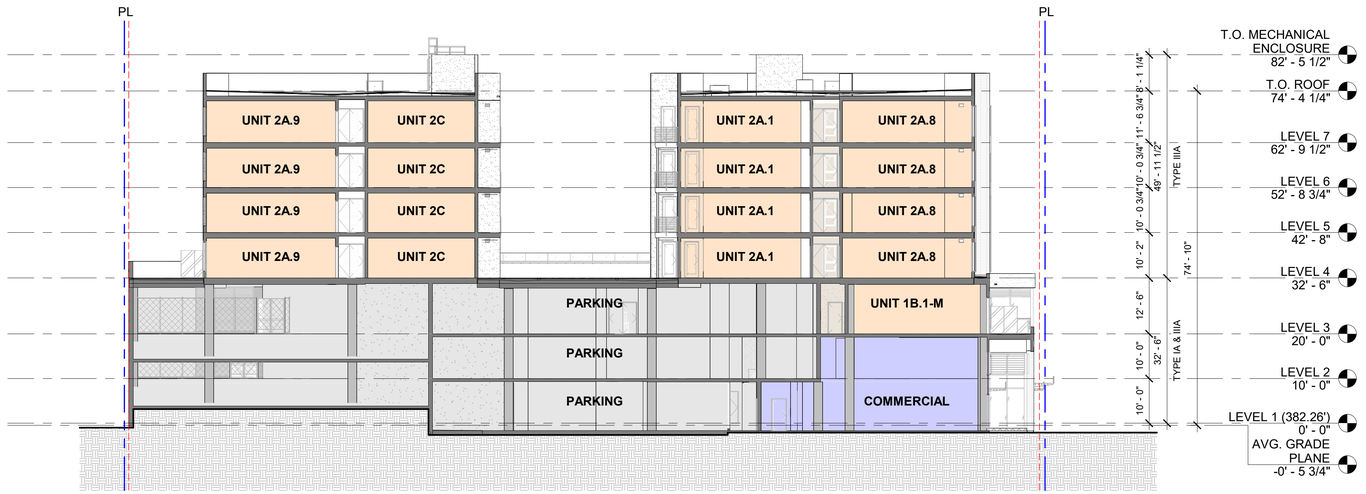




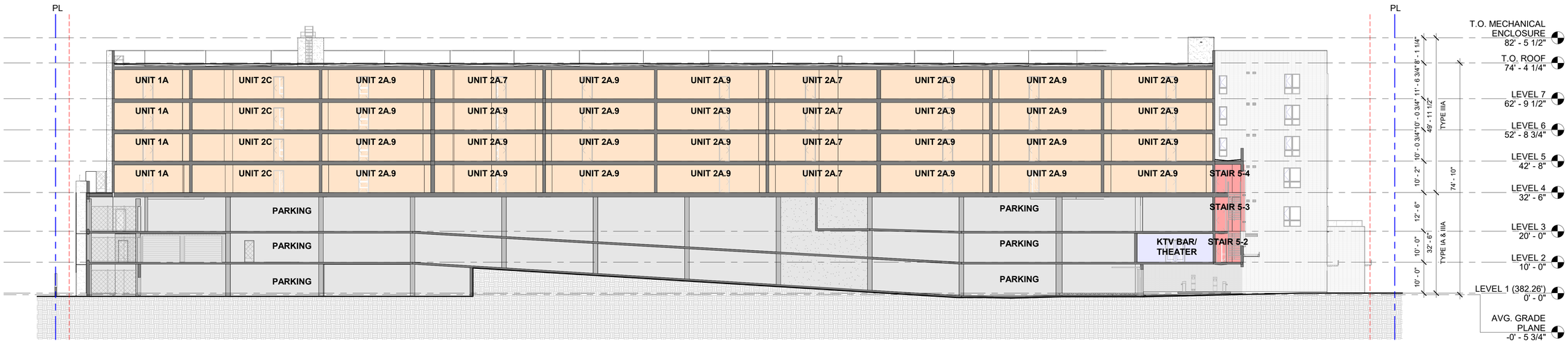
STUDIO
T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

PERSPECTIVES
A311



BUILDING SECTION 2



BUILDING SECTION 1

1/16" = 1'-0" SCALE 5 0 5 10 15 20 25 FEET

STUDIO T SQUARE

CELADON MIXED-USE

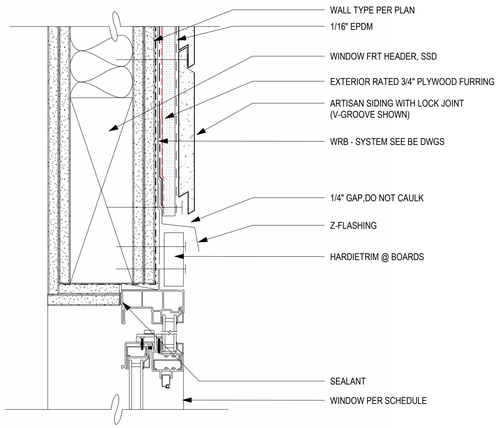
114 E GARVEY AVE, MONTEREY PARK, CA 91754

07/06/2026

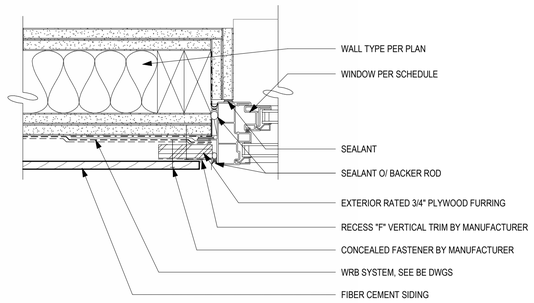
BUILDING SECTIONS

A400

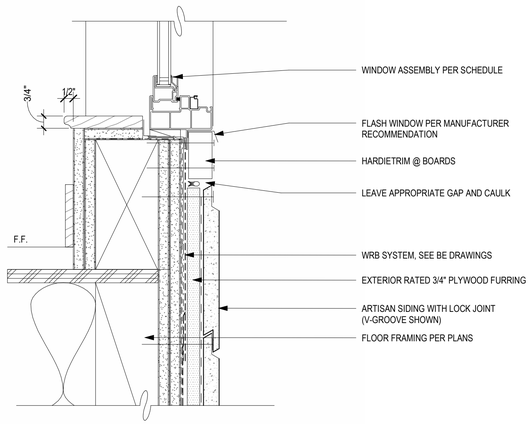
1/16" = 1'-0"



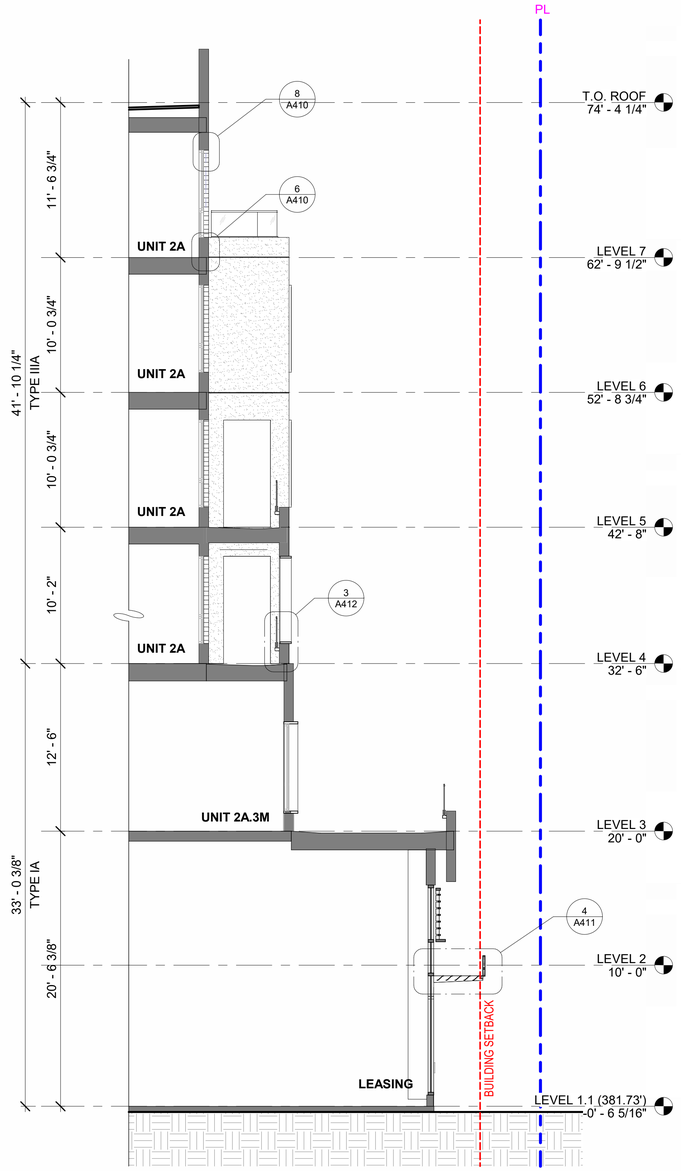
8 WINDOW HEAD FLUSH - SIDING
3" = 1'-0"



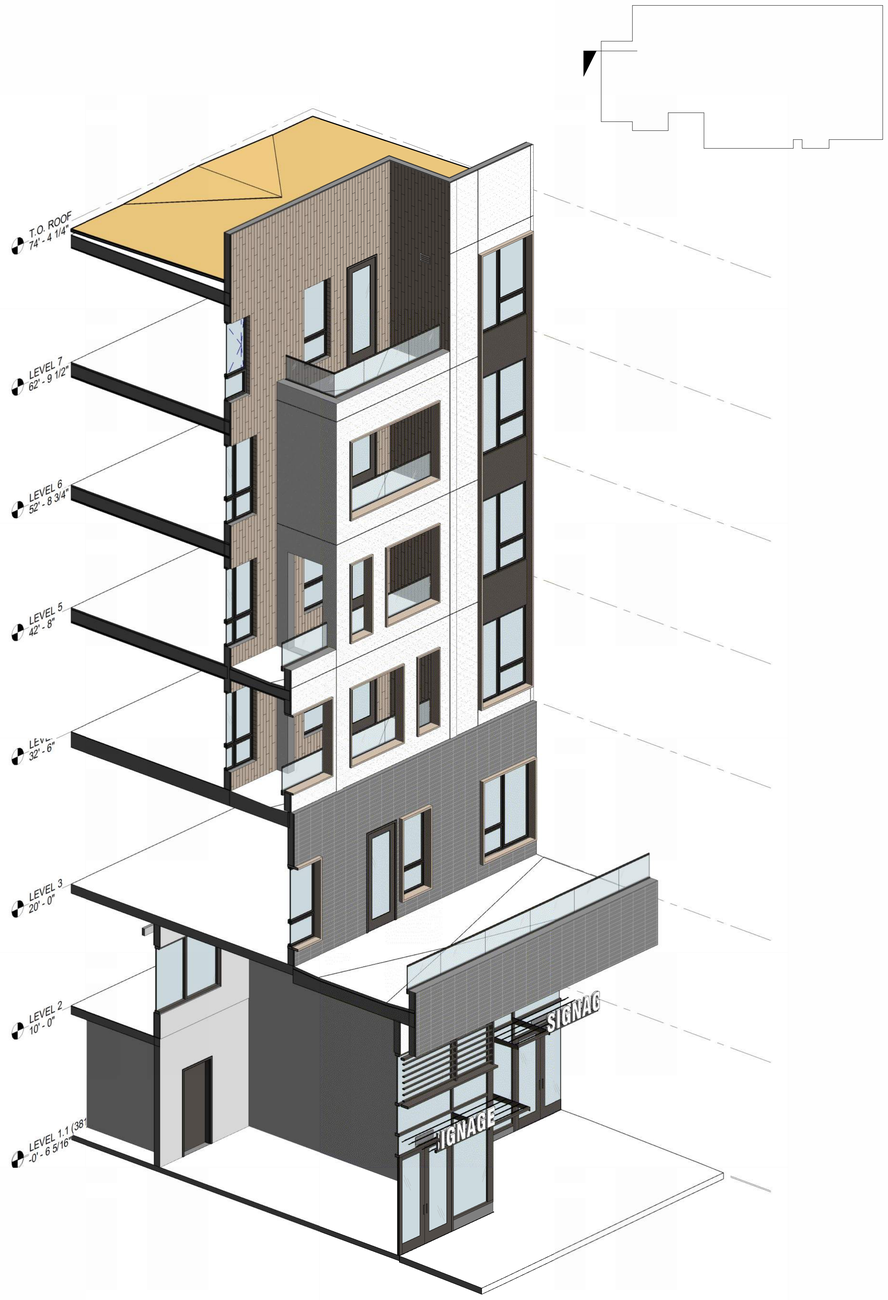
7 WINDOW JAMB FLUSH - SIDING
3" = 1'-0"



6 WINDOW SILL - FLUSH - SIDING
3" = 1'-0"



2 WALL SECTION 1
3/16" = 1'-0"

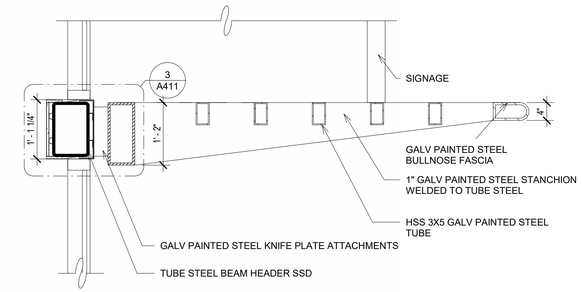


1 3D - WALL SECTION 1

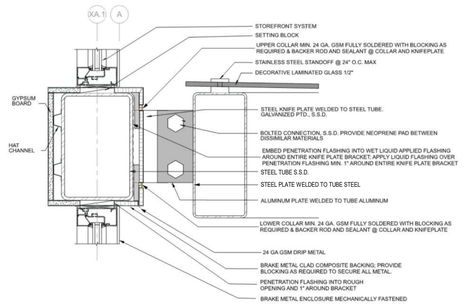
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

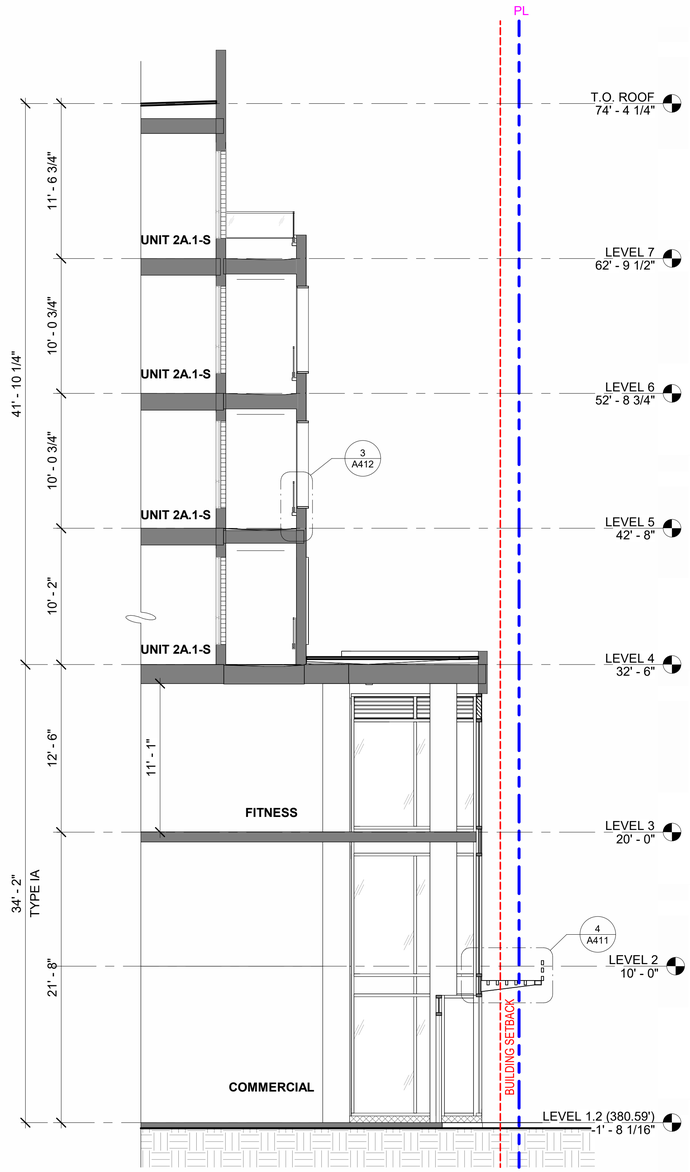
WALL SECTION
A410
As indicated



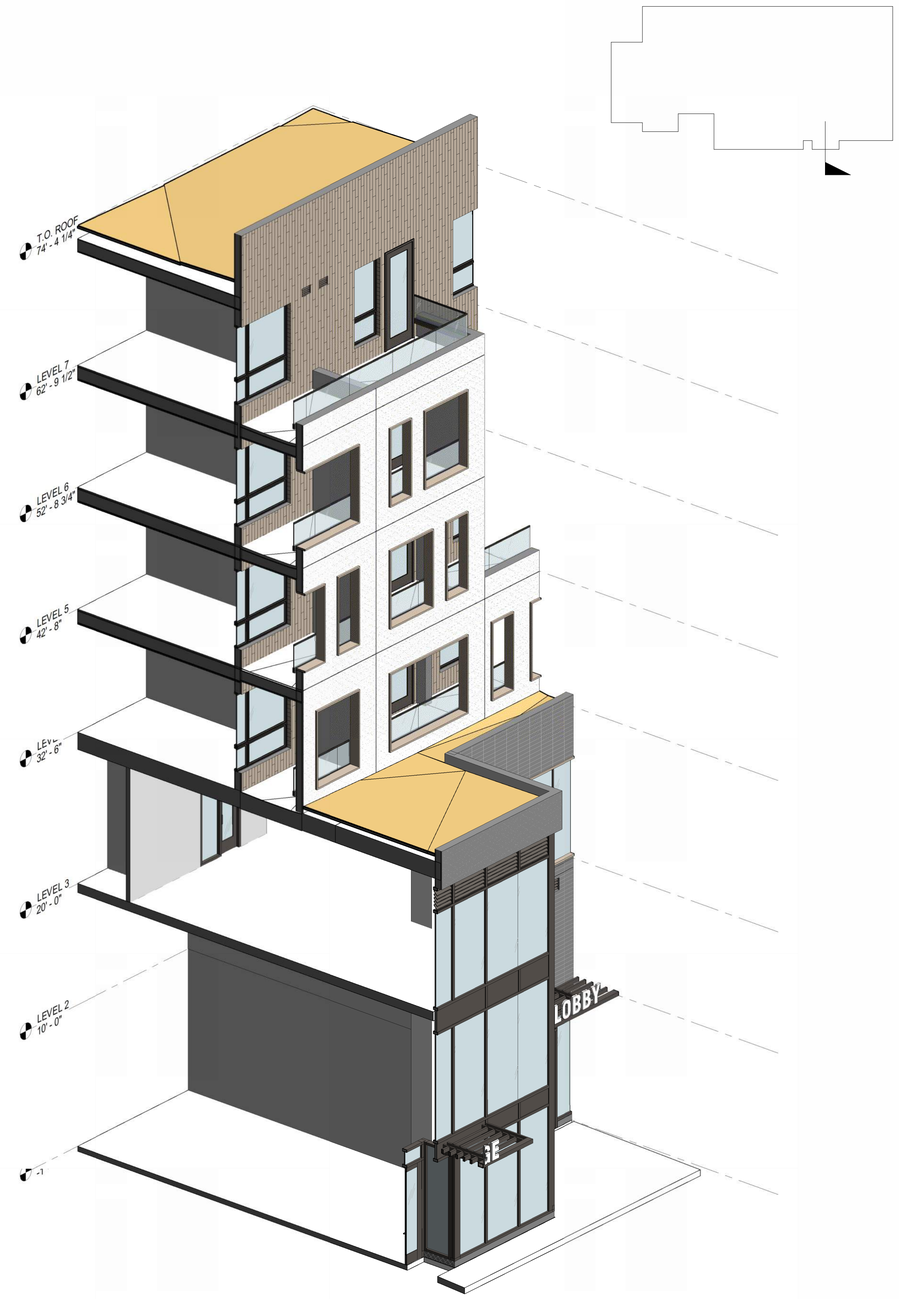
4 CANOPY AT RETAIL/ LEASING
3/4" = 1'-0"



3 CANOPY CONNECTION DETAIL
1 1/2" = 1'-0"



1 WALL SECTION 2
3/16" = 1'-0"

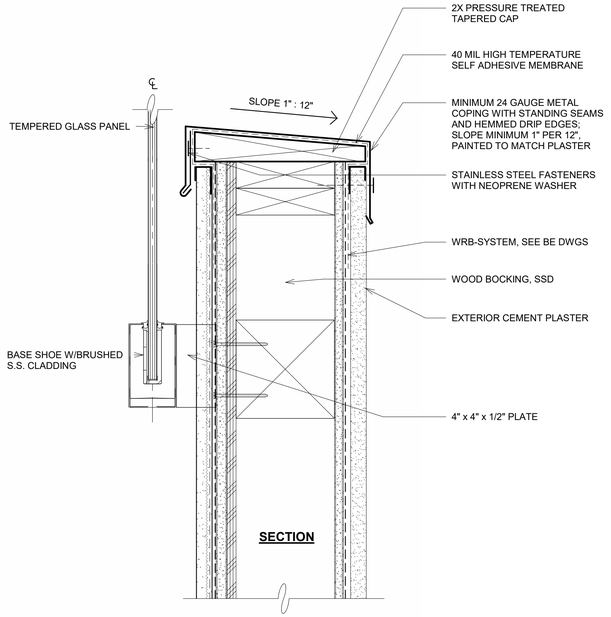


2 3D - WALL SECTION 2

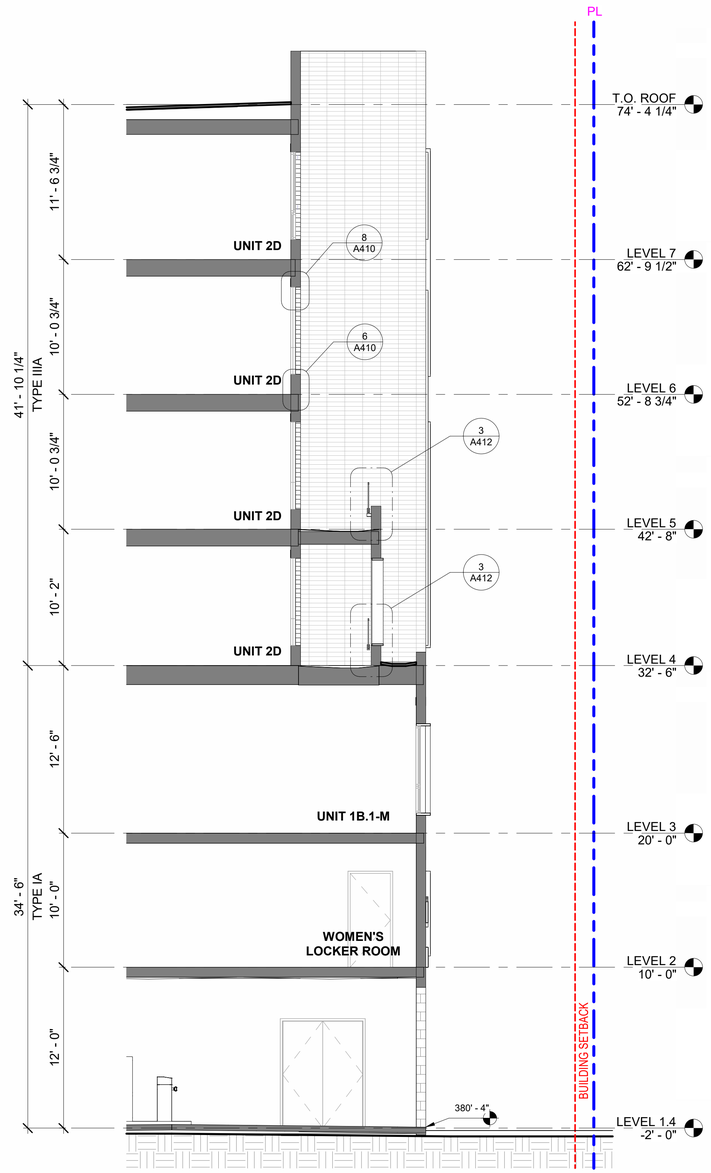
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

WALL SECTION
A411
As indicated



3 GLAZED DECORATIVE METAL GUARD SCREEN-DETAIL
3" = 1'-0"



1 WALL SECTION 3
3/16" = 1'-0"

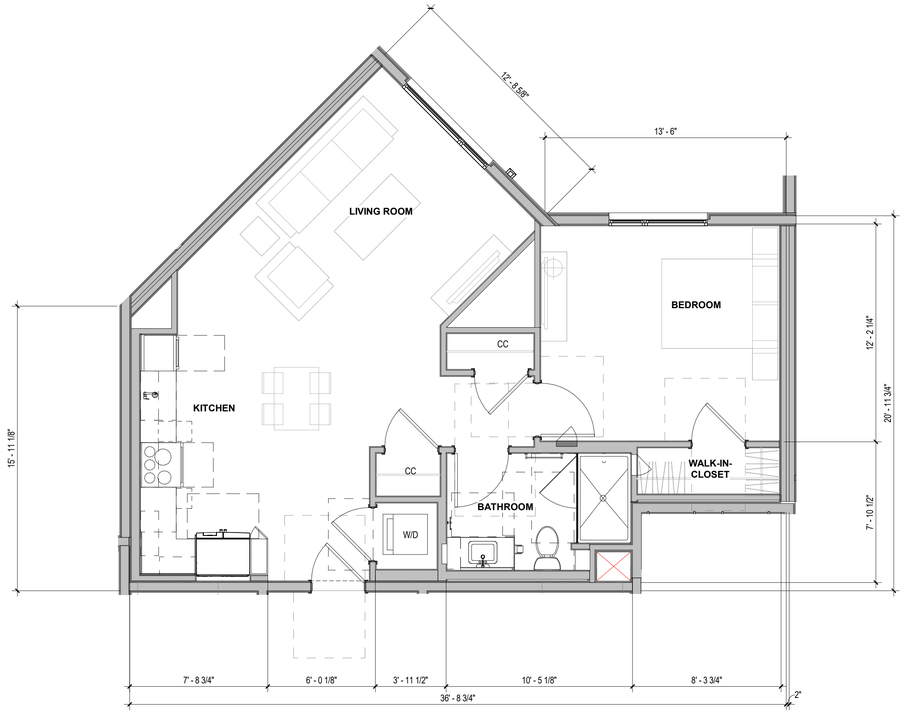


2 3D - WALL SECTION 3

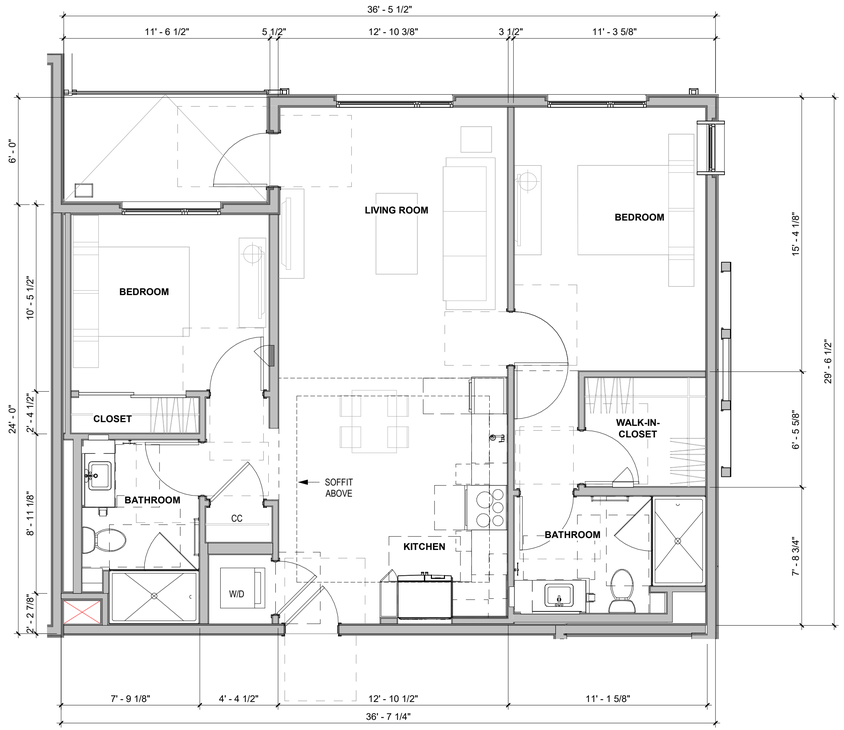
STUDIO T SQUARE

CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

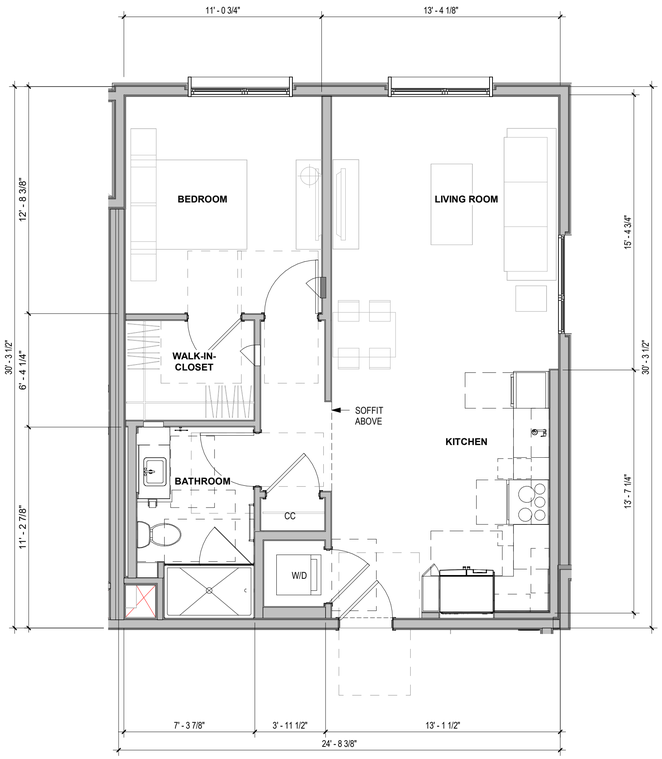
WALL SECTION
A412
As indicated



CORNER 1-BEDROOM UNIT FLOOR PLAN



TYPICAL 2-BEDROOM UNIT FLOOR PLAN



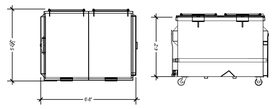
OF AIR GAP

TYPICAL 1-BEDROOM UNIT FLOOR PLAN

STUDIO
T SQUARE

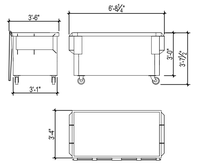
CELADON MIXED-USE
114 E GARVEY AVE, MONTEREY PARK, CA 91754
07/06/2026

TYPICAL UNIT PLANS
A500
1/4" = 1'-0"



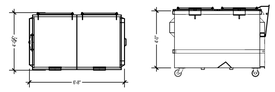
4CY FL COMPACTED CONTAINER

SCALE: NTS



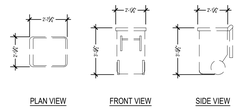
2CY FL LOOSE CONTAINER

SCALE: NTS



3CY FL COMPACTED CONTAINER

SCALE: NTS



64 GALLON CART

SCALE: NTS

TRASH ROUTE / STAGING:

SHEET NOTES:

TRASH ROUTE / STAGING PLAN. GROUND LEVEL.

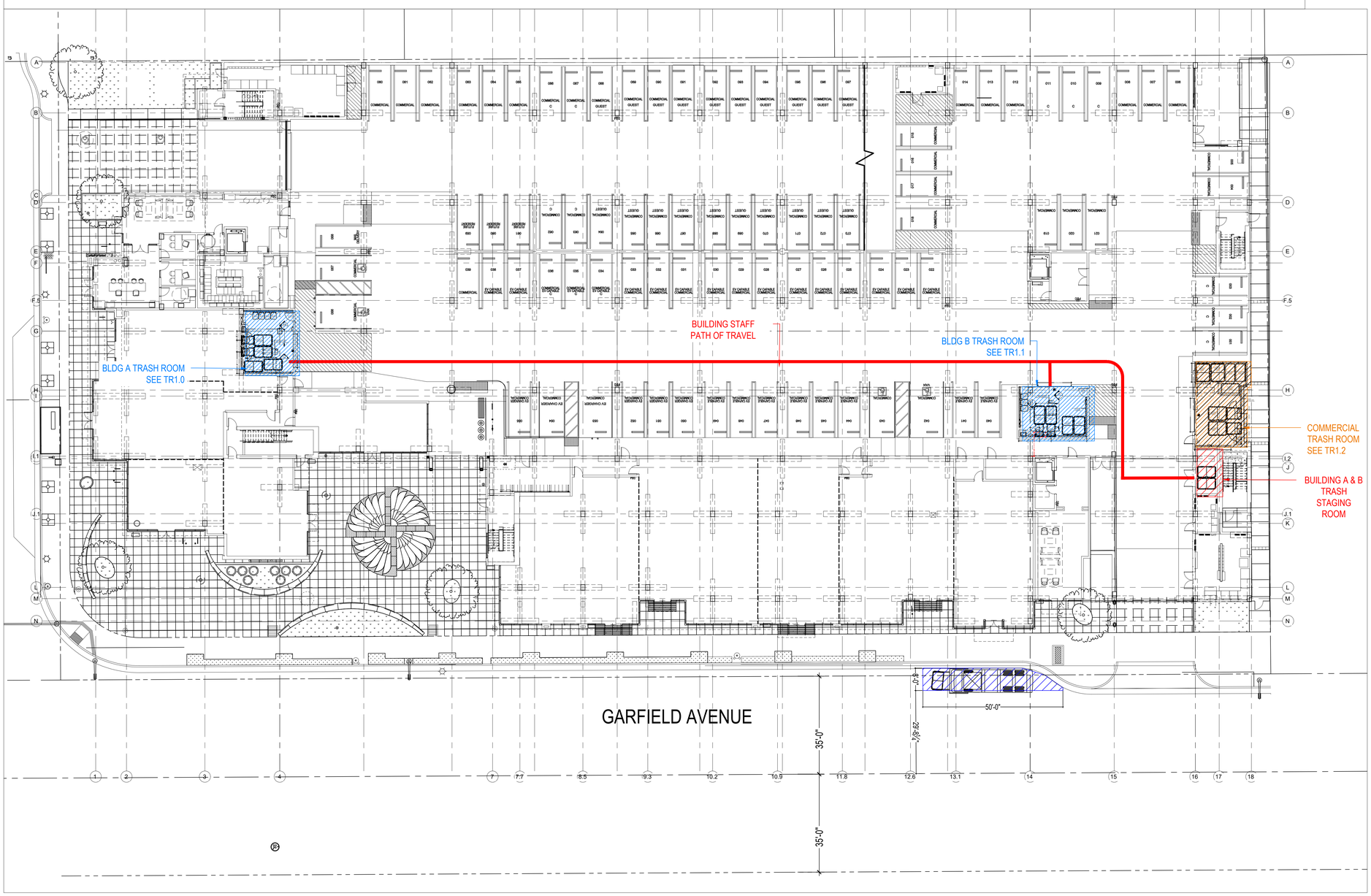
1. AT 5AM BUILDING STAFF TO MOVE BINS TO TRASH STAGING ROOM WITH MT20 22" x 45.5" ELECTRIC PALLET TRUCK.

GENERAL NOTES.

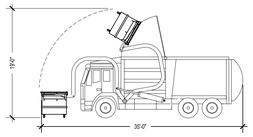
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PATH OF TRAVEL LEGEND.

STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOMS TO TRASH STAGING ROOM.



1 LEVEL 1: SITE PLAN - BUILDING STAFF PATH OF TRAVEL
1/16" = 1'-0"



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

CELADON
114 E GARVEY AVE, MONTEREY PARK, CA 91754

RYKADAN 005 LLC

REV	DESCRIPTION	DATE
	60% CD	12.15.2025
	90% CD	02.16.2026

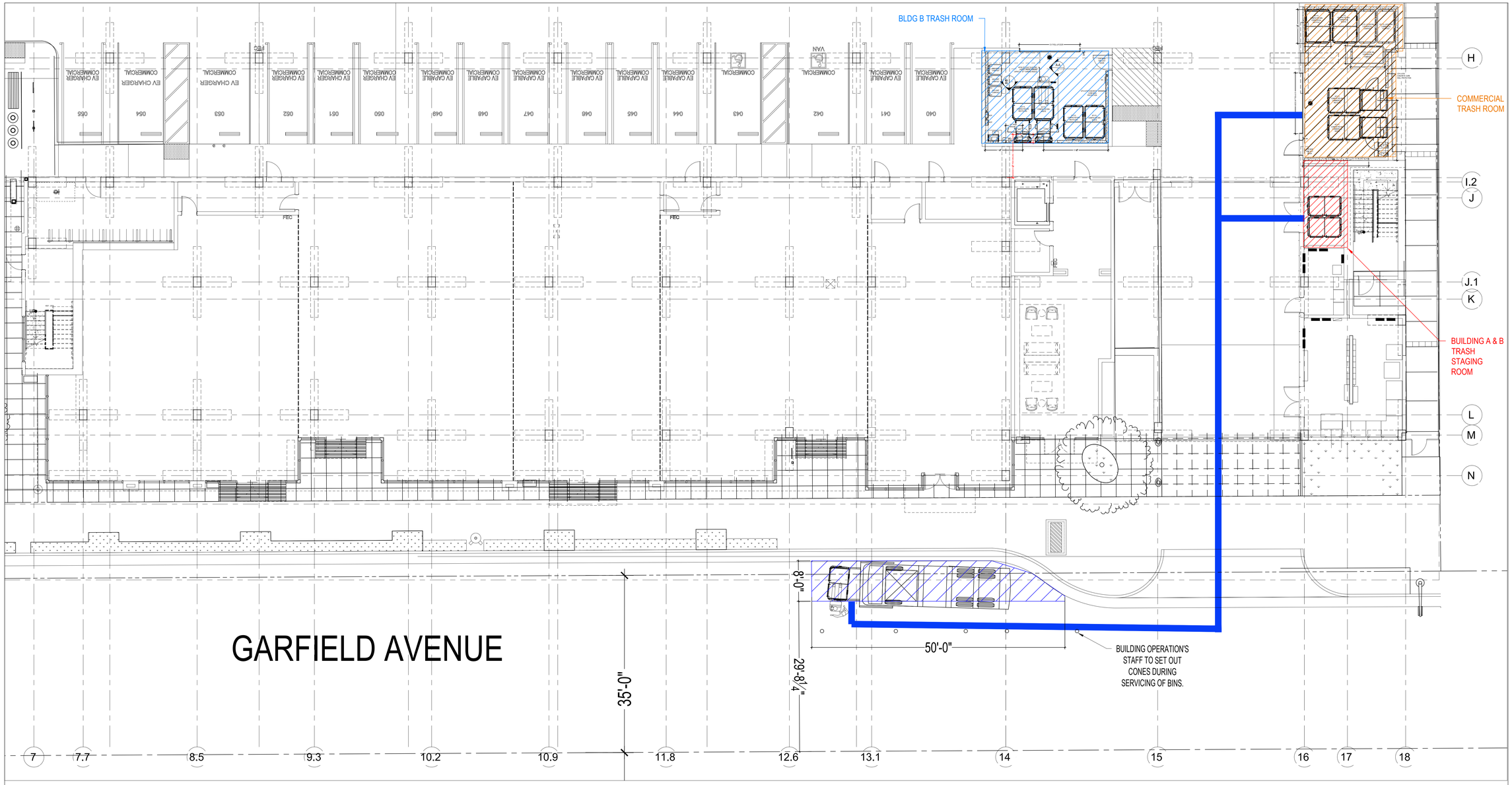
Sheet Title:

SITE PLAN &
BUILDING STAFF
PATH OF TRAVEL

Job No. 25011
Date: 02/16/2026
Scale:

Sheet No:

TR0.1



2 LEVEL 1: SERVICE PLAN - MONDAY SERVICE DAY
1/8" = 1'-0"

OPERATIONS SERVICE MANUAL:

5AM - ON TRASH SERVICE DAY BUILDING STAFF WILL MOVE BUILDING A AND B'S FULL TRASH CONTAINERS FROM THE TRASH ROOM TO THE STAGING ROOM. OPERATION TIME 10-15 MINUTES.

6AM - HAULER CONFIRMED 6AM SERVICE PICK UP TIME TO REDUCE IMPACT TO TRAFFIC PATTERNS ON GARFIELD. BUILDING STAFF WILL BE ON SITE READY TO MOVE BINS TO SERVICE AREA WHEN HAULER ARRIVES. HAULER WILL SERVICE FULL BINS ONE BY ONE. ONCE EACH TRASH CONTAINER IS EMPTY BUILDING STAFF WILL TRANSFER EMPTY BIN TO TRASH / STAGING ROOM. BUILDING STAFF WILL CONTINUE TO SWAP BINS FROM SERVICE LOCATION TO TRASH ROOMS/STAGING ROOM UNTIL ALL 7 BINS ARE SERVICED. OPERATION TIME 60 MINUTES.

HAULER HAS CONFIRMED 6AM SERVICE TIME FOR SITE. HOWEVER ON LESS FREQUENT SERVICE DAYS (I.E WED/FRIDAY) ALTERNATIVE SERVICE TIMES WITH LOWER TRAFFIC VOLUME CAN BE COORDINATED, SEE TRAFFIC REPORT ON SHEET TR0.3.

TOTAL SITE'S TRASH COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
3CY FRONT LOAD COMPACTED WASTE BINS	2		1			
3CY FRONT LOAD COMPACTED RECYCLING BINS		2		1		
64G COMPOST CARTS						7
4CY FRONT LOAD COMPACTED WASTE BINS	2		2			
4CY FRONT LOAD COMPACTED RECYCLING BINS		2		2	1	
2CY FL COMPOST BINS	3	3	2	3	3	
TOTAL CARTS:	**0**	**0**	**0**	**0**	**0**	**7**
TOTAL BINS:	**7**	**7**	**5**	**6**	**4**	**0**

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RYKADAN 005 LLC

REV	DESCRIPTION	DATE
	60% CD	12.15.2025
	90% CD	02.16.2026

Sheet Title:
SERVICE AREA

Job No. 25011
Date: 02/16/2026
Scale:

Sheet No:
TR0.2

Groups Printed- Total Volume

	Garfield Avenue Southbound				Garvey Avenue Westbound				Garfield Avenue Northbound			
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
07:00 AM	12	54	11	77	18	48	22	88	14	164	8	186
07:15 AM	11	117	14	142	21	95	24	140	15	171	3	189
07:30 AM	13	126	15	154	29	129	12	170	23	190	9	222
07:45 AM	14	88	5	107	23	163	27	213	17	203	12	232
Total	50	385	45	480	91	435	85	611	69	728	32	829
08:00 AM	7	108	28	143	38	116	25	179	21	190	21	232
08:15 AM	13	108	11	132	35	175	23	233	16	175	12	203
08:30 AM	18	96	26	140	32	156	39	227	22	181	15	218
08:45 AM	25	84	18	127	29	118	37	184	20	160	7	187
Total	63	396	83	542	134	565	124	823	79	706	55	840
Grand Total	113	781	128	1022	225	1000	209	1434	148	1434	87	1669
Apprch %	11.1	76.4	12.5		15.7	69.7	14.6		8.9	85.9	5.2	
Total %	2.3	15.7	2.6	20.5	4.5	20.1	4.2	28.8	3	28.8	1.7	33.5

	Garfield Avenue Southbound				Garvey Avenue Westbound				Garfield Avenue Northbound			
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 07:45 AM												
07:45 AM	14	88	5	107	23	163	27	213	17	**203**	12	**232**
08:00 AM	7	**108**	**28**	**143**	**38**	116	25	179	21	190	**21**	232
08:15 AM	13	108	11	132	35	**175**	23	**233**	16	175	12	203
08:30 AM	**18**	96	26	140	32	156	**39**	227	**22**	181	15	218
Total Volume	52	400	70	522	128	610	114	852	76	749	60	885
% App. Total	10	76.6	13.4		15	71.6	13.4		8.6	84.6	6.8	
PHF	.722	.926	.625	.913	.842	.871	.731	.914	.864	.922	.714	.954

Groups Printed- Total Volume

	Garfield Avenue Southbound				Garvey Avenue Westbound				Garfield Avenue Northbound			
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total
04:00 PM	33	180	20	233	23	87	25	135	21	126	23	170
04:15 PM	39	162	17	218	24	108	21	153	21	130	21	172
04:30 PM	33	166	19	218	40	80	26	146	23	159	27	209
04:45 PM	27	173	20	220	29	115	27	171	27	126	30	183
Total	132	681	76	889	116	390	99	605	92	541	101	734
05:00 PM	43	164	19	226	34	96	15	145	14	135	27	176
05:15 PM	38	195	4	237	23	99	24	146	21	145	33	199
05:30 PM	39	192	21	252	36	112	17	165	15	138	37	190
05:45 PM	35	158	19	212	29	91	24	144	16	169	33	218
Total	155	709	63	927	122	398	80	600	66	587	130	783
Grand Total	287	1390	139	1816	238	788	179	1205	158	1128	231	1517
Apprch %	15.8	76.5	7.7		19.8	65.4	14.9		10.4	74.4	15.2	
Total %	4.6	22.4	2.2	29.3	3.8	12.7	2.9	19.4	2.5	18.2	3.7	24.5

Jason Rush Inbox...shmanage 10:37 AM

RE: 114 E Garvey - Waste Management Review Hide

To: Carla Sanchez,

Cc: Guirado, Antonio, Christopher Bystedt, Jerry Guevara, Henry Tong, Vincent Tsang, Mazboudi, Ziad, Munoz, Eliana, Bendezu, Anthony, Morales, Ashley, Teresa Wan

We have discussed this with other staff in our office.

We can provide collection services to the location off of Garvey first thing at 0600 to reduce the impact to traffic patterns on Garvey and Garfield Monday through Friday.

We offer two options for all to consider for this project:

a. We can collect all seven or more containers at one time. We have scout service in Monterey Park and can provide that service to the location however many days of service the location will ultimately require. We would anticipate the location requiring at least three times per week collection.
b. We can collect the containers on a staggered schedule five or six days per week to reduce the impact on Garvey. That would shorten the time we're on Garvey and reduce the potential noise headache to future residents at the location.

Keep in mind that, if collection is 3x per week, that's 156 times per annum where residents will hear collection activities at 0600. Something to consider.

Lastly, as discussed yesterday, this location must include enough space to handle blue and organics collection. This venue will not have the ability of securing an SB 1383 organics waiver, which means the project has to include a location for collection purposes. We would also think at least one of the seven proposed containers would be blue and so indicated at the development.

When this project is ultimately approved, we would respectfully request a detailed milepost schedule when construction will commence, the approximate date construction will be completed and when the first business and resident will move in so we can plan accordingly.

3 TRAFFIC PATTERNS :

The following report indicates the traffic count data for vehicles traveling northbound on Garfield Ave.

4 HAULER FEEDBACK

Attached above is the hauler's review and feedback on trash servicing on Garfield Ave. Hauler has confirmed collection services on Garfield at 6AM and confirmed servicing is feasible. Please note that the hauler is referring to Garfield instead of Garvey, in correspondence above.

CELADON
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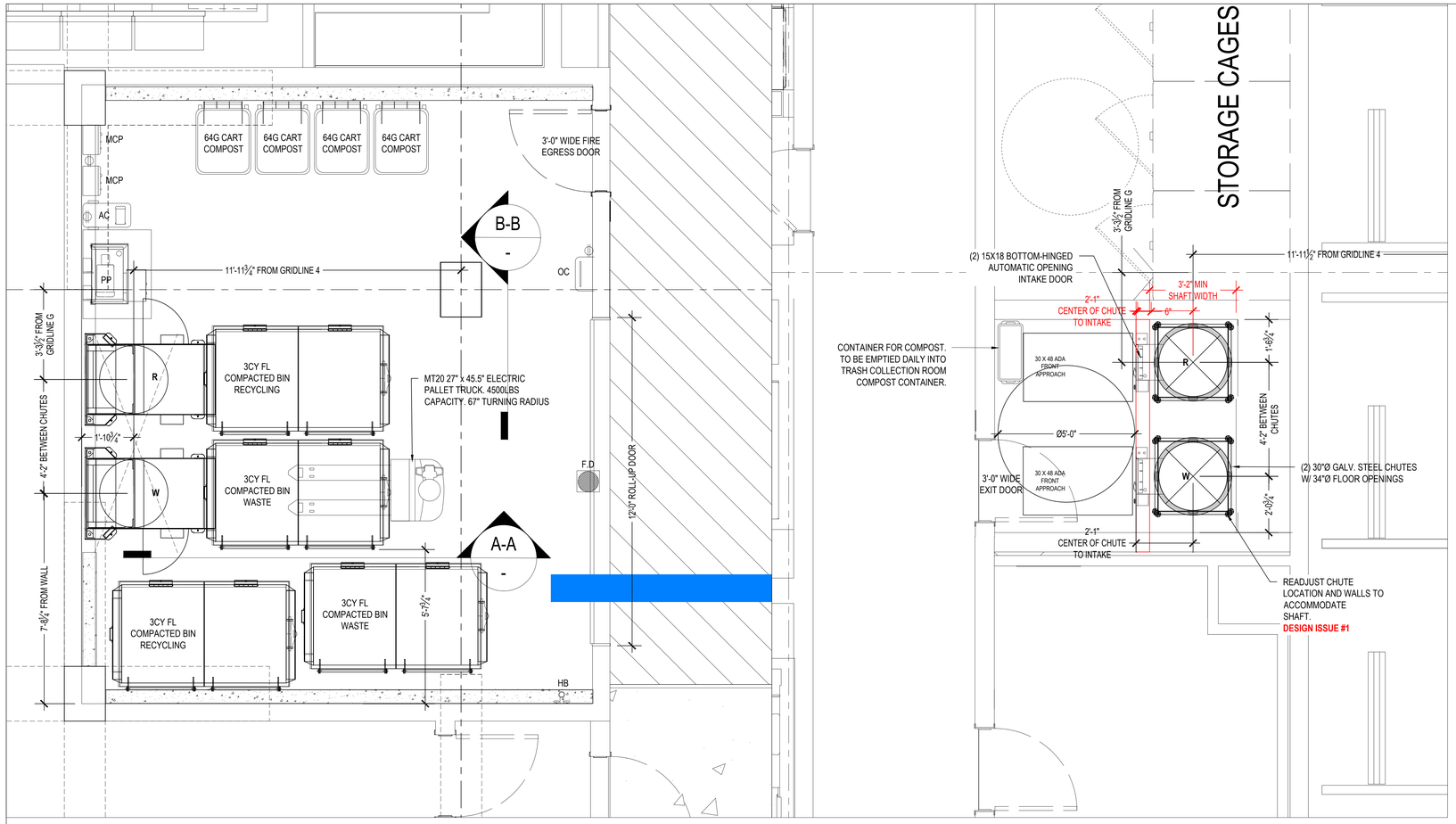
RYKADAN 005 LLC

REV	DESCRIPTION	DATE
	60% CD	12.15.2025
	90% CD	02.16.2026

Sheet Title:
TRAFFIC REPORT AND HAULER REVIEW

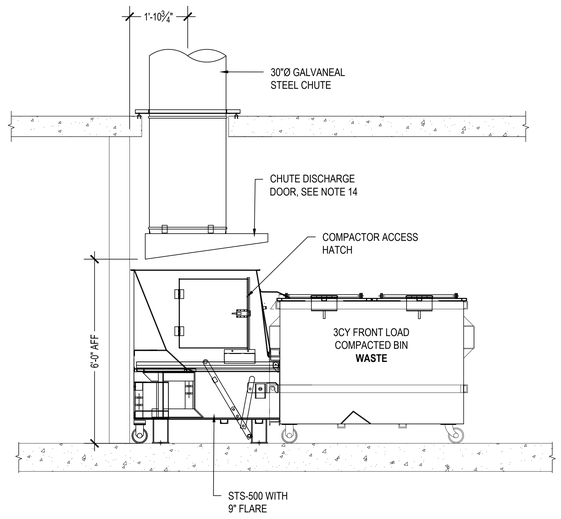
Job No. 25011
Date: 02/16/2026
Scale:

Sheet No:
TR0.3

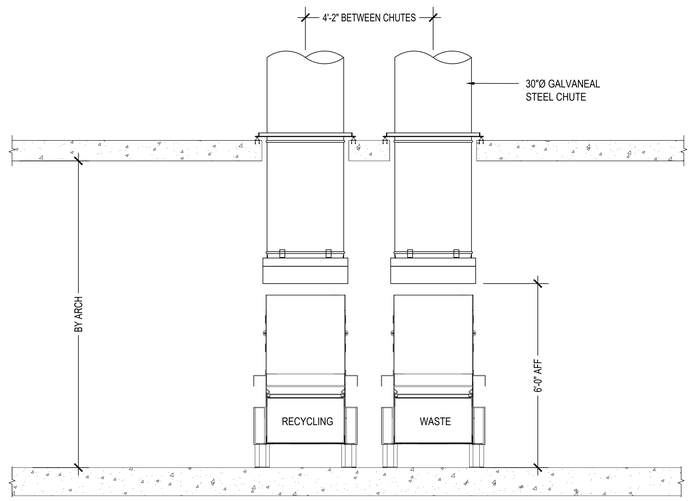


1 **LEVEL 1: BLDG A RESIDENTIAL TRASH ROOM**
1/2" = 1'-0"

2 **BLDG A: TYP TRASH VESTIBULE**
1/2" = 1'-0"



3 **SECTION A-A**
1/2" = 1'-0"



4 **SECTION B-B**
1/2" = 1'-0"

SHEET NOTES:

BLDG A RESIDENTIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC.
6. INSTALL 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (2) 30"Ø 16-GAUGE GALVANIZED OR ALUMINIZED STEEL CHUTE WITH STS-500 SINGLE-SIDE LATCH COMPACTOR AND (4) 3CY FL COMPACTOR CONTAINER FOR WASTE AND RECYCLING. (2) CONTAINERS PER STREAM. CHUTES TERMINATE 6'-0" AFF.
8. (4) 64G CART FOR COMPOST COLLECTION.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
11. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
12. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
13. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
14. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
15. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
16. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 4-7

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
18. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
19. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES:

1. **AT UPPER LEVELS: RE-ADJUST CHUTE AND SHAFT DIMENSIONS TO MATCH ATM RECOMMENDATIONS. INTAKE WALL THICKNESS SHALL NOT BE GREATER THAN 6".**

CELADON
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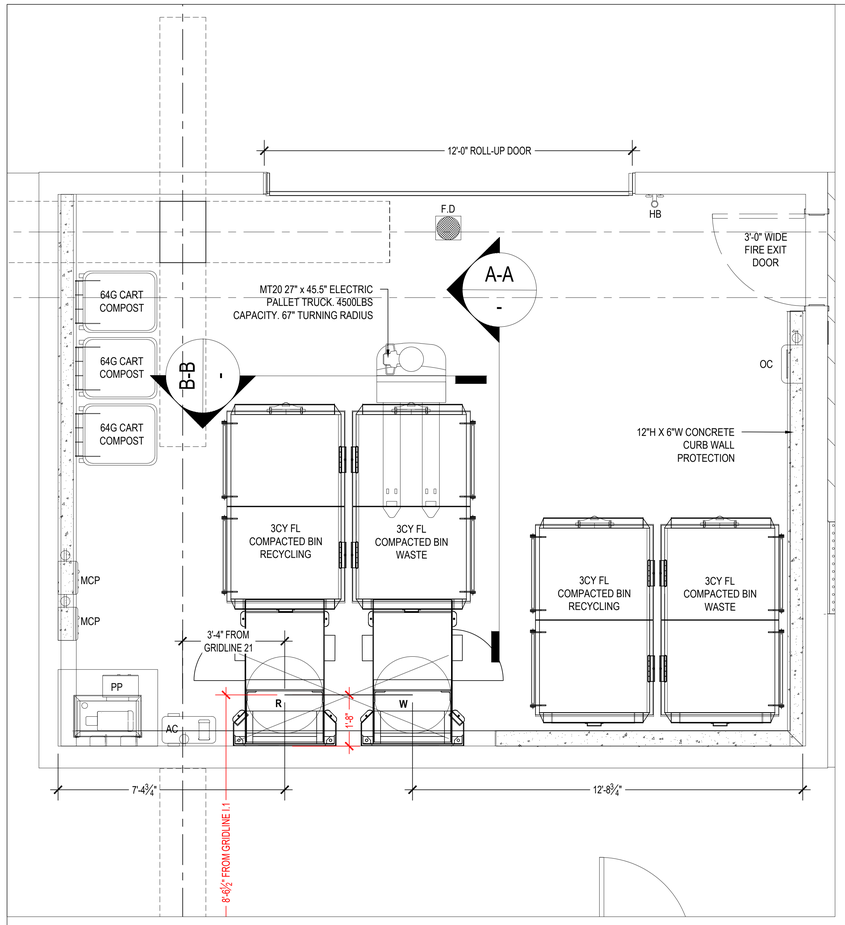
RYKADAN 005 LLC

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	60% CD	12.15.2025
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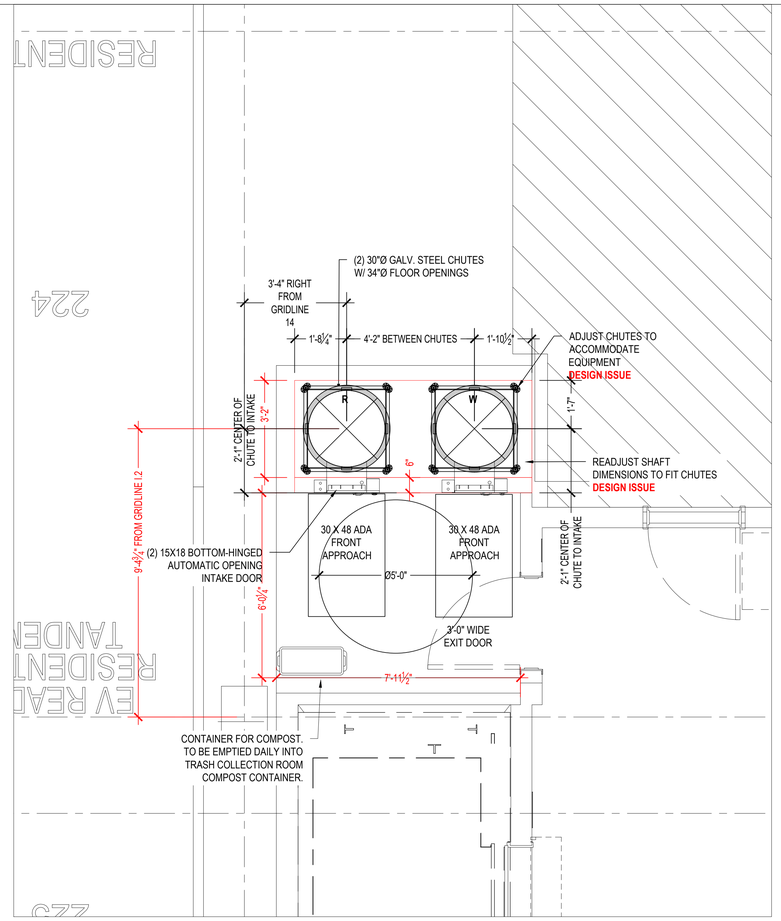
Sheet Title:
BLDG A RESIDENTIAL TRASH ROOM

Job No. 25011
Date: 02/16/2026
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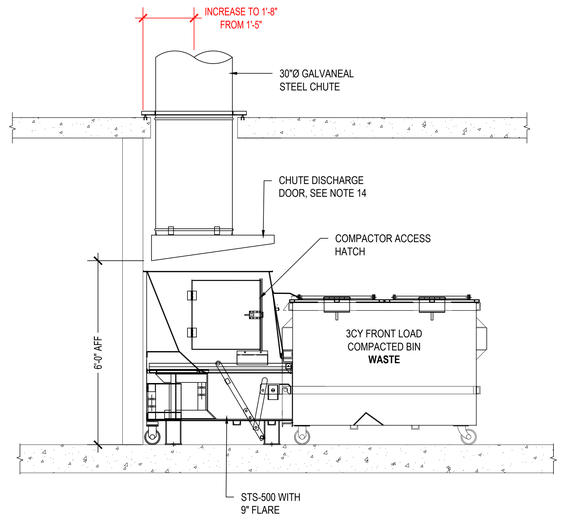
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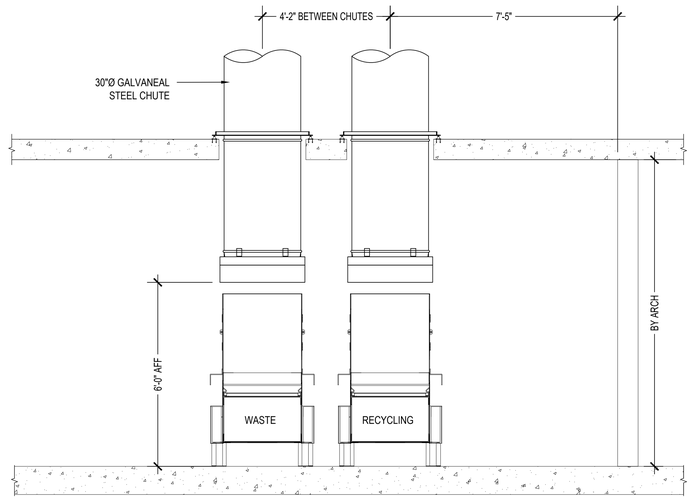
1 **LEVEL 1: BLDG B RESIDENTIAL TRASH ROOM**
1/2" = 1'-0"



2 **BLDG B: TYP TRASH VESTIBULE**
1/2" = 1'-0"



3 **SECTION A-A**
1/2" = 1'-0"



4 **SECTION B-B**
1/2" = 1'-0"

SHEET NOTES:

BLDG B RESIDENTIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC.
6. INSTALL 12'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
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CHUTE INTAKE VESTIBULES. SIM AT LEVELS 4-7

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19. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES: (ADD IN BOLD RED)

1. **ADJUST CHUTES TO PROVIDE MORE CLEARANCE OFF THE WALL FOR THE DISCHARGE ROOM.**
2. **AT UPPER LEVELS: RE-ADJUST CHUTE AND SHAFT DIMENSIONS TO MATCH ATM RECOMMENDATIONS. INTAKE WALL THICKNESS SHALL NOT BE GREATER THAN 6".**

CELADON
114 E GARVEY AVE, MONTEREY PARK, CA 91754

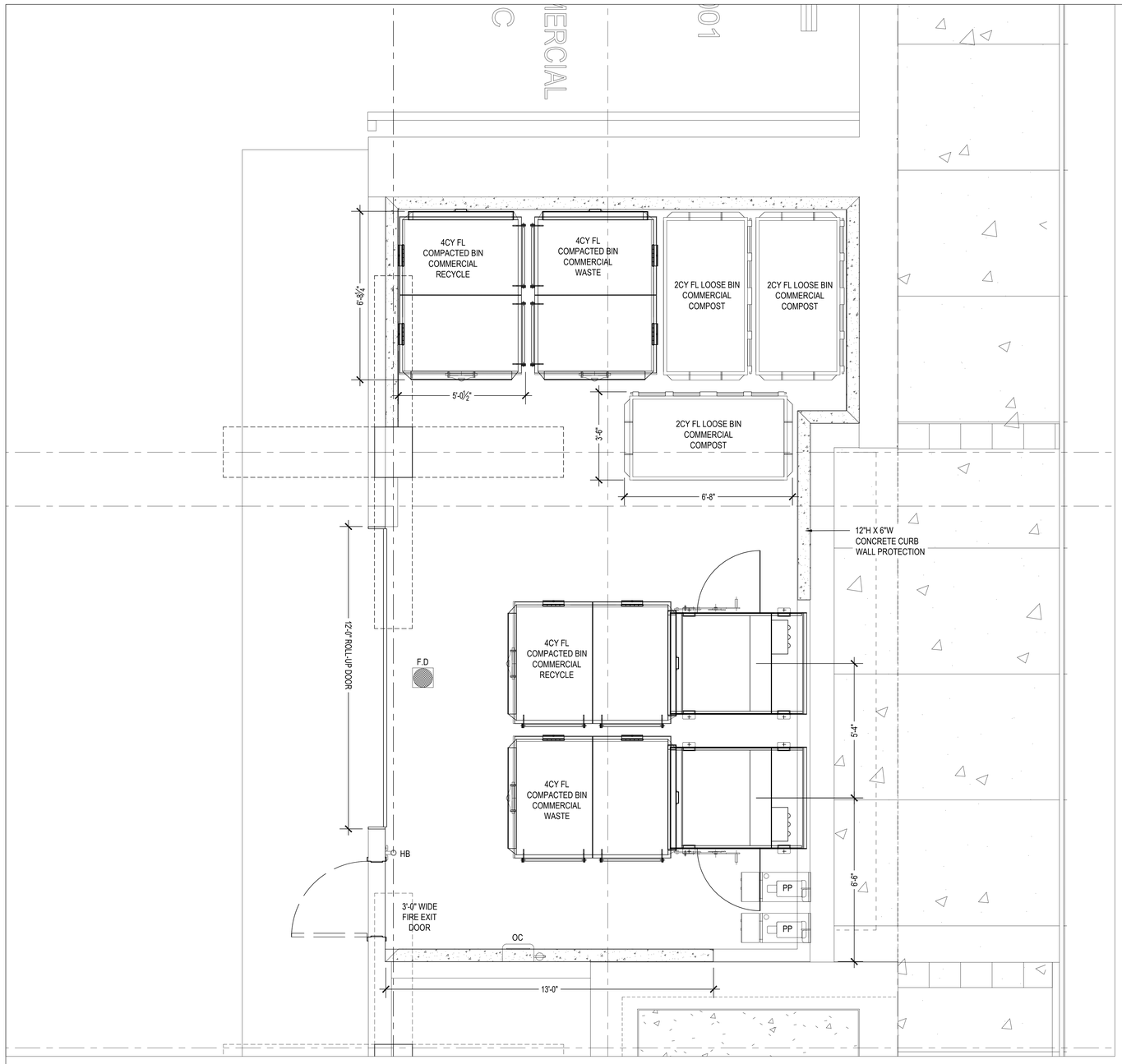
RYKADAN 005 LLC

REV	DESCRIPTION	DATE
	60% CD	12.15.2025
	90% CD	02.16.2026

Sheet Title:
BLDG B
RESIDENTIAL
TRASH ROOM

Job No. 25011
Date: 02/16/2026
Scale:

Sheet No:
TR1.1



1 **LEVEL 1: BLDG B COMMERCIAL TRASH ROOM**
1/2" = 1'-0"

SHEET NOTES:

COMMERCIAL TRASH ROOM. LEVEL 1

1. TRASH COLLECTION ROOM IS 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS. OPTION 2: ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
5. ENCLOSED ROOMS OVER 100SF SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC.
6. INSTALL 12'-0" WIDE ROLL-UP DOORS FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOORS FOR RETAIL ACCESS / FIRE EGRESS.
7. (2) STS-1000 COMPACTORS AND (4) 4CY FL COMPACTOR CONTAINERS FOR WASTE AND RECYCLING COLLECTION. (2) CONTAINERS PER STREAM.
8. PROVIDE (3) 2CY FL LOOSE CONTAINERS FOR COMPOST COLLECTION.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 7.5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
11. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
12. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

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REV	DESCRIPTION	DATE
	60% CD	12.15.2025
	90% CD	02.16.2026

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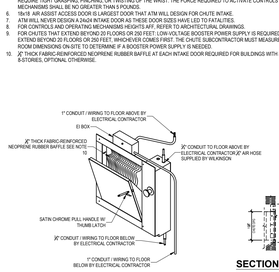
BLDG B
COMMERCIAL
TRASH ROOM

Job No. 25011
Date: 02/16/2026
Scale:

Sheet No:

TR1.2

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOSELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. 19x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.
8. FOR CONTROLS AND OPERATING MECHANISMS HEIGHTS ART, REFER TO ARCHITECTURAL DRAWINGS.
9. FOR CHUTES THAT EXTEND BEYOND 20 FLOORS OR 250 FEET: LOW VOLTAGE BOOSTER POWER SUPPLY IS REQUIRED FOR CHUTES THAT EXTEND BEYOND 20 FLOORS OR 250 FEET, WHICHEVER COMES FIRST. THE CHUTE SUBCONTRACTOR MUST MEASURE ALL FLOORS AND ROOM DIMENSIONS ON-SITE TO DETERMINE IF A BOOSTER POWER SUPPLY IS NEEDED.
10. ¼" THICK FABRIC-REINFORCED NEOPRENE RUBBER BAFFLE AT EACH INTAKE DOOR REQUIRED FOR BUILDINGS WITH MORE THAN 6-STORIES, OPTIONAL OTHERWISE.



UL RATED 1.5 HR 'B' LABEL



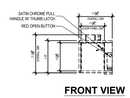
PLAN VIEW



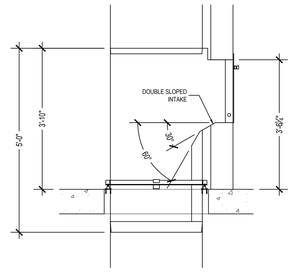
FRONT VIEW
(WITH TRIM: 16 GA. 430 S.S.)



SECTION VIEW



FRONT VIEW
(WITHOUT TRIM)



SHEET NOTES. 30"Ø CHUTE DETAILS

1. WASTE / COMPOST CHUTE MATERIAL: 16-GAUGE 304 STAINLESS STEEL.
2. RECYCLING CHUTE MATERIAL: 16-GAUGE GALVANIZED / GALVANNEALED OR ALUMINIZED STEEL.
3. 2HR FIRE-RATED WALL ASSEMBLIES ENCASING CHUTE SHAFT. FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED.
4. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.

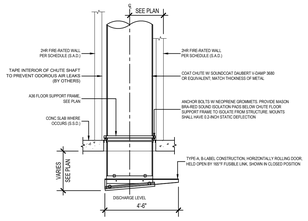
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2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

1 CHUTE INTAKE DOOR

UPPER LEVELS — SCALE: NTS

NOTES:
1. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



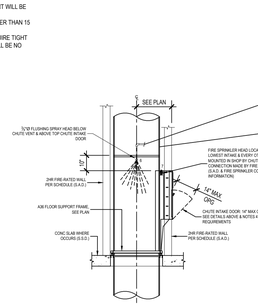
2 DOUBLE SLOPED INTAKE

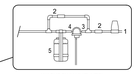
TYP ALL INTAKE DOORS U.O.N. — SCALE: NTS

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL WASHDOWN TANK WITH CONCENTRATED SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE CLEANING SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF CLEANING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND WASHDOWN UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) WASHDOWN UNIT PER CHUTE.
4. 2022 CBC - 11B-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY VENDOR - INSTALLED BY PLUMBER.

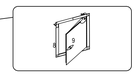
PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS). (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR).**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE).**
5. WASHDOWN UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
6. ¾"Ø FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR).**
7. FIRE SPRINKLER IS LOCATED AT HIGHEST INTAKE. LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE. **(MOUNTED IN SHOP BY CHUTE MANUFACTURER. CONNECTION MADE BY FIRE SPRINKLER SUBCONTRACTOR).**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC).**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE).**



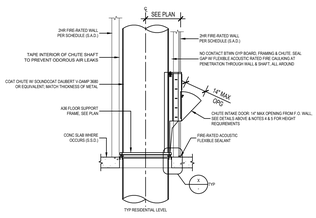


WASHDOWN UNIT (INTS)
INSTALLED BEHIND F.O. WALL



15x15 ACCESS DOOR (INTS) INSTALLED BY CONTRACTOR PRIOR TO ERECTING WALL

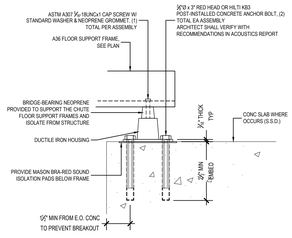
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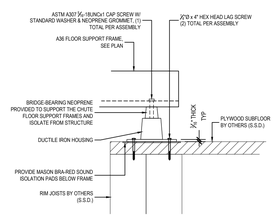
3 CHUTE AIR AND SOUND ISOLATION

SCALE: NTS

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.
2. (4) MASON BRA-RED SOUND ISOLATION PAD ASSEMBLIES PER FLOOR SUPPORT FRAME.
3. BRIDGE-BEARING NEOPRENE PROVIDED TO SUPPORT THE CHUTE FLOOR SUPPORT FRAME AND ISOLATE FROM STRUCTURE. MOUNTS SHALL HAVE 0.2-INCH STATIC DEFLECTION.



CONCRETE
CONNECTION

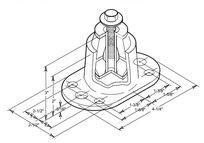


WOOD-FRAME
CONNECTION

4 CHUTE WASHDOWN SYSTEM

AT HIGHEST INTAKE - ALL CHUTES — SCALE: NTS

NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED.



MASON BRA-RED MOUNT
ISOMETRIC VIEW

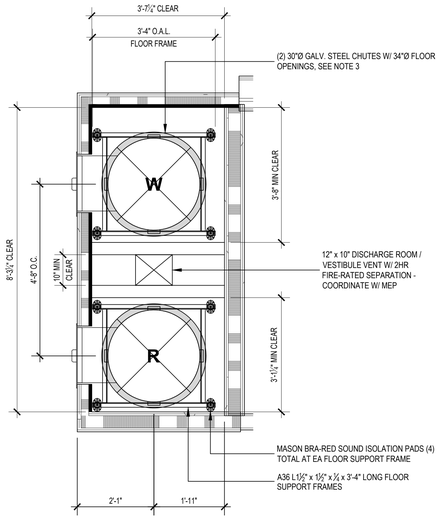
5 CHUTE SHAFT AT INTAKE

SCALE: NTS

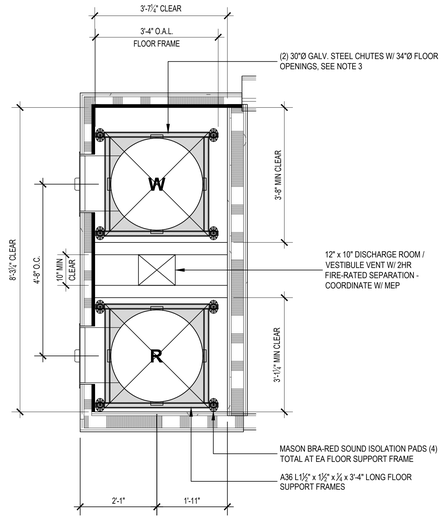
NOTES:
1. REDUCED CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOORS FOR RESIDENTIAL ACCESS. 14" MIN CLEAR REQUIRED PER FIRE DEPARTMENT. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (2) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC-OPENING DOORS FOR WASTE AND RECYCLING AT EACH FLOOR. SEE DETAIL 3/- 30" x 48" FRONT APPROACH REQUIRED PER ADA STANDARDS. MANAGEMENT TO PROVIDE 23-GALLON RUBBERMAID SLIM JIM OR EQUIVALENT CONTAINER FOR COMPOST DISPOSAL. STAFF TO EMPTY IN TOTERS DAILY AT TRASH ROOM.
2. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
3. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/- FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.
4. TYPE I FLOOR: TO PREVENT CONCRETE BREAK-OFF, VERIFY MINIMUM DISTANCE WITH STRUCTURAL ENGINEER.
5. ARCHITECT SHALL VERIFY ALL FLOOR SUPPORT FRAME ANCHORING CONNECTIONS WITH RECOMMENDATIONS IN ACOUSTICS REPORT.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

REFER TO CHUTE VESTIBULE LAYOUTS ON SHEETS TR1.0-TR1.1 FOR ANY MISSING INFORMATION.



CONCRETE CONNECTION
ROUND FLOOR OPENINGS

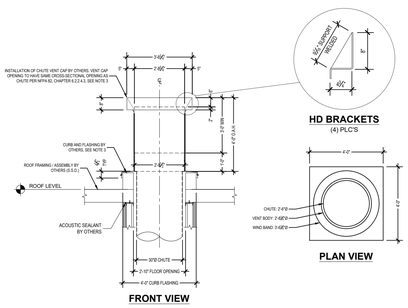


WOOD-FRAME CONNECTION
SQUARE FLOOR OPENINGS

6 FLOOR SUPPORT FRAME ANCHORING

SCALE: NTS

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.
3. SUPPLIED BY CHUTE VENDOR - INSTALLED BY ROOFER / MECHANICAL / WATERPROOFING CONSULTANT / OTHER. ALL ROOF METALS TO BE COORDINATED WITH ROOFER AND GENERAL CONTRACTOR.



FRONT VIEW

HD BRACKETS
(4) PLC'S

PLAN VIEW

7 CHUTE VENT

AT ROOF LEVEL — SCALE: NTS

8 CHUTE SHAFT DETAILS

PLAN VIEWS — SCALE: NTS

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REV	DESCRIPTION	DATE
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Sheet Title:
CHUTE DETAILS

Job No. 25011
Date: 02/16/2026
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