



Planning Commission of Monterey Park Agenda

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

Tuesday, September 8, 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

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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.

Addressing the Commission/Board

Pursuant to Rule 4 of Resolution No. 2026-R23, speaker time limits will be determined based on the number of speakers requesting to speak. If desirable, the Commission/Board may change the time limits.

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

Written comments will be accepted up to 24 hours before the meeting through the online submission

form at www.montereypark.ca.gov/CBC_comm. Comments received will be provided to the Commission/Board and included in the record but will not be read during the meeting.

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 meeting.

1. Call to Order

Chairperson Sam

2. Flag Salute

Vice Chairperson Wilson

3. Roll Call

Chair Tammy Sam, Vice-Chair Bethelwel Wilson, Commissioner Peter Fung, Commissioner Jack Chiang, Commissioner Calvin Li

4. Agenda Revisions and Additions

5. Public Comments

6. Presentation

7. Consent Calendar

All items under the Consent Calendar are considered by the Commission 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 Commission for separate consideration.

7.A. Approval of Minutes

It is recommended that the Commission consider:

1. Approving the minutes from the regular meeting of May 26, 2026 and special meeting June 6, 2026 ; and
2. Taking such additional, related, action that may be desirable.

8. Public Hearing

8.A. A public hearing to consider approval of Master Sign Plan No. 26-01 (DRB-26-044) for the Garfield Lincoln Center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue

It is recommended that the Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting a resolution approving Master Sign Plan No. 26-01 (DRB-26-044), as conditioned; and

5. Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., the “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City reviewed the project and determined that that it is categorically exempt from CEQA pursuant to CEQA Guidelines § 15311(a) (Class 11 – Accessory Structures). Class 11 exempts the construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The proposed project would establish a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required. If the proposed project is approved, the City will file a Notice of Exemption, attached as Attachment 1.

9. **Old Business**
10. **New Business**
11. **Commission Communications**
12. **Future Agenda Items**
13. **Adjournment**



Planning Commission Staff Report

Date: September 8, 2026

Agenda Item Number: 7.A.

To: Planning Commission
From: Timothy Hou, Director of Community Development
Subject: Approval of Minutes

Recommendation:

It is recommended that the Commission consider:

1. Approving the minutes from the regular meeting of May 26, 2026 and special meeting of June 6, 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 May 26, 2026, Planning Commission regular meeting and the June 6, 2026, special meeting.

Background:

It is recommended that the Planning Commission consider approving the minutes from the regular meeting of May 26, 2026 and special meeting of June 6, 2026.

Fiscal Impact:

N/A

Attachments:

1. Unofficial Minutes Planning Commission Regular Meeting of May 26, 2026
2. Unofficial Minutes Planning Commission Special Meeting of June 6, 2026

**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
Tuesday, May 26, 2026**

The Planning Commission of the City of Monterey Park held a meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, May 26, 2026, at 6:30 p.m.

[1.] CALL TO ORDER:

Chairperson Sam called the Planning Commission meeting to order at 6:35 pm.

[2.] FLAG SALUTE:

Commissioner Chiang led the Flag Salute.

[3.] ROLL CALL:

Community Development Director Hou called the roll:

Commission Members Present: Chairperson Tammy Sam, Vice Chairperson Bethelwel Wilson, Commissioner Peter Fung, Commissioner Jack Chiang, Commissioner Calvin Li

Commission Members Absent: None

ALSO PRESENT: Community Development Director Timothy Hou, Deputy City Attorney Solange Fortenbach, Assistant City Attorney Joaquin Vazquez, Senior Planner Eliana Muñoz, Assistant Planner Kevin Tan, Permit Technician Nikole Sanchez, Code Enforcement Officer Lizbeth Rodriguez

[4.] *Telecommunications Announcement, if requested*

N/A

[5.] AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

NONE.

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

[6.] ORAL AND WRITTEN COMMUNICATIONS:

NONE.

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

[7.] PRESENTATIONS:

NONE.

[8.] CITY OF MONTEREY PARK - CONSENT CALENDAR:

[8.A.] Minutes

Action Taken: The Planning Commission voted to approve the minutes from the Special Planning Commission Meeting of March 03, 2026, and the minutes from the Special Joint Commissions Meeting of January 13, 2026.

Motion: Moved, by Vice Chairperson Wilson and seconded by, Commissioner Li motion carried by the following vote:

Ayes:	Commissioners:	Sam, Chiang, Wilson, Fung, Li
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

[9.] PUBLIC HEARING:

[9-A] PUBLIC HEARING – CONSIDERATION OF THE APPROVAL OF TENTATIVE TRACT MAP NO. 84721 AND DESIGN REVIEW NO. DRB-25-009 FOR THE CONSTRUCTION OF NINE DETACHED CONDOMINIUMS AT 338-346 SEFTON AVENUE (ASSESSOR’S PARCEL NUMBERS 5256-007-064 AND 065)

Chairperson Sam opened the public hearing.

Assistant Planner Tan provided a staff report and presentation on TM-24-05 and DRB-25-009. The project applicant provided a presentation on their proposal.

No public hearing comments. Chairperson Sam closed the public hearing.

The Planning Commissioners discussed the proposed project. Commissioner Li, Chiang, and Sam expressed interest in having the civil plan set included when they review a proposal for commission meetings. Director Timothy Hou clarifies that the civil plan set is submitted during plan check.

Commissioner Chaing expressed gratitude for the applicant including the Class 33 Environment Report and asks about public dedications regarding sidewalk widening. Assistant Planner Tan identified conditions No. 54 requiring street improvement plans. Commissioner Chaing and the applicant discussed solar panel requirements, roof variations, construction timeline, and hardscape in the rear open common space.

Commissioner Fung, Staff, and the applicant discussed the CEQA requirements of the proposal. Commissioner Fung and the applicant discussed the fire and trash

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requirements, rear open common open space landscaping, and contemporary design on the elevations.

Vice Chairperson Wilson and the applicant discussed the maintenance plan for the open common space and the hammer-head driveway design on the Fire Prevention plans.

Commissioner Sam and the applicant discussed the driveway design, trash service methods, rear open common open space landscaping, and material finishes on the elevations. Commissioner Sam requested the applicant check what is the required fire truck turning radius.

The Commissioners, Assistant Planner Tan, and applicant discuss the fire lane turning radius indicated in the staff report. The Commissioners and the applicant discussed the rain gutter design and driveway approach visibility.

Action Taken: The Planning Commission voted to adopt a Resolution approving Tentative Tract Map No. 84721 and Design Review No. DRB-25-009, subject to conditions of approval contained in Exhibit A of the Resolution;

Motion: Moved, by Commissioner Fung and seconded by, Commissioner Li
motion carried by the following vote:

Ayes:	Commissioners:	Sam, Chiang, Wilson, Fung, Li
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

[Alternative Motion: None]

[9-B] PUBLIC HEARING- REVOCATION OF CONDITIONAL USE PERMIT NO. 17.03 FOR A MESSAGE ESTABLISHMENT AT 1480 MONTEREY PASS ROAD

Deputy City Attorney Solange Fortenbach and Code Enforcement Officer Lizbeth Rodriguez provided a staff presentation regarding the proposed revocation of Conditional Use Permit No. 17.03.

Chairperson Sam opened the public hearing.

The business owner of the massage establishment, LuLou, and her representative, Jenny Zhao provided the Commission with a history of the business and the owner's sub-lease. They specified that the code violations were caused by the sub-leaser. They clarified their concern about diminishing land value if the CUP is revoked.

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Commissioner Chiang, Deputy City Attorney Solange Fortenbach, Assistant City Attorney Joaquin Vazquez discussed the revocation hearing procedure and potential to recouple funds. Commissioner Fung and Deputy City Attorney Solange Fortenbach discussed the code compliance case investigation history.

The Commissioners and Assistant City Attorney Joaquin Vazquez discussed the transferability of CUPs. Assistant Planner Tan elaborated on the business change of ownership procedure. Chairperson Sam and Vice Chairperson Wilson with Attorney Solange Fortenbach and Applicant Representative Jenny discuss the City's outreach to the business owner versus to the property owner and the relationship between the business owner and the sub-leaser.

The Commissioner, Attorney Joaquin Vazquez, and Staff discuss the effects of revocation.

Public speaker 1: Jenny Zhao highlighted the City's responsibility of educating property owners.

Chairperson Sam closed the public hearing.

Commissioner Fung commented on the operation of a business with a CUP. Attorney Joaquin Vazquez specified the procedure of a CUP approval.

Action Taken: The Planning Commission voted to revoke Conditional Use Permit No. 17.03.

Motion: Moved, by Commissioner Li and seconded by, Vice Chairperson Wilson motion carried by the following oral vote:

Ayes:	Commissioners:	Sam, Chiang, Wilson, Fung, Li
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

[Alternative Motion: None]

[10.] OLD BUSINESS:

NONE.

[11.] NEW BUSINESS:

NONE.

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[12.] COMMISSION COMMUNICATIONS AND MATTERS:

Director Timothy Hou informed the commissioners there will be a State of the City Address at the Courtyard Marriott on June 9, 2026. There would also be a budget workshop held May 27, 2026, in the Council Chambers.

[13.] FUTURE AGENDA ITEMS:

Director Timothy Hou informed the commissioners there would be a special planning commission meeting held on June 2, 2026, to review the Olson Live Work project proposed at 601 Potrero Grande.

[14.] ADJOURNMENT:

There being no further business for consideration, Planning Commission meeting was adjourned at 8:51 p.m.

Timothy Hou

Director of Community Development

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**UNOFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
SPECIAL MEETING
Tuesday, June 2, 2026**

The Planning Commission of the City of Monterey Park held a special meeting of the Planning Commission in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, June 2, 2026, at 6:30 p.m.

[1.] CALL TO ORDER:

Chairperson Sam called the Planning Commission meeting to order at 6:35 pm.

[2.] FLAG SALUTE:

Commissioner Fung led the Flag Salute.

[3.] ROLL CALL:

Community Development Director Hou called the roll:

Commission Members Present: Chairperson Tammy Sam, Vice Chairperson Bethelwel Wilson, Commissioner Peter Fung, Commissioner Jack Chiang, Commissioner Calvin Li

Commission Members Absent: None

ALSO PRESENT: Community Development Director Timothy Hou, Assistant City Attorney Joaquin Vazquez, Senior Planner Eliana Muñoz, Project Planner Jeffrey Anderson, Permit Technician Nikole Sanchez

[4.] AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS:

NONE.

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

[5.] ORAL AND WRITTEN COMMUNICATIONS:

NONE.

[6.] PRESENTATIONS:

NONE.

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[7.] CITY OF MONTEREY PARK - CONSENT CALENDAR:

[8.] PUBLIC HEARING:

[8-A] PUBLIC HEARING – CONSIDERATION OF THE APPROVAL OF A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A 159-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING EIGHT LIVE/WORK UNITS, AND EIGHT VERY LOW-INCOME AFFORDABLE UNITS AT 601 POTRERO GRANDE DRIVE AND 2100 SATURN STREET (ASSESSOR'S PARCEL NUMBERS 5265-025-055, 056 AND 058).

Chairperson Sam opened the public hearing.

Senior Planner Eliana Muñoz provided a staff report and presentation on TM-24-05 and DRB-25-009. There is one correction on the staff report; there are not 49 Convertible tech offices (CTOs), there are 10 CTO units.

Speaker 1: Gisela Brigido stated there is a need for balanced growth that protects neighborhoods while creating affordable homes.

Speaker 2: Juan C Romero stated this project provides an opportunity for low-income families to buy a home.

Speaker 3: David Gomez stated the City needs more housing next to schools, transit, and businesses.

Speaker 4: Yulian Amador stated the project creates an opportunity for residents to become house owners and address the rising cost of living.

Speaker 5: Joshua Reyes stated the project supports low-income housing so a family won't have to put all their money into housing.

Speaker 6: Tammy King stated the project gives youth in the City the opportunity to stay and live in the City.

Speaker 7: Kath King stated the project will provide housing for locals and non-locals.

Speaker 8: Malik King stated that it is important to improve the neighborhood quality and safety of the City.

Speaker 9: Dave Jones provided a printed document to the Commissioners and Staff. He stated the approval should have conditions, should not be a gated community, should restore the 16 affordable units, and should be mandated to use California native plants.

Speaker 10: Stephanie stated affordable housing is family friendly as it does not price out local families.

Speaker 11: Yvonne Wong stated the approval should have conditions, should not be a gated community or exclusive amenities or anything that could cause expensive HOA fees. Priority for purchasing should be given to local residents.

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Speaker 12: Karla Robles stated the project is an opportunity for young adults to have affordable housing and ownership.

Speaker 13: Savannah Aguilar stated that Monterey Park families deserve affordable housing next to schools and work for low-income families.

Speaker 14: David Hernandez stated the project will bring jobs to the City and boost local economy.

Speaker 15: Maria Morales stated the project makes homeownership more affordable for locals.

Speaker 16: Jennifer Perez stated the project provides an opportunity for working families to afford a home.

Speaker 17: Kaitlyn Huang stated affordable housing is needed for locals, so locals are not pushed out.

Speaker 18: Jolene Huang stated affordable housing is the best investment for the City.

Speaker 19: Julia Casper stated that teachers, nurses, and first responders should be able to afford to live in the City.

Speaker 20: Jessica Casper stated solutions are needed to make life more affordable for low-income families.

Speaker 21: Ashley Escueta stated the project will help prevent pricing out the people and seniors who built the City.

Speaker 22: Debra stated the project should have prohibitions on a big group buying all the units and prohibitions on short-term rentals. There should be infrastructure improvements for accessibility and safety for playing children. California native plants should be required. There should potentially be a stoplight at the intersection of Saturn St and Orange Ave.

One written correspondence from the California Housing Defense Fund.

The applicant and their team provided a presentation on the project. Chairperson Sam granted addition time for the applicant presentation.

Chairperson Sam closed the public hearing. The Planning Commissioners discussed the proposed project.

Commissioner Li and the applicant discussed potential HOA fees, short-term rentals, traffic concerns along Potrero Grande Dr, and an erosion plan.

Commissioners Chiang, Fung and Sam, Staff, and the applicant discuss public infrastructure improvements provided and required including sidewalk dedications and landscape buffer.

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Commissioner Chiang, Staff, and the applicant discussed the CEQA requirements of AB130 including the trial council conditions. They discussed the traffic study, gate capacity, and criteria for the live/work units. Commissioner Chiang agreed with the public comment on providing affordable units for a range of demand, the public comment on requiring California native plants, and the public comment on preventing a big company from buying and renting the units.

Commissioner Fung, Chairperson Sam, the applicant discussed interest in higher density and affordable unit sales as well as marketing the units to locals before the full public. They discussed the school district and trash services as well as the parking demand for the live/work units. They discussed the gated community aspect. The Commissioners state they are a proponent of the greater sidewalk width.

Vice Chairperson Wilson, the applicant, and Staff discussed the street improvement planned along Potrero Grande Dr and the solar panel and EV charger proposals.

Chairperson Sam stated the affordable housing should be referred to as “starter homes”. Chairperson Sam, the applicant, and Staff discussed the functions of live/work spaces compared to convertible tech offices (CTOs). They discussed pedestrian walkability and sidewalk dedication and plans to combat wildfire risk.

Commissioners Fung, Chiang, and Sam and the applicant discussed providing a variety of affordable income levels. The Commissioners and Staff discuss housing development and the broader city land use policy.

Chairperson Sam and the applicant discuss school district enrollment. Commissioner Li and the Applicant discussed the CC&R requirements related to maintenance of the building exterior.

Director Timothy Hou identified and clarified the conditions specified during the Commissioners’ discussions.

Action Taken: The Planning Commission voted to adopt a Resolution recommending that the City Council approve Site Development Plan DRB-25-131, Density Bonus DRB-26-067, and Tentative Map No. 84935 subject to the conditions of approval with the additional related actions of requiring the applicant to work with staff to address the sidewalk widths and the medians on Atlas Ave and to provide an exclusive period of marketing to Monterey Park residents.

Motion: Moved, by Commissioner Li and seconded by, Vice Chairperson Wilson, motion carried by the following vote:

Ayes:	Commissioners:	Sam, Chiang, Wilson, Fung, Li
Noes	Commissioners:	None
Absent:	Commissioners:	None
Abstain:	Commissioners:	None

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[Alternative Motion: None]

[10.] OLD BUSINESS:

NONE.

[11.] NEW BUSINESS:

NONE.

[12.] COMMISSION COMMUNICATIONS AND MATTERS:

Commissioner Chiang and Assistant City Attorney Joaquin Vazquez discussed the applicant providing an initial, informal presentation prior for feedback. Commissioner Chiang and Staff discussed future update to Monterey Park Municipal Code regarding entitlement requirements. Chairperson Sam and Staff discussed art requirements.

[13.] FUTURE AGENDA ITEMS:

NONE.

[14.] ADJOURNMENT:

There being no further business for consideration, Planning Commission meeting was adjourned at 9:44 p.m.

Timothy Hou

Director of Community Development

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Planning Commission Staff Report

Date: September 8, 2026
Agenda Item Number: 8.A

To: Planning Commission

From: Timothy Hou, Director of Community Development
Nikole Sanchez, Planning Permit Technician

Subject: Master Sign Plan No. 26-01 (DRB-26-044) for the Garfield Lincoln Center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue (APNs 5255-008-006 and 5255-008-015).

Recommendation:

It is recommended that the Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting a resolution approving Master Sign Plan No. 26-01 (DRB-26-044), as conditioned; and
5. Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., the “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City reviewed the project and determined that that it is categorically exempt from CEQA pursuant to CEQA Guidelines § 15311(a) (Class 11 – Accessory Structures). Class 11 exempts the construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The proposed project would establish a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required. If the proposed project is approved, the City will file a Notice of Exemption, attached as Attachment 1.

Executive Summary:

Lavender Fung with Signs Express Manufacturing Company, on behalf of Garfield and Lincoln Property, LLC (“Applicant and Property Owner”), is requesting approval of Master Sign Plan (“MSP”) No. 26-01 (DRB-26-044), attached as Attachment 2, to establish an integrated master sign plan (the “Project”) for an existing commercial shopping center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue (the “Project Site”), as shown in

Attachment 3. Pursuant to Monterey Park Municipal Code (“MPMC”) § 21.24.580(A), any existing commercial or mixed-use project with three or more units involving exterior remodeling requires Planning Commission approval of an integrated MSP before issuance of a sign permit. Staff recommends that the Planning Commission adopting a resolution approving MSP No. 26-01 (DRB-26-044), as conditioned, attached as Attachment 4, because the Project establishes uniform standards for the size, design, style, materials, and placement of signage throughout the recently remodeled shopping center, consistent with MPMC regulations.

Type of Action (Quasi-Judicial):

In considering such Project, the Planning Commission acts in a quasi-judicial role. In that capacity, the Planning Commission applies the applicable law to the facts contained in the administrative record. Accordingly, the Planning Commission can only consider relevant evidence contained in the administrative record to the Project. A party appearing before the Planning Commission is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- Access to the evidence on which the action is based; and
- The opportunity to respond before a reasonably impartial, neutral decisionmaker.

The Planning Commission 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 Planning Commission relies on information outside the record or on matters that do not constitute substantial evidence, a court may invalidate the Planning Commission’s decision.

Background:

The Project Site, also known as the Garfield Lincoln Center, consists of three single-story, multi-tenant commercial buildings containing a total of 18 retail and restaurant tenant spaces. Over the years, multiple tenants have occupied the subject tenant spaces and routine improvements have been made. In March of 2025, comprehensive exterior façade improvements commenced in response to fire damage, including a complete façade reconstruction and redesign with a contemporary gray and white color scheme. The improvements were completed and received final inspection approval in March 2026. On July 28, 2026, the Applicant submitted the subject MSP application. Staff has worked with the Applicant to refine the Project plans and proposed sign regulations.

The MSP regulations will apply to all storefronts located with the Garfield Lincoln Center but not to the City-owned freestanding pole sign located on the City-owned public parking lot directly south of the Project Site.

This is the first MSP application to come before the Planning Commission. Before the COVID-19 Pandemic, MSPs were reviewed and approved by the Design Review Board (DRB). However, in 2020, the City Council adopted Ordinance No. 2181 which changed the DRB’s functions and authority and delegated approval authority of MSPs to the Planning Commission.

Project Description:

MSP No. 26-01 (DRB-26-044) proposes to establish uniform standards for the size, design, style, materials, and placement of signage throughout the Garfield Lincoln Center. The Project Site is zoned Central Business Commercial (C-B) and has a General Plan land use designation of Mixed Use. In addition, the Project Site is in the Planned Development (P-D) and Residential Incentive Zone (RIZ) overlays. Signage within the C-B zone is regulated by MPMC Chapter 21.24 (Sign Regulations), and the proposed MSP No. 26-01 adheres to such regulations and will further establish regulations. MSP No. 26-01 establishes Project Site-specific sign standards consistent with Chapter 21.24 to create a cohesive theme for the center. Key provisions of MSP No. 26-01 include the following:

- Wall Signs: Generally limited to one sign per tenant, with additional signage permitted for corner units, subject to specified size and design standards.
- Window Signs: Limited to 20% of window area and must not obstruct visibility into the business.
- Temporary Signs: Banners require Planning Division approval and are limited in duration and frequency.
- A-Frame Signs: One per tenant is permitted within the storefront area, subject to size and Americans with Disabilities Act (ADA) requirements.
- Prohibited Signs: Flashing, moving, roof, blade, hazardous, and other attention-grabbing signs, as well as balloons and off-site advertising, are prohibited.

Pursuant to MPMC § 21.24.610, any future revision to an approved MSP may be approved by the City Planner if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval require Planning Commission approval.

Project Analysis:

Approvals of MSPs are governed by MPMC § 21.24.600 and may be granted by the Planning Commission when it can be demonstrated that the proposed MSP: (1) complies with the purpose of MPMC Chapter 21.24, (2) enhances the overall development and is in harmony with surrounding development, (3) contains provisions to accommodate future revisions that may be required because of changes in use or tenants, and (4) complies with the standards of MPMC Chapter 2.24, subject to the flexibility permitted for sign area, number, location, and height. Based on staff's review and analysis, the proposed MSP complies with these requirements, and approval of MSP No. 26-01 is therefore recommended.

MSP No. 26-01 complies with the purpose of MPMC Chapter 21.24 in that, among other things, it maintains and enhances the aesthetic environment of the Project Site and the City's ability to attract sources of economic development and growth. Per the MSP, each storefront will have one wall sign protruding a total of nine inches from the wall, consisting of an aluminum tube permanently affixed to the storefront and a four-inch raceway, screening backer, and channel letters all affixed to the aluminum tube. Maintaining a permanent fixture on the wall while allowing replacement of the raceway, screening backer, and channel letters will minimize damage to the newly renovated façade during new sign installation over time.

MSP No. 26-01 encourages signs which are integrated with and harmonious in size, design, style, material, and appearance to the Project Site. The use of a solid white backer hiding the raceway and the limitation of two colors per sign contributes to the center's new uniform and

contemporary design while also hiding all electrical and structural components. It also enables fair and consistent enforcement of sign restrictions.

The MSP includes provisions addressing future changes in use and tenancy, including variations in wall sign placement and requirements that tenants remove all signage and repair affected areas to the original condition within ten days of expiration or early termination of a lease. Lastly, MSP No. 26-01 does not deviate from the standards set forth by MPMC Chapter 21.24 and, together with the Project Site's newly upgraded facades, will enhance the overall appearance of the Project Site and achieve a superior level of design.

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 Press on August 26, 2026, with affidavits of posting on file. The legal notice of this hearing was mailed on August 27, 2026, to property owners and tenants within a 300-foot radius of the Project Site.

Strategic Plan Goal:

This action supports the Strategic Plan Goal 3(B)(i) by assisting with implementing the City's Economic Development strategy of fostering economic growth and attracting investment by revitalizing Downtown Monterey Park and nurturing a culture of entrepreneurship. MSP No. 26-01 enhances the aesthetic environment of the Project Site and the City's ability to attract new businesses and assist with entrepreneurship at a key location in Downtown Monterey Park that would help in creating new sources of economic development and growth for the City.

Fiscal Impact:

There is no fiscal impact associated with this action.

Attachments:

1. Draft Notice of Exemption
2. Master Sign Plan No. 26-01
3. Aerial Map
4. Resolution Approving MSP No. 26-01 (DRB-26-044), as conditioned.

ATTACHMENT 1

Draft Notice of Exemption

Notice of Exemption

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

To:

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

Project Title: Master Sign Plan No. 26-01 (DRB-26-044)
Project Location - Specific: 100-120 N. Garfield Ave. & 103-123 N. Lincoln Ave.
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Lavender Fung with Signs Express Manufacturing Company, on behalf of Garfield and Lincoln Property, LLC ("Applicant and Property Owner"), is requesting approval of Master Sign Plan (MSP) No. 26-01 (DRB-26-044) to establish an integrated master sign plan for an existing commercial shopping center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue.

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

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: § 15311 (Class 11 – Accessory Structures)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project is categorically exempt from CEQA pursuant to CEQA Guideline §15311 (Class 11 – Accessory Structures). Class 11 exempts qualifying projects consisting of construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The proposed project contemplates the establishment of a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required.

Lead Agency Contact Person: Nikole Sanchez, Planning Permit Technician Telephone (626) 307-1307

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: Planning Permit Technician

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

☐ Signed by Applicant

ATTACHMENT 2
Master Sign Plan No. 26-01



PROPERTY MANAGEMENT
 Daphne Tsai
 109 S. Alanmay Ave. #105
 San Gabriel, CA 91776
 Tel : (626) 796-3811
 daphne@oaklinmgmt.com

ARCHITECT
 AHK Architecture
 13005 Mesa Verde Way
 Sylmar, CA 91342
 Tel : (310) 650-6994
 contact@ahkarchitecture.com

SIGN CONTRACTOR
 Signs Express
 1438 Santa Anita Ave.
 South El Monte, CA 91733
 Tel : (626) 443-3333
 info@signsexpress.com



SIGNS EXPRESS
1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733
 Tel: 626-443-3333 * info@signsexpress.com

Garfield Lincoln
 CENTER

100-120 N Garfield Avenue,
 103-123 N Lincoln Avenue,
 Monterey Park, CA 91754

LANDLORD APPROVAL

Signature

Date



monterey sign program

All design & artworks in this sign program are the exclusive property of Signs Express & cannot be copy & reproduced, in whole or in part, without Signs Express prior written approval

	Page #
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General Requirements	2
Sign Specifications	3
Site Plan	4
West / South Elevation	5
South Elevation	6
South Elevation	7
East Elevation	8
Section Details	9
Building Details	10



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Tel: 626-443-3333 * info@signsexpress.com

Garfield Lincoln
C E N T E R

100-120 N Garfield Avenue,
103-123 N Lincoln Avenue,
Monterey Park, CA 91754

LANDLORD APPROVAL

Signature

Date

This master sign program is established to ensure the necessary design standards and facilitate a positive relationship between the property owner, management, tenants, and the city.

A. GENERAL INFORMATION & REQUIREMENTS

- 1. Tenant shall be responsible for the costs of all tenant’s signs, including installation and maintenance. Each tenant or the tenant’s sign contractor shall obtain and pay for all necessary City permit fees of the approved signage prior for fabrication and installation.
- 2. At expiration or early termination of lease, tenant shall remove all tenant’s signs and repair the affected areas to the original condition within a ten day period. The Landlord reserves the right to hire contractors to have the required work done at tenant's expense. The decorative aluminum tubes are the property of the landlord and shall remain on the building.
- 3. All signs shall be manufactured and installed by an licensed contractor and per City's building and electrical code, UL labels should be placed in an inconspicuous location.
- 4. After installation, all penetrations of exterior shall be sealed watertight in color and finish to match adjacent material. Final inspection by the City's Building Department is required in terms of signing off tenant's work after penetration.
- 5. Cooperative tenant promotion signs shall be permitted only upon review and approval by the landlord and the City of Monterey Park.
- 6. Each tenant shall be fully responsible for all the actions of the tenant's contractor with respect to the installation of tenant's sign.
- 7. Each licensed sign contractor shall be responsible for the fulfillment of all requirements and specifications set here forth, completion of the installation in a workmanlike manner, clean up, patching and painting of any surface damage that the tenant's sign contractor may have caused. Tenant shall notify Landlord within one day of defects in writing before work commencement.

B. APPROVAL AND PERMITTING

Shop drawings (Minimum scale 1/8" = 1'-0") must be submitted to the Landlord for approval prior submitting to the city. The shop drawings shall be drawn and submitted by a licensed sign contractor, including the contractor’s name, California state license number, address, contact information and Underwriter Laboratory number. The application for the sign permit shall be made to City of Monterey Park Planning Division and shall includes the followings.

- * A scaled and dimensioned building elevation,
- * Proposed signage details, size, material, colors, dimensions, and locations;
- * Installation section details;
- * Site plan with north arrow;
- * Planning Application with property owner’s acknowledgment. (City of Monterey Park)

C. INSURANCE

The licensed sign contractor shall carry Workmen's Compensation and Public Liability Insurance in the amount of \$2,000,000.00 per occurrence against all damages suffered or done to any and all persons and property while engaged in the construction or erection of signs. The additional liability insurance policy as an additional insured and shall be submitted to the landlord before the sign is installed.

A. TENANTS' WALL SIGN

- a. Sign Type : 3” deep, Face-Lit channel letters with a minimum 1/8” thick acrylic face and 3/4” wide trim capping. Internally illuminated by 12v L E D light modules. Minimum 1/8” thick and 2” wide white backers outlining the perimeter of the sign covering the decorative tube from front view. All letters and backers shall be secured onto a decorative aluminum tube.
- b. Materials :
 - 1. Letter returns and backs - Minimum 0.040” thick aluminum with powder coating in dark bronze color.
 - 2. Trim caps - 3/4” wide dark bronze color.
 - 3. Faces - Minimum 1/8” thick acrylic
 - 4. Backer - Minimum 1/8” aluminum finish in white color.
 - 5. 4” decorative aluminum square tube to be powder coated in Silver Matte finished.
- c. Sign Area : Maximum sign area shall be one square foot per each leased linear foot. Leased storefront less than 20 feet can be allowed 20 square feet maximum.
- d. Sign Locations : **Site Plan (Page 4) and Building Elevations (Page 5 / 6 / 7 / 8)**
- e. Sign Size : Logos are permitted subject to approval of landlord and City of Monterey Park. Maximum logo height shall not exceed 18 inches and not to exceed 25% of the proposed total sign area. Maximum letter height including multi-languages shall not exceed 18 inches. (**Page 9**)

Corporate logos and colors may be allowed for tenants with registered trade-marks are acceptable and to be reviewed and approved by the landlord and the City of Monterey Park Planning Division on a case-by-case basis.
- f. Sign Color : Maximum two (2) colors are allowed on letter faces per sign.
All 4” decorative aluminum square tubes and mounting plates are to be powder coated in Tiger Drylac-RAL90-500 Silver Matte.
- g. Number of signs : Each tenant is allowed one (1) wall sign at the dedicated locations. One (1) additional wall sign is allowed for tenant at corner spaces. In any case in the future, if two separate units combine into one occupancy, the signage shall be located in the center of signage facade, to be reviewed by the city on case-to-case basis.
- h. Tenants’ signage shall be limited to one (1) line only.

B. WALL SIGNS INSTALLATION SECTION DETAILS (See page 10)

All electrical components & assembly are to be U. L. listed & labeled.

C. WINDOW SIGNS

Permanent and temporary window signs shall not occupy more than 20 percent of the total window area. Permanent window signs are to be fabricated by 2ml white vinyl films and may include company name, logo, business hours, all vinyl graphics are to be applied on secondary surface (Interior of the glass). Signs may not obscure views into the business by law enforcement personnel.

D. TEMPORARY SIGNS

- * Banners
All banners are required the city’s approval and permit prior to erecting or installation. Temporary banners are permitted for a period of 45 days. At the end of 45 days, a new banner may not be issued until after 30 days. A total of four (4) banner permits may be issued in a year per each business, regardless of the number of visible sides.
- * A frame sign - Each business is allowed to display one portable sign during business hour. Such sign shall be displayed within the business’s storefront and shall not exceed 3 feet in height and 2 feet in width. Any proposed A-frame signs must remain ADA compliant at all times.

E. PROHIBITED SIGNS

- * Flashing signs
- * Roof Signs
- * Hazardous signs
- * Moving signs
- * Blade signs
- * Inflatable and mylar balloons
- * General advertising (Off-Premises) signs
- * Sign erected without a permit
- * Temporary sign display without a permit
- * Signs that emit or generate sound
- * Signs erected upon or over common area

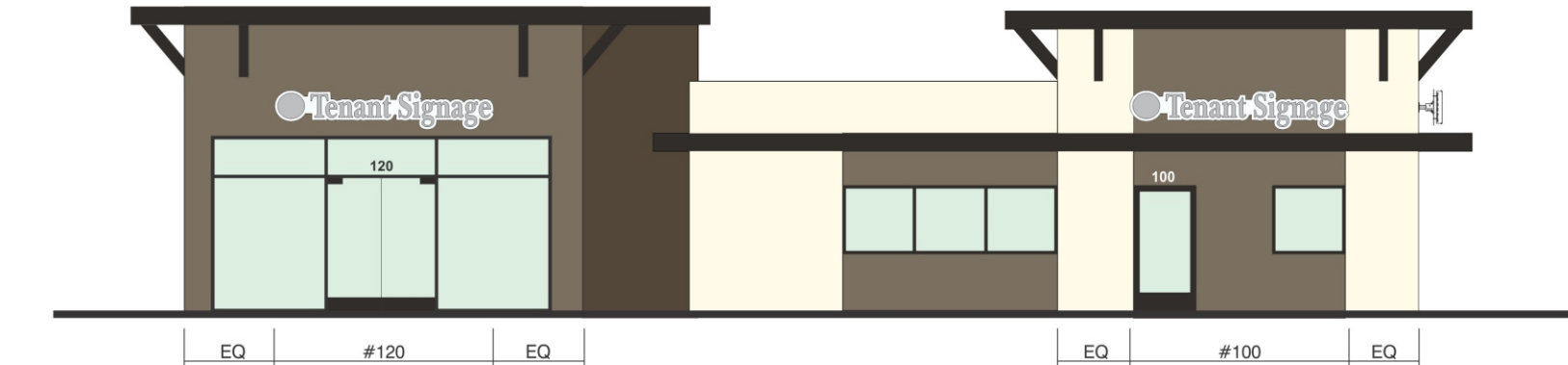


100-120 N Garfield Avenue,
103-123 N Lincoln Avenue,
Monterey Park, CA 91754

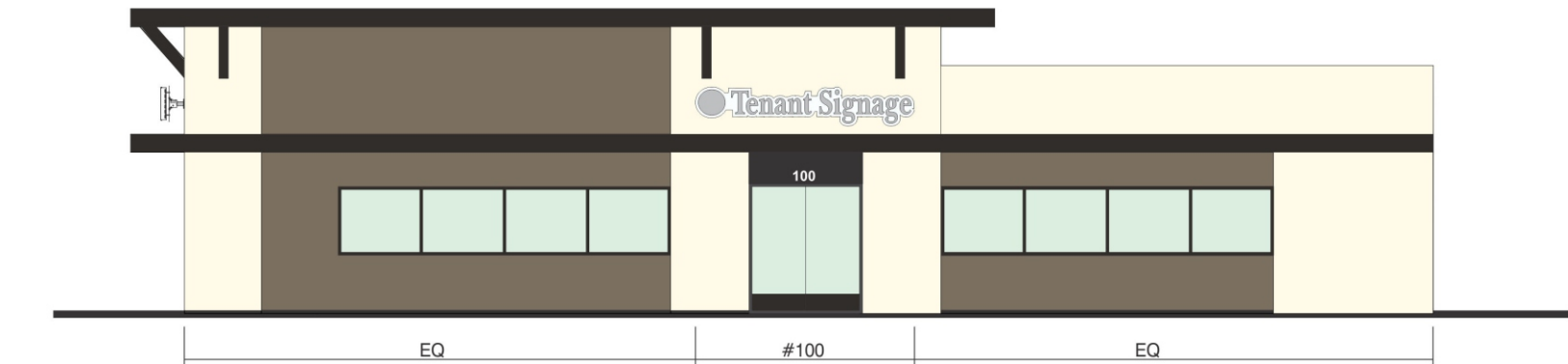
Signature

Date

4



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



Signs Express

1438 SANTA ANITA AVE., SOUTH EL MONTE, CA 91733

Tel: 626-443-3333 * info@signsexpress.com

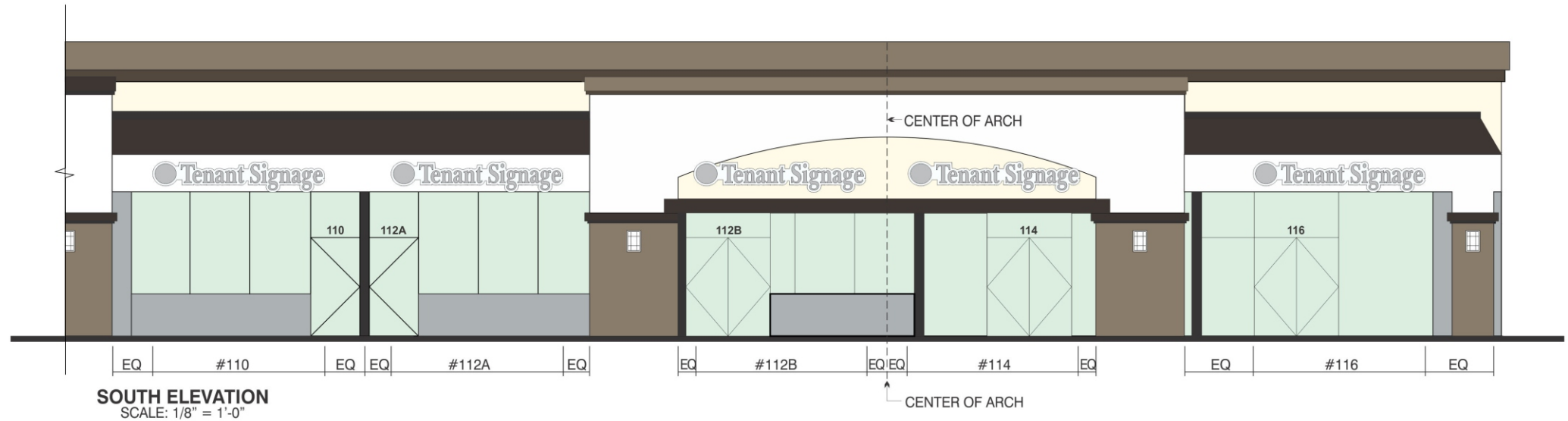
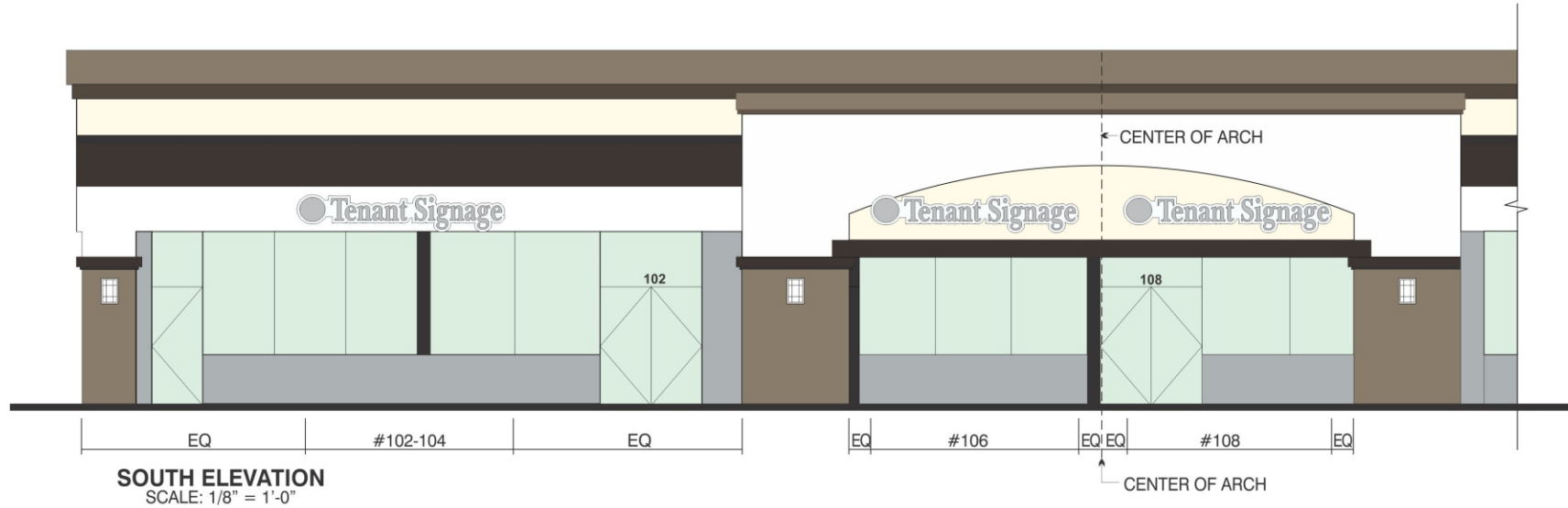
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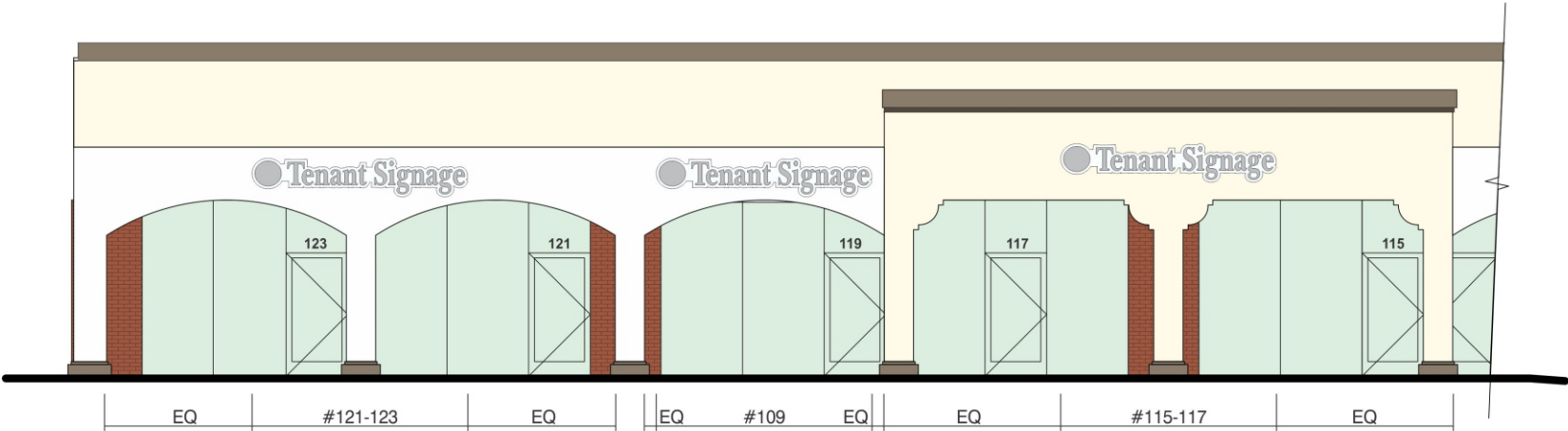
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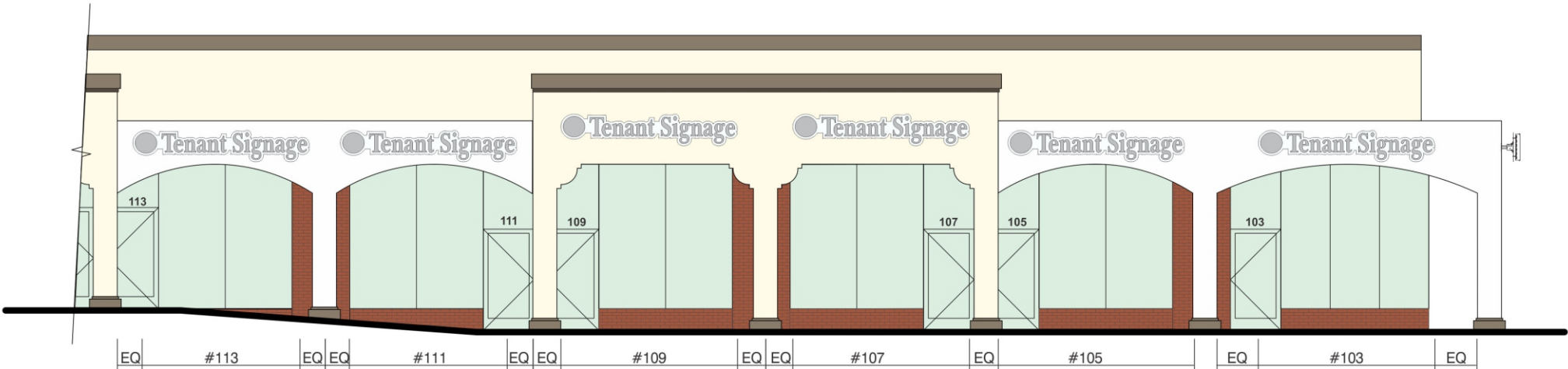
LANDLORD APPROVAL

Signature _____ Date _____





SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



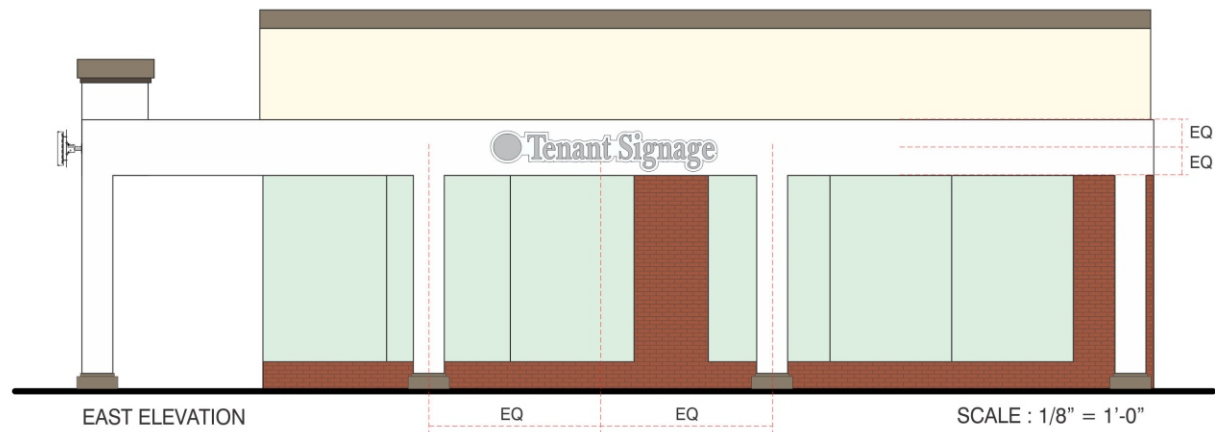
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Signature _____ Date _____



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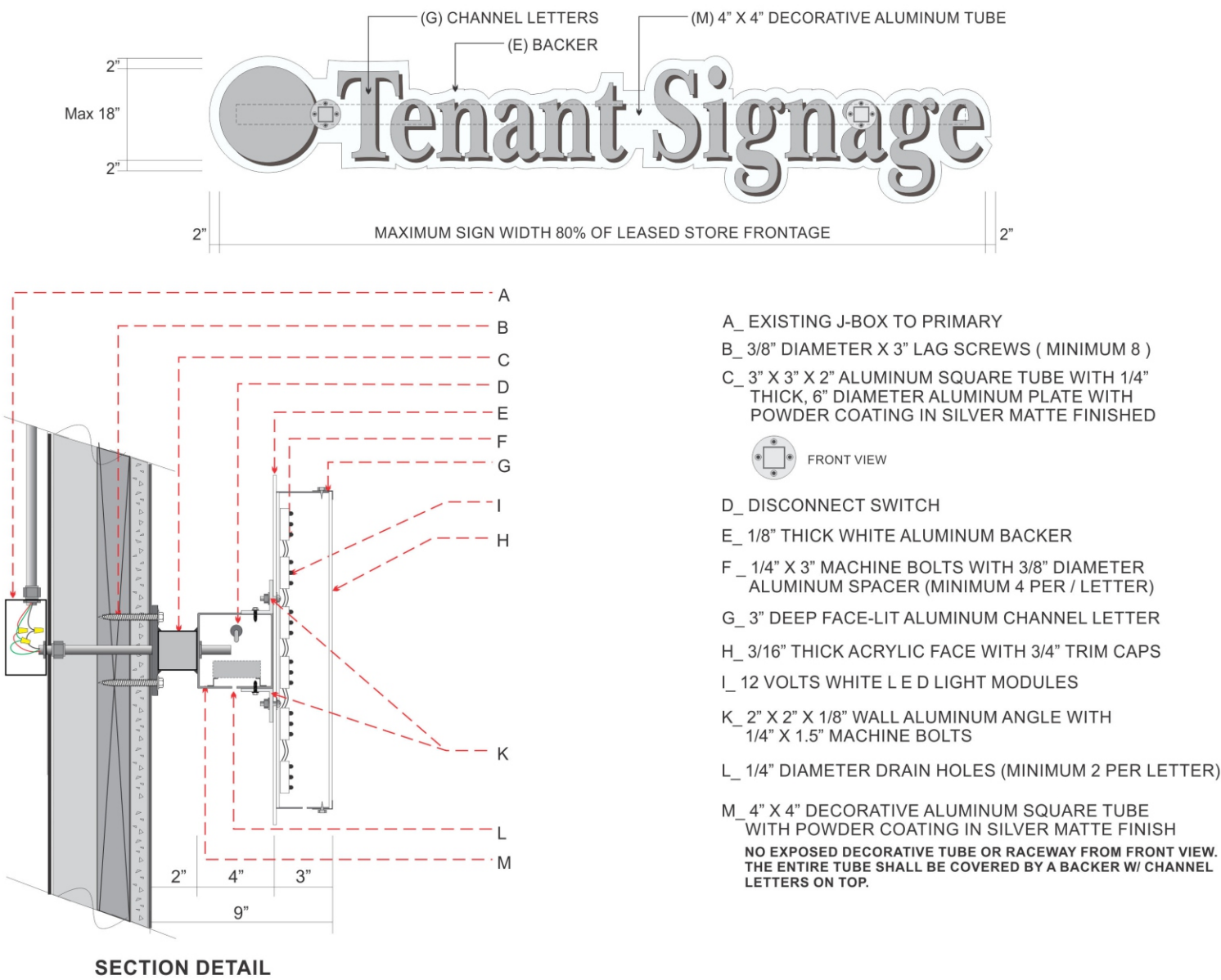
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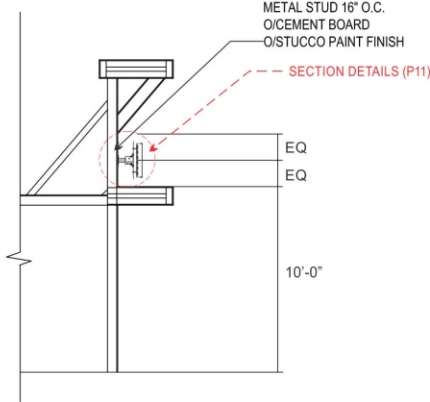
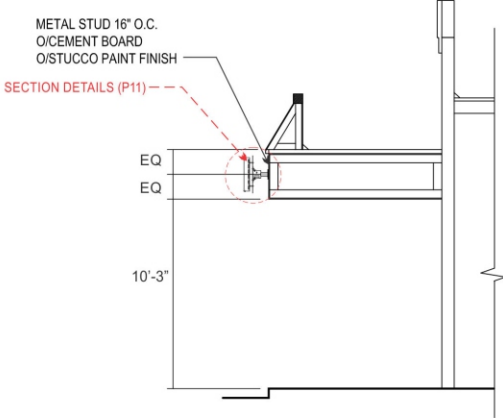
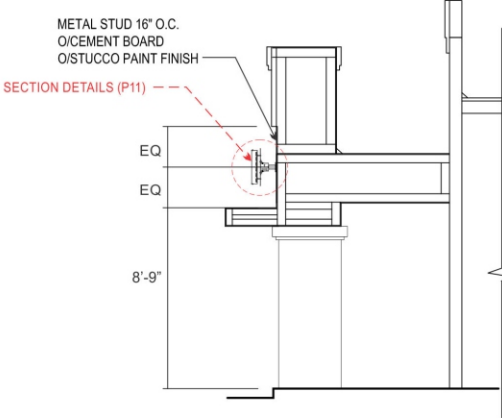
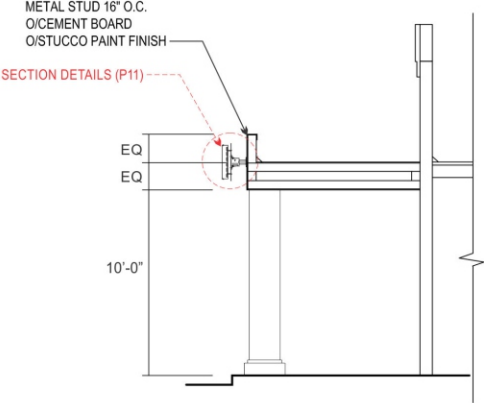
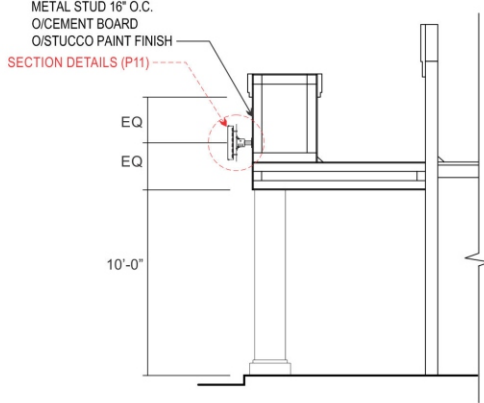
LANDLORD APPROVAL

Signature

Date

8



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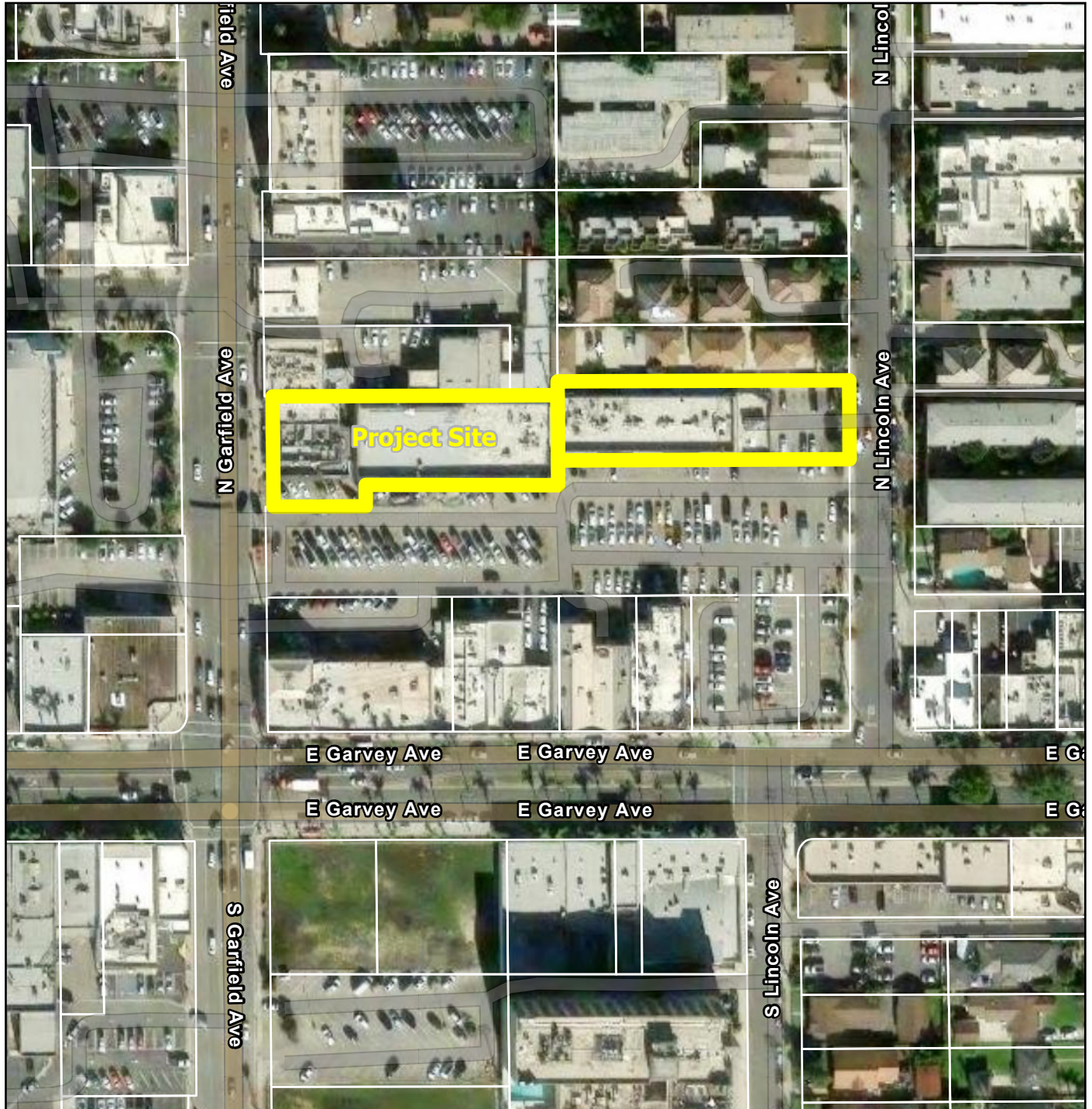
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10

ATTACHMENT 3

Aerial Map

MSP #26-01 (DRB #26-044)
100-120 NORTH GARFIELD AVENUE & 103-123 NORTH LINCOLN AVENUE



0 250 500 Feet



Exhibit 2 - Aerial Map

ATTACHMENT 4
Resolution Approving MSP No. 26-01
(DRB-26-044), as conditioned

RESOLUTION NO. _____

A RESOLUTION APPROVING MASTER SIGN PLAN NO. 26-01 (DRB-26-044) ESTABLISHING AN INTEGRATED MASTER SIGN PLAN FOR AN EXISTING COMMERCIAL SHOPPING CENTER, KNOWN AS THE GARFIELD LINCOLN CENTER, LOCATED AT 100-120 NORTH GARFIELD AVENUE AND 103-123 NORTH LINCOLN AVENUE (APNS 5255-008-006 AND 5255-008-015)

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

SECTION 1: The Planning Commission finds and declares that:

- A. Lavender Fung with Signs Express Manufacturing Company, on behalf of Garfield and Lincoln, LLC (“Applicant” and “Property Owner”) is requesting approval of Master Sign Plan (MSP) No. 26-01 (DRB-26-044) to establish an integrated master sign plan (the “Project”) for an existing commercial shopping center, located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue (the “Project Site”).
- B. The Project Site, also known as the Garfield Lincoln Center, consists of three single-story, multi-tenant commercial buildings containing a total of 18 retail and restaurant tenant spaces.
- C. Over the years, multiple tenants have occupied the subject tenant spaces and routine improvements have been made.
- D. In March of 2025, the Project Site underwent comprehensive exterior façade improvements in response to fire damage consisting of a complete façade reconstruction and redesign with a contemporary gray and white color scheme. The improvements were completed and received final inspection approval in March of 2026.
- E. On July 28, 2026, the Applicant submitted the subject MSP application.
- F. Pursuant to Monterey Park Municipal Code (MPMC) § 21.24.580(A), any existing commercial or mixed-use project with three or more units involving exterior remodeling requires Planning Commission approval of an MSP before the City issues a sign permit.
- G. The City Planner completed review of the proposed MSP and scheduled a public hearing before the Planning Commission for September 8, 2026.
- H. Notice of public hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law.
- I. On September 8, 2026, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Project,

including, without limitation, information provided by City staff and public testimony.

- J. This Resolution and its findings are made based on the evidence presented to the Planning Commission at its September 8, 2026, hearing including, without limitation, the staff report submitted by the City Planner and exhibits attached thereto, and the public testimony, written and oral, all of which are incorporated by this reference.

SECTION 2: *Master Sign Plan Findings.* The Planning Commission determines that the following findings, which must be established to grant approval of a MSP pursuant to MPMC § 21.24.600, have been established for MSP No. 26-01 as follows:

- A. Does the MSP comply with the purpose of MPMC Chapter 21.24 (Sign Regulations), including the sign design guidelines?

MSP No. 26-01 complies with the purpose of Chapter 21.24 in that, among other things, it maintains and enhances the aesthetic environment of the Project Site and the City's ability to attract sources of economic development and growth. The MSP encourages signs which are integrated with and harmonious in size, design, style, material, and appearance to the Project Site and enables the fair and consistent enforcement of sign restrictions.

- B. Does the MSP enhance the overall development and is it in harmony with other signs included in the plan, with the structures they identify, and with surrounding development?

MSP No. 26-01 establishes uniform standards for the size, design, style, material and placement of signage throughout the Garfield Lincoln Center that ensure harmony with the Project Site and surrounding development. Key provisions of MSP No. 26-01 include: (1) limiting wall signs to one sign per tenant, with additional signage permitted for corner units, subject to specified size and design standards; (2) limiting window signage to 20% of window area and prohibiting obstruction to business visibility; (3) requiring approval for banners and limiting their duration and frequency; (4) limiting A-Frame signs to no more than one per tenant and must be placed adjacent to storefront and comply with the Americans with Disabilities Act; and (5) prohibited signs that include flashing, movement, roof mounted, hazardous, and other attention-grabbing signs, as well as balloons and off-site advertising.

- C. Does the MSP contain provisions to accommodate future revisions that may be required because of changes in use or tenants?

MSP No. 26-01 includes a provision addressing future revisions that may be necessary due to changes in use and tenancy such as allowing variation in wall sign placement and by requiring tenants to remove all signage and repair affected areas in the original condition within a ten-day period upon expiration or early termination of a lease.

- D. Does the MSP comply with the standards of MPMC Chapter 21.24 (Sign Regulations), except that flexibility is allowed with regard to sign area, number, location, and/or height to the extent that the MSP will enhance the overall development, achieve superior quality design, and will more fully accomplish the purposes of MPMC Chapter 21.24 (Sign Regulations)?
MSP No. 26-01 complies with the standards outlined in MPMP Chapter 21.24 and does not deviate from such standards.

SECTION 3: *Environmental Assessment.* Pursuant to the California Environmental Quality Act (Public Resources Code sections 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. sections 15000, et seq., the “CEQA Guidelines”), the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15311(a) (Class 11 – Accessory Structures). Class 11 exempts the construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The Project establishes a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required. If the proposed action is approved, the City will file a Notice of Exemption.

SECTION 4: *Approvals.* The Planning Commission hereby approves Master Sign Plan No. 26-01 (DRB-26-044), subject to the conditions listed on the attached Exhibit A, attached hereto and incorporated herein, establishing a master sign plan for the commercial shopping center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue (APNs 5255-008-006 and 5255-08-015).

SECTION 5: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission’s intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6: *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 7: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 9: *Preservation.* This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution

SECTION 10: *Limitations.* The Planning Commission's analysis and evaluation of a 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 a project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11: *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: *Effective Date.* This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 13: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 14: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption and will remain effective unless the action is appealed within ten days pursuant to MPMC Chapter 1.10.

SECTION 15: The Planning Commission Chairperson, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Monterey Park, and the Planning Commission Secretary is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE
CITY OF MONTEREY PARK THIS 8th DAY OF SEPTEMBER 2026.**

Tammy Sam, Chairperson

I, Timothy Hou, Planning Secretary, hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 8th day of September 2026, by the following vote of the Planning Commission:

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

Timothy Hou, Planning Secretary

**APPROVED AS TO FORM:
Karl H. Berger, City Attorney**

**By: _____
Joaquin Vazquez,
Assistant City Attorney**

EXHIBIT A

**CONDITIONS OF APPROVAL FOR MSP NO. 26-01 (DRB-26-044)
100-120 N GARFIELD AVE & 103-123 N LINCOLN AVE**

In addition to all applicable provisions of the MPMC, the Applicant agrees to comply with the following conditions of approval ("Project Conditions") for MSP-26-01 ("DRB-26-044").

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

STANDARD PROJECT CONDITIONS:

1. The Applicant 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 MSP No. 26-01 (DRB-26-044) 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 MSP No. 26-01 (DRB-26-044), the Applicant 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 Applicant's obligations under this condition do not apply to any action or proceeding alleging that the City violated the Applicant's rights or deprived the Applicant of benefits or protections provided by a housing reform law, and nothing in this condition requires the Applicant to indemnify, defend, or hold harmless the City with respect to any such claim.
2. MSP No. 26-01 must be used in the manner approved and must be in substantial conformity with the approved plans attached to the Planning Commission staff report dated September 8, 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 to this approval subject to the provisions of MPMC § 21.24.610.
3. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Project Conditions, are binding upon the Property Owners' successors in interest. The Project Conditions may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, MPMC § 21.32.170.

4. Any proposed deviations from the Exhibits, Project Description, or 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.
5. When exhibits or written Project Conditions are in conflict, the written Project Conditions prevail.
6. 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.
7. The Applicant 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.
8. Anything which is not shown on the approved plans or otherwise not specifically approved as part of this Project is not approved. Material errors or omissions in the application materials, plans, or supporting documents may constitute grounds for modification or revocation of this approval in accordance with applicable law.
9. The Applicant's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this approval. 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 Applicant or Property Owner in accordance with applicable law.
10. The Applicant 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.
11. This decision is not effective until the Applicant 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, or a final decision has been made on the appeal. By exercising any entitlement granted under this approval, Applicant acknowledges agreement with the Project Conditions.
12. This Resolution, including Exhibit A and signed Acceptance of Conditions Affidavit, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the Project plans (MSP No. 26-01).

PLANNING DIVISION CONDITIONS:

13. All buildings or structures on the Project Site must be maintained free of graffiti. If the Property Owner fails to remove any graffiti within 24 hours after receiving written notice from the City, the City may remove or cover the graffiti, with all associated costs charged to the Property Owner.
14. The Project Site must be maintained in a clean and orderly condition and kept free of trash, litter, and debris at all times.
15. Approval of MSP No. 26-01 does not constitute approval of building permits for any new signage. Any required building permits must be separately applied for and obtained through the Building Division.
16. All signs, including their supports, braces, wire guys, and anchors, must be maintained in good repair and proper condition. All sign display surfaces must be always kept neat and well-maintained. Sign faces must be promptly repaired or replaced upon indication of chipping, fading, or other deterioration.
17. When a use or tenant space is discontinued or vacated, the business owner and/or Property Owner must remove all signage and repair/repaint any affected surfaces within 30 days.
18. If no appeal is filed within the applicable ten-day period, tenants may submit sign plans for approval and apply for the required permits.
19. A sign plan drawn to scale must be submitted to the Planning Division for any new signage at the Project Site. All new signs must comply with the criteria established by MSP No. 26-01 and are subject to review and approval by the Planning Division.
20. Signs shall not be supported with exposed conduits, bracing, angle iron, guy wires, cables, or similar materials, unless otherwise stated within MSP No. 26-01.
21. No raceway or aluminum tube shall be exposed, unless otherwise stated within MSP No. 26-01.

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

Garfield and Lincoln Property, LLC
a Delaware limited liability company

By: _____
Name: _____
Title: _____