PLANNING COMMISSION OF MONTEREY PARK
AGENDA

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

Tuesday
August 23, 2022
6:30 PM

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

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

PUBLIC PARTICIPATION
You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with
another person’s speaking. No person may speak more than a total of 10 minutes. The
Chairperson and Planning Commission Members may change the amount of time allowed for
speakers.

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

CALL TO ORDER
Chairperson Sam

FLAG SALUTE
Vice Chairperson Ricky Choi

ROLL CALL
Chairperson Tammy Sam, Vice Chairperson Ricky Choi, Jack Chiang,
Peter Fung, Jasmine Pesantes

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

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

ORAL AND WRITTEN COMMUNICATIONS
PRESENTATIONS

CITY OF MONTEREY PARK - CONSENT CALENDAR – None.

PUBLIC HEARING – None.

TENTATIVE PARCEL MAP NO. 82319 (TM-19-02) TO ALLOW THE CREATION OF A TWO-PARCEL SUBDIVISION IN THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONE - 1374 S. GRANDRIDGE AVENUE

It is recommended that the Planning Commission consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting a resolution approving Tentative Parcel Map No. 82319 (TM 19-02), subject to conditions of approval;
5. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act)

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is Categorically Exempt under § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) because the project consists of the reconfiguration of three parcels to create a two-parcel subdivision, with existing structures to remain. The proposed project occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses and does not have value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project site can be adequately served by all required utilities and public services. No new construction is proposed as part of the project.

OLD BUSINESS – None.

NEW BUSINESS

COMMISSION COMMUNICATIONS

FUTURE AGENDA ITEMS

ADJOURN

Next regular scheduled meeting is on September 13, 2022.
DATE: August 23, 2022
AGENDA ITEM NO: 3-A

TO: The Planning Commission

FROM: Steve Sizemore, Interim Director of Community Development
Jessica Serrano, Planning Manager
Kevin Tan, Assistant Planner

SUBJECT: A public hearing to consider Tentative Parcel Map No. 82319 (TM-19-02) to merge three (3) parcels to create two (2) parcels at 1374 South Grandridge Avenue (Assessor’s Parcel Numbers (“APNs”) 5263-018-031, 5263-018-034 and 5263-018-035) (“Subject Property”).

RECOMMENDATION:

It is recommended that the Planning Commission consider:
1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopting the Resolution approving Tentative Parcel Map No. 82319 (TM-19-02), subject to conditions of approval; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act)

The proposed project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 (Class 32 In-Fill Development Projects) because the project consists of the merging of three parcels to create a two-parcel subdivision, with existing structures to remain. The proposed project occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses and does not have value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project site can be adequately served by all required utilities and public services. No new construction is proposed as part of the project.

EXECUTIVE SUMMARY:

The Applicant seeks to create a two-parcel subdivision (“Project”) at the subject property which is currently composed of three (3) parcels located on the east side of Grandridge Avenue, approximately 120 feet north of its intersection with El Repetto Drive. The Subject Property is within the City’s R-1 (Single-Family Residential) zone and is developed with a single-family unit on the largest of the parcels located at 1374 South Grandridge Avenue (APN 5263-018-035).
BACKGROUND

The Applicant, Anthony Wong, on behalf of the property owner, seeks a tentative map to reconfigure three (3) existing parcels to create a two-parcel subdivision at the Subject Property. The existing single-family residential dwelling on 1374 South Grandridge Avenue will remain, and a new parcel will be created for future single-family residential development. The Subject Property is zoned R-1 and designated Low Density Residential in the General Plan. The R-1 zone allows for single-family housing. The properties to the north, south, east, and west are zoned R-1.

The Subject Property is located on the east side of South Grandridge Avenue, approximately 120 feet north of its intersection with El Repetto Drive. The current configuration of the Subject Property includes three rectangular lots as summarized in the table below:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Size</th>
<th>Lot Depth</th>
<th>Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>22,850 square feet</td>
<td>235 feet – 240 feet*</td>
<td>93 feet – 99 feet*</td>
</tr>
<tr>
<td>B</td>
<td>7,830 square feet</td>
<td>500 feet*</td>
<td>15.5 feet</td>
</tr>
<tr>
<td>C</td>
<td>6,390 square feet</td>
<td>500 feet*</td>
<td>12.5 feet</td>
</tr>
</tbody>
</table>

*Approximate measurements

The largest parcel (“Parcel A”) is improved with an existing single-family dwelling and attached garage. The other two (2) parcels (“Parcels B and C”) are south of the Parcel A, and due to the large lot depth of Parcels B and C, they are considered to constitute so-called “through lots” with frontages on both Grandridge Avenue and Isabella Avenue. All three (3) parcels contain easements and/or facilities maintained by Southern California Edison Company (“Edison”). Edison has stated, in writing, that the subdivision of the property will not unreasonably interfere with these easements and/or facilities.
**DISCUSSION**

As part of the proposed subdivision of the Subject Property, the three (3) parcels will be reconfigured to create two (2) parcels (see Attachment 3). The existing single-family dwelling will be part of Parcel 1 and rectangular in shape. Parcel 2 will be irregularly shaped, resembling a flag lot, with a frontage on Isabella Avenue, however only accessible from Grandridge Avenue. Conditions affecting access to the site include the sloped topography from the Isabella Avenue side and the existing drive approach on Grandridge Avenue.

As proposed, the subdivision will meet the standards as provided in the Monterey Park Municipal Code ("MPMC"). The table below provides a comparison of the proposed parcels to the requirements the MPMC:

<table>
<thead>
<tr>
<th></th>
<th>MPMC Requirement</th>
<th>Parcel 1</th>
<th>Parcel 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>6,000 square feet</td>
<td>17,451 square feet</td>
<td>19,540 square feet</td>
</tr>
<tr>
<td>Lot Width</td>
<td>50 feet</td>
<td>121.02 feet</td>
<td>124.84 feet</td>
</tr>
</tbody>
</table>
The existing single-family unit at 1374 South Grandridge Avenue located on Parcel 1 will remain, and all development standards contained within the MPMC will be met regarding setbacks, floor area ratio, and similar. A development proposal for Parcel 2 will subsequently be submitted for separate review by staff, in accordance with the MPMC.

Parcel 1 will feature two (2) drive approaches, one at the north portion of the property and one at the south portion of the property, both fronting Grandridge Avenue. The existing drive approach at the north serves the existing single-family unit, the existing south drive approach on Grandridge will be the main access point for Parcel 2. A driveway easement between Parcel 1 and Parcel 2 will be required as part of the subdivision to facilitate access. Further the underlying Edison easement will remain in place. Any proposed improvements must not interfere with the Edison easement or improvements, unless approved by Edison and the City.

The Project complies with the R-1 development standards, as well as the map requirements per MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, et seq.). The tentative map expires at the end of 24 months, if approved.

**OTHER ITEMS:**
Legal Notification

The legal notice of this public hearing was posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on August 11, 2022 and published in the Wave on August 11, 2022, with affidavits of posting on file. The legal notice of this hearing was mailed to sixty (60) property owners within a 300-foot radius and current tenants of the Subject Property on August 11, 2022.

Vicinity Map

![Vicinity Map](image)

**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None.

**FISCAL IMPACT:**

None
Respectfully submitted by:

________________________
Steve Sizemore,
Interim Director of Community Development

Prepared by:

________________________
Kevin Tan,
Assistant Planner

Reviewed by:

________________________
Joaquin Vazquez,
Deputy City Attorney

Attachments:

Attachment 1: Draft Resolution Attachment
Attachment 2: Draft Conditions of Approval
Attachment 3: Tentative Parcel Map No. 82319
ATTACHMENT 1

Draft Resolution
RESOLUTION NO. 01-22

A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 82319 (TM-19-02) TO RECONFIGURE THREE (3) PARCELS TO CREATE A TWO-PARCEL SUBDIVISION LOCATED AT 1374 SOUTH GRANDRIDGE AVENUE.

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

SECTION 1: The Planning Commission finds and declares that:

A. On July 15, 2019, Anthony Wong, submitted an application requesting approval of Tentative Parcel Map No. 82319 (TM-19-02) to reconfigure three (3) parcels to create a two-parcel subdivision (“Project”) at 1374 South Grandridge Avenue. The three (3) parcels consist of Accessor’s Parcel Numbers: 5263-018-031, 5263-018-034 and 5263-018-035 (“Subject Property”);

B. The proposed Project was reviewed by the City Planner for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code (“MPMC”);

C. In addition, the City reviewed the Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the “CEQA Guidelines”);

D. The City Planner completed review and scheduled a public hearing regarding the proposed Project before the Planning Commission for August 23, 2022. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;

E. On August 23, 2022, the Planning Commission conducted a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and

F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its August 23, 2022 hearing including, without limitation, the staff report submitted by the Community Development Department.

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

A. The Applicant seeks to reconfigure three (3) parcels to create a two-parcel subdivision;

B. The Subject Property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the Monterey Park General Plan. The Single-Family
RESOLUTION NO. 01-22

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Residential category allows low density residential units, traditionally single-family homes with one (1) dwelling permitted per legal lot. The residential units consist generally of single-family, detached houses with front, side and rear yards;

C. The Subject Property is located on the east side of South Grandridge Avenue, approximately 120' north of intersection with El Repetto Drive. The properties located to the north, south, east, and west are zoned R-1, residencially developed lots; and

D. The Subject Property is 36,991 square feet (0.85 acre) in area and currently improved with single-family residential unit and attached garage.

SECTION 3: Environmental Assessment. Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 (Class 32 In-Fill Development Projects). The Project consists of the merging of three (3) parcels to create a two-parcel subdivision, with existing single-family structure to remain. The Project occurs within City limits on the Subject Site of not more than five acres substantially surrounded by urban uses and does not have value as habitat for endangered, rare or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Subject Site can be adequately served by all required utilities and public services. No new construction is proposed as part of the Project. The City will separately evaluate environmental impacts for any proposed future development resulting from the proposed subdivision.

SECTION 4: Tentative Map Findings. The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

A. The proposed tentative map is consistent with the City’s General Plan as required by Government Code § 66473.5 and set forth in this Section 4. The tentative map for this project will reconfigure three (3) parcels to create a two-parcel subdivision (Parcel 1 and Parcel 2). There is an existing single-family unit on 1374 South Grandridge Avenue which will be contained on Parcel 1, and meets the density of one single-family unit per lot. Parcel 2 has yet to receive any proposed development plans, but will also be consistent with the allowable density of the zone. Consequently, the Project complies with the General Plan. The Subject Property is adequate in size and capacity to accommodate the anticipated traffic that may be generated by a future development.

B. The design or improvement of the proposed subdivision is consistent with City’s General Plan. The design of the proposed subdivision is consistent with the General Plan in that the project is a two-parcel subdivision consisting of single-family lots, which is compatible with the low density housing allowed in the low density residential category. There is no specific plan adopted for this area.
C. The proposed tentative map does not occur within any specific plan or planned development, therefore, it is not necessary to make a finding of consistency with any such plans.

D. The Subject Property is physically suitable for the type of development and the proposed density. The proposed sizes of Parcels 1 and 2 are consistent with the requirements of the R-1 zone, with a minimum lot area of 6,000 square feet and a minimum lot width of 50 feet. Parcel 1, with an existing single-family structure to remain, meets all development standards in the MPMC. Any future development on Parcel 2 will be reviewed separately and be required to meet all development standards and requirements the MPMC;

E. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Subject Property is bordered by single-family residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals nor cultural, historical or scenic aspects within the surrounding area.

F. The design of the subdivision or the type of improvements is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subject development will be constructed according to all federal, state, and local regulations.

G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within proposed subdivision. There are no public easements for access within the proposed subdivision.

H. The design of the subdivision or the type of improvements will not conflict with private easements, for access through or use of, property within proposed subdivision. Existing Southern California Edison easements will remain on the southerly portion of proposed Parcels 1 and 2, with a proposed driveway easement on Parcel 1 for Parcel 2.

I. The proposed subdivision is a necessary prerequisite to the orderly development of the surrounding area, including the entire subdivision and each proposed parcel within the subdivision. Further development of the Subject Property will be in accordance with the MPMC and will provide for the orderly development of this area.
SECTION 5: Approval. Subject to the conditions listed on the attached Exhibits “A” and “B,” which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Parcel Map No. 82319 (TM-19-02).

SECTION 6: 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 7: Limitations. The Planning Commission’s analysis and evaluation of the Project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: 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 9: Electronic Signatures. Pursuant to Monterey Park Municipal Code § 3.95.020, 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 10: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 12: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 13: Except as provided in Section 12, this Resolution is the Planning Commission’s final decision and will become effective immediately upon adoption.

ADOPTED AND APPROVED this 23rd day of August 2022.
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 23rd day of August 2022, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Sizemore, Secretary, Interim Director of Community Development

APPROVED AS TO FORM:

Joaquin Vazquez, Deputy City Attorney
PLANNING COMMISSION RESOLUTION NO. 01-22

Exhibit A

CONDITIONS OF APPROVAL

1374 SOUTH GRANDRIDGE AVENUE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Anthony Wong agrees to comply with the following conditions for approval of Tentative Map No. 82319 (TM-19-02) ("Project Conditions").

PLANNING:

1. Anthony Wong (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 TM-19-02 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-19-02, 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.

2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file for the subdivision of the land. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Division. Any subsequent modification must be referred to the Director of Community Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.

3. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Public Works Department.

4. The real property subject to TM-19-02 must remain well-maintained and free of graffiti.

5. Landscaping/irrigation must be maintained in good condition at all times as determined by the Director of Community Development.
6. A final map must be approved and recorded before the City issues a certificate of occupancy as determined by the Building Official.

7. An access easement shall be established to grant Parcel 2 of Tentative Map No. 82319 vehicular and pedestrian access through Parcel 1 of said subdivision. The easement shall be incorporated onto the tentative map and become final upon recordation of the Parcel Map, to the satisfaction of the City Engineer and the Director of Community Development.

ENGINEERING:

8. The applicant must record the Final Map after the City approves the final map in accordance with the Title 20 of the MPMC and accepts any applicable bonds or agreements. The developer will provide the City with one (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to City’s AutoCAD and GIS systems and two (2) blueprints of the recorded map which must be filed with the City Engineer within three (3) months of recordation.

9. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles county tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.

10. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code 66000, et seq.). Applicant is informed that it may protest DIFs in accordance with Government Code 66202.

11. For any future subdivision and or development, pursuant to the Los Angeles County Municipal National Pollutant Discharge Elimination System ("NPDES") Permit, under which the City of Monterey Park is a permittee, that involves the disturbance of soils by grading, clearing and/or excavation, the applicant/property owner is required to obtain a “General Construction Activity Storm Water” Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Additionally, the project will require the preparation of a Low Impact Development ("LID") Plan. The LID plan must be reviewed and approved by City prior to issuance of permits. Upon approval of the NPDES documents by the City, the applicant/property owner shall submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a Building or Grading Permit.

12. All improvement plans, including grading and public improvement plans shall be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
13. For any future subdivision and or development, a Water Plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. A water system analysis must be provided by the developer to demonstrate that the new development does not negatively impact the existing system. If the existing system does not have adequate pressure and fire flow to serve the development, the developer will be responsible for upgrading the water main as necessary in the public right-of-way.

14. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.

15. For any future subdivision and or development, a site drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site will be required for submittal to the City Engineer for review and for approval.

16. All drainage facilities serving the development shall accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. All storm drain facilities shall be designed and constructed to Los Angeles County Department of Public Works standards and specifications, and to the satisfaction of the City Engineer prior to approval of the Grading and Drainage Plans.

17. For any future subdivision and or development, the developer must prepare a Street Improvement Plan which may include the full width resurfacing/reconstruction of Grandridge Avenue along the development, and the rehabilitation of sidewalk, driveway approaches, and curb and gutter along the entire the property frontage. The developer must be responsible for the construction installation costs of said improvements and any incidental work thereof and plans must be approved by the City Engineer.

18. For any future subdivision and or development, the developer must prepare a Street Lighting Plan for the proposed development. The street lighting plan shall include lighting on Grandridge Ave and Isabella Ave adjacent to the development frontage. Design plans and standards must comply with LA County Dept of Public Works and Southern California Edison standards. The developer must be responsible for the construction and installation costs of said improvements and any incidental work thereof and plans must be approved by the City Engineer.
19. Any damage to existing street improvements and utilities during construction must be repaired before the City issues any certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.

20. All public improvements must comply with the latest standards and specifications of and/or used by the City. All public improvements must be completed and accepted by the City, or unless a public improvement guarantee and agreement is posted prior to approval of the final map per MPMC Title 20 and the Subdivision Map Act (Government Code § 66410, et seq.).

21. For any future subdivision and/or development, all electric, telephone and cable TV utility services must be installed underground according to City and public utility standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be completed to City and public utility standards. A Utility Plan must be prepared and submitted prior to approval of the Grading and Drainage Plans. The utilities may be shown on a separate plan or on the proposed Site Plan.

22. The tentative map must be in accordance with the Subdivision Map Act, adopted conditions of approval for the tentative map, and the specific criteria noted by the City Engineer. Verify and submit the correct drainage pattern of adjacent properties.

FIRE:

23. All new proposed structures will be subject to the Fire Department’s review to assure compliance with fire safety of the Building and Fire Codes.

24. The applicant shall comply with all applicable requirements of the Fire Code and the adopted policies of the City of Monterey Park Fire Department.

By signing this document, Anthony Wong, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

Anthony Wong, Applicant
ATTACHMENT 3

Tentative Parcel Map No. 82319