VII. IMPLEMENTATION PROCEDURES

The Monterey Park Towne Centre developments shall be implemented through a Design Review Process. This process is required for all new development activity, with the exception of interior improvements or minor construction activities that will not result in an intensification of the land use or alterations of a regulated feature. Such exceptions may be subject to other Building and Public Works permits and approvals.

All proper requirements for the Design Review process shall be obtained through the Planning Division of the City of Monterey Park. The design Review Board has the authority to approve, conditionally approve, or deny a Design Review application. The review process may also require analysis and comments from various departments of the City. The review process shall incorporate criteria and standards provided herein this Precise Plan, as well as all applicable City development standards and ordinances.

Any proposal to reuse and/or change the use of a previously approved and constructed development within the Monterey Park Towne Centre development is reviewed by the Planning Division and subject to additional review by the Planning Commission. Pending the nature of modification, it will be subject to the procedures set by ordinance and could be brought before the Planning Commission.

The Precise Plan modifications pertaining to the project development may be granted by the Planning Commission for special circumstances and/or unique architectural features. Requests for the Precise Plan modification of conditions on the Monterey Park Towne Centre approval may include but shall not be limited to; building height, setbacks, parking, landscapes, signs, lighting, and/or any other design standards that apply to the project. Such requests may be considered administratively by the Director of Community Development providing they do not vary from the standard in excess of 10 percent.

Again, the Planning Commission may approve the request for the Precise Plan modification in whole or in part upon making the following findings regarding the project:

- Improvements - Promotes better design, environmental and land planning techniques.
- Economically Viable - Contributes to the economic viability of the community and promotes reasonable development.

- Safety - The development of the project shall not be detrimental to the general health, welfare, safety and convenience of the community.

- Consistency - The development shall be consistent with the goals and policies of the City's General Plan, and comply with State and Federal law, as well as be consistent with objectives of achieving a project that is compatible with the surrounding environment.

- Appeals - The decision of the Design Review Board may be appealed to the City Council within 15 days of the Board decision, per Section 21.27.070 of the Monterey Park Zoning Ordinance. The decisions of the Planning Commission may be appealed to the City Council subject to Section 21.34.090 of the Monterey Park Zoning Ordinance.

VIII. CONCLUSION

The intent of the Monterey Park Towne Centre Precise Plan is to identify and summarize the basic development concepts, themes and regulatory procedures necessary to achieve the objectives of the project. All proposed and future structures within the development shall comply with the applicable development standards that have been outlined herein.