- 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.