

**CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**A VARIANCE (V-23-01) TO VARY FROM THE PLANNED DEVELOPMENT DISTRICT
("PD") OVERLAY ZONE PROHIBITED USES BY ALLOWING LEGAL
NONCONFORMING USED AUTO SALES AT 849 EAST GARVEY AVENUE.**

NOTICE IS GIVEN that a public hearing will be held before the City of Monterey Park Planning Commission to consider a request from Tengfei Pingjia LLC, (the "Applicant") for a Variance (V-23-01) to vary from the PD Overlay Zone prohibited uses listed in MPMC Section 21.15.080 by allowing a legal nonconforming "Auto Sales – Used" at 849 East Garvey Avenue, within the Commercial Services (C-S) Zone and PD Overlay Zone.

WHEN: Tuesday, December 12, 2023 at 6:30 p.m. or as soon thereafter as the matter may be heard

WHERE: City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754

MAIL TO: Department of Community Development – Planning Division

TELEPHONE: (626) 307-1315

PURSUANT to the guidelines of the California Environmental Quality Act, this project will not have a significant effect on the environment and is listed as a Class 1 Categorical Exemption. Class 1 includes minor alterations of existing building, involving negligible or no expansion. A Notice of Categorical Exemption (Class 1) has been prepared for this project.

ALL DOCUMENTS, including the application, plans and maps relevant to the proposed project on file with the Community Development Department – Planning Division located at Monterey Park City Hall, 320 West Newmark Avenue. The staff report on this matter will be available in the Community Development Department – Planning Division on or about December 7, 2023 and available on the City's website at <https://www.montereypark.ca.gov/AgendaCenter/Planning-Commission-11>. Copies may be obtained at cost. For additional information, please call (626) 307-1315 or email planningpermitcounter@montereypark.ca.gov.

PERSONS INTERESTED IN THIS MATTER are invited to attend this hearing to express their opinion on the above matter. Any written materials must be provided to the City before or during the public hearing. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or before the public hearing.