

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

**TENTATIVE MAP NO. 84533 (TM-24-02)  
DESIGN REVIEW (DRB-24-080)  
AT 422 MOONEY DRIVE**

**TAKE NOTICE** that a public hearing will be held before the City of Monterey Park Planning Commission to consider a request from Philip Chan for Tentative Map No. 84533 (TM-24-02) and Design Review (DRB-24-080) to construct and subdivide air rights for six condominium units on real property located at 422 Mooney Drive (Assessor's Parcel Number 5260-005-017) ("Subject Property"). The Subject Property is zoned R-2 (Medium-Density Residential) and designated Medium-Density Residential by the General Plan.

**WHEN:** Tuesday, February 11, 2025 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 California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), this project will not have a significant effect on the environment. CEQA Guidelines § 15303 (New Construction) exempts new construction of up to six dwelling units. This activity contemplates development of three detached residential structures resulting in six condominium units and the related subdivision of air rights. Accordingly, this activity is not subject to further review.

**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 February 6, 2025 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](mailto: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.