CITY OF MONTEREY PARK
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

TENTATIVE TRACT MAP NO. 084721 (TM-24-05) AND DESIGN REVIEW (DRB-25-009) AT 338-346 SEFTON AVENUE

TAKE NOTICE that the City of Monterey Park Planning Commission will hold a public hearing to consider a request from Lei Xu for Tentative Tract Map No. 84721 (TM-24-05) and Design Review (DRB-25-009) to construct nine detached condominium units and related site improvements at 338-346 Sefton Ave (Assessor's Parcel Numbers 5256-007-064 and 065) ("Subject Property"). The Subject Property is zoned R-3 (High-Density Residential) and designated High Density in the Land Use and Urban Design Element of the General Plan.

WHEN: Tuesday, May 26, 2026 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

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"), the City has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines § 15332 (Class 32 – Infill Development Projects). Class 32 exempts qualifying infill development projects that satisfy the following criteria: (1) the project is consistent with the applicable general plan designation and policies and applicable zoning designations and regulations; (2) the project site is located within Monterey Park limits, is less than five acres, and is substantially surrounded by urban uses; (3) the project has no value as habitat for endangered, rare, or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the site can be adequately served by all required utilities and public services. This activity contemplates development of nine detached condominiums. Based on the project application materials, technical studies, and the City's independent review, the City has determined that the project satisfies each of these conditions. Accordingly, no further environmental review is required.

ALL DOCUMENTS, including the application, plans and maps relevant to the proposed project, are 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 May 21, 2026 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.