THIS NOTICE WAS POSTED

ON August 06 2026

UNTIL September 08 2026

Print Form

Notice of Exemption

Appendix E

REGISTRAR – RECORDER/COUNTY CLERK

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: LOS ANGELES

From: (Public Agency): CITY OF MONTEREY PARK
320 WEST NEWMARK AVENUE
MONTEREY PARK, CA 91754
(Address)

2026 169458
FILED
Aug 06 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CYNTHIA ESTRADA

Project Title: MIXED-USE DEVELOPMENT FOR 169 UNITS AND COMMERCIAL SPACE

Project Applicant: RYKADAN 005, LLC

Project Location - Specific:
114 E. Garvey Avenue and 100, 120, 150, and 200 S. Garfield Avenue

Project Location - City: MONTEREY PARK Project Location - County: LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:
AN AMENDED DEVELOPMENT AGREEMENT AND A RESOLUTION FOR A TENTATIVE MAP AND A MIXED-USE DEVELOPMENT CONSISTING OF 169 RESIDENTIAL UNITS AND COMMERCIAL/RETAIL SPACE.

Name of Public Agency Approving Project: CITY OF MONTEREY PARK

Name of Person or Agency Carrying Out Project: TIMOTHY HOU

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number:
- ☑ Statutory Exemptions. State code number: PUBLIC RESOURCES CODE SECTION 21080.66

Reasons why project is exempt:
AN AB 130 ELIGIBILITY CHECKLIST WAS SUBMITTED AND STAFF DETERMINED THAT THE PROJECT SATISFIES ELIGIBILITY REQUIREMENTS, INCLUDING PROJECT SIZE, URBANIZED LOCATION, INFILL STATUS, ABSENCE OF STATUTORY EXCLUSION AREAS, AND THE LACK OF ANY HISTORIC STRUCTURE DEMOLITION.

Lead Agency Contact Person: TIMOTHY HOU Area Code/Telephone/Extension: 626-307-1315

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Timothy Hou Date: 8/5/2026 Title: Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Revised 2011