

# Notice of Exemption

From: City of Monterey Park Planning  
320 W. Newmark Avenue  
Monterey Park, CA 91754

To:

- ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814
- ☒ Los Angeles, County Clerk  
Environmental Filings  
12400 Imperial Highway #1201  
Norwalk, CA 90650  
Attn: Business Filings and Registration

THIS NOTICE WAS POSTED

ON September 11 2026

UNTIL October 13 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 195481



FILED

Sep 11 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TODD TRAN

**Project Title:** Master Sign Plan No. 26-01 (DRB-26-044)  
**Project Location - Specific:** 100-120 N. Garfield Ave. & 103-123 N. Lincoln Ave.  
**Project Location - City:** Monterey Park  
**Project Location - County:** Los Angeles

## Description of Project:

Lavender Fung with Signs Express Manufacturing Company, on behalf of Garfield and Lincoln Property, LLC ("Applicant and Property Owner"), is requesting approval of Master Sign Plan (MSP) No. 26-01 (DRB-26-044) to establish an integrated master sign plan for an existing commercial shopping center located at 100-120 North Garfield Avenue and 103-123 North Lincoln Avenue.

**Name of Public Agency Approving Project:** City of Monterey Park  
**Name of Person or Agency Carrying Out Project:** Lavender Fung

## 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: § 15311 (Class 11 – Accessory Structures)
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

## Reasons why project is exempt:

Project is categorically exempt from CEQA pursuant to CEQA Guideline §15311 (Class 11 – Accessory Structures). Class 11 exempts qualifying projects consisting of construction or placement of minor structures accessory to existing commercial facilities, including on-premises signs. The proposed project contemplates the establishment of a master sign plan for an existing commercial shopping center. Accordingly, no further environmental review is required.

Lead Agency Contact Person: Nikole Sanchez, Planning Permit Technician Telephone (626) 307-1307

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: Nikole Sanchez Date: 9/10/26 Title: Planning Permit Technician

- ☒ Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_
- ☐ Signed by Applicant