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**NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEMEAD
ON OCTOBER 19, 2020**

NOTICE IS HEREBY GIVEN that the Rosemead Planning Commission will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the Willard & Garvey Residential Project on Monday, October 19, 2020, at 7:00 PM. To adhere to the Los Angeles County Health Officer's June 11, 2020, Revised Safer at Home Order, the Planning Commission Meeting will be held via teleconference and the public will have access to observe and address the meeting telephonically and to watch online. Please note that, in accordance with Governor Newsom's Executive Order N-29-20 and N-35-20, there will not be a physical location from which the public may attend. If you have a request for an accommodation under the ADA, please contact Ericka Hernandez, City Clerk, at (626) 569-2100.

CASE NO.: GENERAL PLAN AMENDMENT 19-01, ZONE CHANGE 19-01, PLANNED DEVELOPMENT REVIEW 19-01, AND TENTATIVE TRACT MAP 82875 – The City of Rosemead (hereafter referred to as "Lead Agency") has completed an Initial Study (IS) of the proposed Willard & Garvey Residential Project. The project is located at 3133-3141 Willard Avenue (APNs: 5288-004-054 and 5288-003,057) in the Light Multiple Residential (R-2) zone. The applicant (The Olson Company) is proposing the development of 31 residential townhome units, each with an enclosed two-car garage, constructed within eight buildings on a 1.2 acre site. The buildings include one row townhome building with seven units, one row townhome building with 12 units, and six two-unit townhomes. The units' range in size from 1,232 square feet to 1,698 square feet with six different floor plans. Of the 31 residential townhome units, 20 would be two-bedroom and 11 would be three-bedroom. The project also includes 16 guest parking spaces. In addition, the project will include new landscaping, decorative hardscape, exterior walls and lighting, and open space areas.

ENVIRONMENTAL DETERMINATION: The Initial Study was completed in accordance with the accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and pursuant to Section 15063 of Title 14 of the California Code of Regulations (CCR). The Initial Study was undertaken for the purpose of deciding whether the "project" may have a significant effect on the environment. On the basis of the analysis within the Initial Study, the City staff has concluded that the project will not have a significant effect on the environment with the incorporation of mitigation measures and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

Copies of the Initial Study/Mitigated Negative Declaration are available on the City's website for public review. Public comments on the Mitigated Negative Declaration will be received by the City beginning on September 24, 2020 through October 14, 2020. Written comments should be sent to the attention of Lily Valenzuela, Planning & Economic Development Manager Lily Valenzuela, Planning & Economic Development Manager, City of Rosemead, 8838 E. Valley Boulevard, Rosemead, CA 91770 or via email at ltrinh@cityofrosemead.org.

For further details on this proposal, please contact Lily Valenzuela, Planning & Economic Development Manager, at (626) 569-2142 or ltrinh@cityofrosemead.org. In addition, the Planning Commission Agenda and Staff Report will be available on the City's website under "City Calendar" (www.cityofrosemead.org) by the end of the day on Wednesday, October 14, 2020. Any person interested in the above proceedings may provide comments in support of, or in opposition to, the item(s) indicated in this notice by submitting in writing through email at publiccomment@cityofrosemead.org or by calling (626) 569-2100. Public hearing comments shall be received before 5:00 p.m. on Monday, October 19, 2020, will be read out for the record.