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# City of Rosemead

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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
AND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION  
OF THE CITY OF ROSEMEAD  
ON MARCH 7, 2022**

**NOTICE IS HEREBY GIVEN** that the Rosemead Planning Commission will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the Prospect Villa Mixed-Use Project on **Monday, March 7, 2022 at 7:00 PM**, at Rosemead City Hall, 8838 Valley Boulevard, Rosemead. Remote public comments will be received by calling (626) 569-2100 or via email at [publiccomment@cityofrosemead.org](mailto:publiccomment@cityofrosemead.org) by 5:00 p.m. on March 7, 2022. A live phone call option may also be requested by calling the number provided above. All comments are public record and will be recorded in the official record of the City. If you have a request for an accommodation under the ADA, please contact Ericka Hernandez, City Clerk, at (626) 569-2100.

**CASE NO.: SPECIFIC PLAN AMENDMENT 21-01, ZONE CHANGE 21-01** – The City of Rosemead (hereafter referred to as “Lead Agency”) has completed an Initial Study (IS) of the proposed Prospect Villa Mixed-Use Project located at 7539 and 7545 Garvey Avenue (APN 5286-022-009 and 5286-022-010). The project is located on a 0.946-gross acre site at the northeast corner of the intersection of Garvey Avenue and Prospect Avenue in the City of Rosemead, California. The project site is vacant. The project proposes the construction of a seven-story, mixed-use development with 6,346 square feet of nonresidential use on the first floor and 75 residential units on the first through seventh floors. Of the 75 residential units, 30 are live-work units, including 4 live-work units on the ground level, 5 live-work units on the second floor, 7 live-work units on the third floor and 14 live-work units on the fourth floor. The project proposes 45 apartments on the fifth through seventh floors with 16 apartments on the fifth floor, 15 apartments on the sixth floor and 14 apartments on the seventh floor. The project includes 17 two-bedroom live-work units, 34 two-bedroom apartments, 4 two-bedroom loft live-work units, 9 three-bedroom live-work units, 10 three-bedroom apartments and 1 four-bedroom apartment. The project proposes 12,547 square feet of landscaping, or 30 percent of the site. The project also proposes 147 parking spaces, including 110 standard spaces, 32 compact spaces, four handicap accessible spaces, and one loading space. There is one point of vehicular access from Prospect Avenue. The Prospect Avenue entry provides an entrance to the ground level parking area and access to ramps that provide vehicular access to parking on the second and third floor parking areas. The height of the building to the top of the roof is 75’. The total height of the building, including the top of the parapet, is 80’-0”.

The project also includes an amendment to the Garvey Avenue Specific Plan permitting sit-down restaurants with a minimum requirement of 1,000 square feet to obtain an Administrative Use Permit for beer/wine sales in the Garvey Avenue Specific Plan (GSP) and Garvey Avenue Specific Plan, Incentivized Mixed -Use (GSP-MU) zones. This proposed Amendment would continue to require a Conditional Use Permit for all other on-site alcohol sales for sit-down restaurants less than 6,000 square feet.

**ENVIRONMENTAL DETERMINATION:** The Initial Study has been undertaken to determine if the proposed project may have a significant effect on the environment. The Initial Study was prepared and completed in accordance with the California Environmental Quality Act (CEQA) Guidelines. On the basis of the Initial Study, the City of Rosemead has concluded that the project would have a significant impact, unless mitigated, therefore a Draft Mitigated Negative Declaration (MND) was prepared. The MND reflects the independent judgment of the City as a lead agency per CEQA Guidelines. The project site is not on a list compiled pursuant to Government Code section 65962.5.

Copies of the Initial Study/Mitigated Negative Declaration are available on the City's website and on file at the City of Rosemead Planning Division located at 8838 Valley Blvd, Rosemead, CA 91770, for public review. Any person wishing to comment on the adequacy of the Mitigated Negative Declaration must submit such comments, in writing, to the City of Rosemead Planning Division, Attn: Lily Valenzuela, Planning & Economic Development Manager. Comments must be received within the ***20-calendar day public review period*** from **February 16, 2022 to March 7, 2022**.

Pursuant to California Government Code Section 65091, this public hearing notice has been published in at least one newspaper of general circulation within the local agency and has been mailed to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. Lastly, this notice is also posted onsite and in six (6) public locations, specifying the availability of the application, plus the date, time, and location of the public hearing. The Planning Commission Agenda and Staff Report will be available on the City's website under "Meeting and Agendas" and "City Calendar" ([www.cityofrosemead.org](http://www.cityofrosemead.org)) by the end of the day on Wednesday, March 2, 2022. 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](mailto:publiccomment@cityofrosemead.org) or by calling (626) 569-2100 by 5:00 p.m. on Monday, March 7, 2022.

Pursuant to Government Code Section 65009 (b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of Rosemead at, or prior to, the public hearing.

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**Notice and Publication Date:** February 14, 2022