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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 MAY 15, 2023**

NOTICE IS HEREBY GIVEN that the Rosemead Planning Commission will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the Strathmore-Garvey Mixed-Use Project on **Monday, May 15, 2023 at 7:00 PM**, at Rosemead City Hall, 8838 Valley Boulevard, Rosemead.

CASE NO.: SPECIFIC PLAN AMENDMENT 22-01 AND ZONE CHANGE 22-02 – The City of Rosemead (hereafter referred to as “Lead Agency”) has completed an Initial Study (IS) of the proposed Strathmore-Garvey Mixed-Use Project located at 7849-7857 Garvey Avenue and 7900-7916 Virginia Street (APN 5287-038-030, -033, -018, 019, -020, -029). The project is located on a 1.21-gross acre site at the northwest corner of the intersection of Garvey Avenue and Strathmore Avenue in the City of Rosemead, California. The project site is developed with commercial uses and vacant land. The project proposes the construction of a 115,400 square foot, seven-story, mixed-use development. The project proposes 35,105 square feet of nonresidential use with 5,423 square feet on the first floor, 6,230 square feet on the second floor, 6,571 square feet on the third floor and 16,881 square feet of work area within the live/work units. The project proposes 93 residential units on the first through seventh floors. Of the 93 residential units, 24 are live/work units, including three live/work units on the ground level, one live/work unit on both the second and third floors and 19 live/work units on the fourth floor. The project proposes 69 apartments on the fifth through seventh floors with 21 apartments on the fifth floor, 25 apartments on the sixth floor, and 23 apartments on the seventh floor. The project includes 31 one-bedroom units, 52 two-bedroom units and 10 three-bedroom units, including the live/work units. The project proposes 6,831 square feet of landscaping, or 12.9 percent of the site. The project proposes 208 parking spaces, including 181 standard spaces, 22 compact spaces, five handicap accessible spaces, and three loading spaces. There are three entry points for vehicular access to the site. There is a driveway at the north end of the building at Virginia Street, a driveway on the east side of the building at Strathmore Avenue and a driveway on the west side of the building from the public alley. The height of the building to the top of the roof is 75 feet. The total height of the building, including the top of the parapet, is 78 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: Annie Lao, Associate Planner. Comments must be received within the ***20-calendar day public review period*** from **April 24, 2023 to May 15, 2023**.

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 five (5) 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) at least 72 hours in advance of the public hearing. Any person interested in the above proceedings may provide comments in support of, or in opposition to, the item(s) indicated in this notice in-person or by submitting in writing through email at publiccomment@cityofrosemead.org. Public hearing comments received before 5:00 p.m. on Monday, May 15, 2023, will be read out for the record.

Pursuant to Government Code Section 65009, 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.

In compliance with the Americans with Disabilities Act, if you have a request for an accommodation, please contact Ericka Hernandez, City Clerk, at (626) 569-2100. Notification at least 48 hours prior to the scheduled hearing will enable the City to make reasonable arrangements to facilitate participation.

Notice and Publication Date: April 24, 2023