



**NOTICE OF ALHAMBRA
PLANNING COMMISSION PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

The purpose of this Notice of Intent (NOI) to adopt a Mitigated Negative Declaration is to inform agencies and interested parties that, in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15070, an Initial Study – Mitigated Negative Declaration (IS/MND) has been prepared for the project identified below. The NOI provides information about the project and instructions for reviewing and submitting comments on the IS/MND. The Planning Commission and the City Council will consider the IS/MND at public hearings. The Planning Commission will be the recommending body and the City Council will be the final decision maker.

NOTICE IS HEREBY GIVEN that a regular meeting of the Alhambra Planning Commission will be held on Monday, June 3, 2024, at 7:00 P.M., or as soon thereafter. The Planning Commission will be considering the following item:

Project Location: 126, 132, and 146 South Palm Avenue; 127 South Raymond Avenue; 1028 Teagarden Lane

Applicant: Jennifer Lange of Land Development Consultants on behalf of Alhambra Palm, Ltd.

File No.: AMD-23-05, AMD-23-06, CUP-23-19, CUP-23-20, PD-23-43, PD-23-44, PD-23-45, TPM-23-02

Project Title: Palm and Pepper Commercial Development

Project Description: This is an application for the construction of a new commercial development within a 2.7-acre (117,996 square feet) site located in the north-central portion of the City. The proposed project site consists of four parcels. The proposed project would involve the construction of three new quick-serve food-related uses (a Starbucks®, a Raising Cane's®, and a Panda Express®) totaling 7,053 square feet of floor area. The project site is currently occupied by commercial and industrial uses, most of which are not presently active. Only a 10,000 square-foot warehouse located at 135 South Raymond Avenue is currently in operation. All of the existing onsite buildings would be removed to accommodate the proposed project. Vehicular access would be provided via three driveways intersecting the east side of Palm Avenue, one driveway intersecting the north side of Pepper Street, and two driveways intersecting the west side of Raymond Avenue. The proposed project would provide 121 parking spaces. A total of 32,805 square feet or 20.17% of the total site area would be landscaped.

ENVIRONMENTAL REVIEW:

Notice is hereby given that the public agency named below, acting as Lead Agency, will consider an IS/MND of the described project and project location noted above:

Public Agency: City of Alhambra

Lead Agency Address: 111 South First Street, Alhambra, CA 91801

Environmental

Public Review Period: May 3, 2024 to June 3, 2024

Planning Commission

Hearing Date: June 3, 2024

Time: 7:00 P.M., or as soon thereafter as the matter may be heard

Location: This meeting will be held in the Council Chambers of the Alhambra City Hall, 111 South First Street and via teleconference (more information is included in this notice)

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES

CEQA Guidelines Section 15072(g)(5) requires that a Notice of Intent identify if the Project Site is on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites. There are properties within the City of Alhambra that appear on these lists. The subject properties that are part of the project are not on these lists.

PUBLIC REVIEW PERIOD:

Copies of the Initial Study and Proposed Mitigated Negative Declaration are on file and are available for public review at the following locations:

- City of Alhambra City Hall, 111 South First Street, Alhambra, CA 91801
- City of Alhambra Civic Center Library, 101 South First Street, Alhambra, CA 91801
- City of Alhambra Police Department, 211 South First Street, Alhambra, CA 91801

Comments will be accepted during the public review period commencing May 3, 2024 and ending June 3, 2024. All comments provided will be considered by the decision-making body in accordance with CEQA Guidelines, Section 15074(b).

HOW TO PARTICIPATE AND COMMENT:

Oral and written comments regarding the project in general can be submitted up to and at the June 3, 2024 Planning Commission meeting. Written comments on the Draft IS/MND must be submitted during the comment period and should be addressed to:

Maia McCurley, Principal Planner
City of Alhambra Community Development Department
111 South First Street
Alhambra, CA 91801
E-mail: mmccurley@cityofalhambra.org

Watch and listen to the meeting via Zoom Webinar as follows:

Zoom Webinar direct link:

<https://us02web.zoom.us/j/82735405361>

Webinar ID: 827 3540 5361

Or by **telephone** by dialing (833) 548-0276 (Toll Free) or (833) 548-0282 (Toll Free) or (877) 853-5257 (Toll Free) or (888) 475-4499 (Toll Free) or +1(669) 900-9128 or +1(253) 215-8782 or +1(346) 248-7799 or +1(301) 715-8592 or +1(312) 626-6799 or +1(646) 558-8656 and entering **Webinar ID: 827 3540 5361**. **Please Note:** All members of the public calling or logging into the meeting will be muted so that the meeting can proceed. If there are technical difficulties with Zoom during the meeting, the meeting will proceed regardless.

Addressing the Commission:

In person: Any person wishing to address the Commission during the meeting is asked to complete a Speaker Request Card and submit it to the Secretary. When called upon by the President, please step to the podium and give your name, address and organization or other party you represent, if any, in an audible tone of voice for the record.

Via Zoom or Telephone: “Raise your hand” - Members of the public may speak by using the “**Raise Hand**” function during the public comments portion, if on Zoom or telephone. Staff will unmute speakers participating via Zoom or telephone and announce your name when it is your time to speak.

Comments are limited to 5 minutes; however, the presiding officer may either extend or reduce the maximum time to such period of time as the Commission may determine.

All comments shall be addressed to the Commission as a body and not to any member thereof. No person, other than the Commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission, without the permission of the President. No question shall be asked a Commissioner except through the President.

Any member of the public who needs accommodations or who needs their comments translated should email or call the Community Development Department at mmccurley@cityofalhambra.org or (626) 570-5034. All requests for accommodations or translation services shall be made by 4 p.m. the Thursday prior to the Planning Commission meeting. If accommodation or translation is not requested by 4 p.m. the Thursday prior to the Planning Commission meeting, staff will try to accommodate the request to the best of their efforts to provide as much accessibility as possible while also maintaining public safety. All participants are encouraged to email their comments prior to the beginning of the meeting, but are not required to do so. All written comments received prior to the meeting will be entered into the record and distributed to the Planning Commission for their review.

Maia McCurley, Principal Planner
City of Alhambra

May 1, 2024

Date

CITY HALL: (626) 570-5034
NOTICE NO. N2M24-57
PUBLISH: May 3, 2024

ALHAMBRA PLANNING COMMISSION
ANDREW HO
Director of Community Development