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# City of Rosemead

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## **NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF ROSEMEAD ON MARCH 18, 2024**

**NOTICE IS HEREBY GIVEN** that the Rosemead Planning Commission will conduct a public hearing on **Monday, March 18, 2024, at 7:00 PM**, at Rosemead City Hall, located at 8838 East 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 18, 2024. 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.: DESIGN REVIEW 20-08 AND TENTATIVE TRACT MAP 83027** – Kim Tu has submitted a Design Review and Tentative Tract Map application, requesting to utilize the City's Small Lot Ordinance for the subdivision of one parcel into ten small lots. Each lot will contain one, two-story single-family dwelling unit with an attached two-car garage. The proposed project will also consist of new site improvements pertaining to landscaping, lighting, and solid waste and recyclable material collection. The granting of a Discretionary Site Plan and Design Review and Tract Map is required for a small lot subdivision. The subject site is located at 4316 Muscatel Avenue (APN: 5391-010-017) in the Medium Multiple Residential (R-3) zone.

**ENVIRONMENTAL DETERMINATION:** Section 15332 of the California Environmental Quality Act exempts projects characterized as in-fill development if the project meets the following conditions: 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, 3) The project site has no value as habitat for endangered, rare or threatened species, 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and 5) The site can be adequately served by all required utilities and public services. Accordingly, Design Review 20-08 and Tentative Tract Map 83027 are classified as a Class 32 Categorical Exemption pursuant to Section 15332 of CEQA guidelines.

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.

For further details on this project, please contact Annie Lao, Associate Planner, at (626) 569-2144 or [alao@cityofrosemead.org](mailto:alao@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](http://www.cityofrosemead.org)) at least 72 hours in advance of the public hearing. Any person interested in the above proceedings may appear at the time and place indicated above to testify in support of, or in opposition to, the item(s) indicated in this notice.

**Notice and Publication Date:** March 7, 2024