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SPECIAL PLANNING COMMISSION MEETING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEMEAD ON SEPTEMBER 23, 2026

NOTICE IS HEREBY GIVEN that the Rosemead Planning Commission will consider a Mitigated Negative Declaration and will conduct a public hearing to consider the 1515 Walnut Grove Avenue Project on **Wednesday, September 23, 2026 at 7:00 PM**, at Rosemead City Hall, 8838 Valley Boulevard, Rosemead. Comments may be submitted in person, virtually, or via email at publiccomment@rosemeadca.gov. Emailed comments must be submitted by 5:00 p.m. on September 23, 2026. 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.: GENERAL PLAN AMENDMENT 24-01, ZONE CHANGE 24-01, PLANNED DEVELOPMENT 24-01, AND TENTATIVE TRACT MAP NO. 84626 – The Applicant, 1515 Walnut Grove, LP, proposes to demolish an existing 268,015 sq. ft. four-story office and detached central plant building to develop a new residential planned development consisting of tandem and row townhomes, parking, open space, amenities, and landscaping (Project), located at 1515 Walnut Grove (APN: 5279-027-001). The proposed development would include 191 dwelling units within 27 buildings with approximately 238,616 square feet of residential floor area, excluding garages, on an approximately 9.28-acre site. In addition, the Project includes a General Plan Amendment from Office/Light Industrial to High Density Residential, a Zone Change from Medium Commercial (C-3) with a Design Overlay (D-O) to Planned Development (P-D), and associated subdivision and development entitlements.

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 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 and MND are available on the City's website at https://rosemeadca.gov/services/city_clerk/public_notices.php and on file at the City of Rosemead-Planning Division, located at 8838 Valley Boulevard, Rosemead, CA 91770 and at the Garvey Center located at 9108 Garvey Avenue, Rosemead, CA 91770, for public review. Any person wishing to comment on the adequacy of the MND must submit such comments, in writing, to the City of Rosemead Planning Division, Attn: Annie Lao, Senior Planner via mail at 8838 E. Valley Boulevard Rosemead, CA 91770 or via email at alao@rosemeadca.gov. Comments must be received within the ***20-calendar day public review period*** from **August 27, 2026 to September 16, 2026**.

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.

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 Agenda" (www.rosemeadca.gov) 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: August 27, 2026