



# CITY OF COMMERCE

## ECONOMIC DEVELOPMENT AND PLANNING

### **NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PLOT PLAN REVIEW No. 995, TENTATIVE TRACT MAP NO. 82890, 82891, AND 82892 DEVELOPMENT AGREEMENT 5550 HARBOR STREET, 5625 JILLSON STREET AND 5555 JILLSON STREET**

**NOTICE IS HEREBY GIVEN** that the City of Commerce has completed an Initial Study of the following described Project.

**PROJECT DESCRIPTION:** The applicant, Kim Prijatel, representing City Ventures, is proposing to construct 133 single-family attached residential units on three parcels to be known as Rosewood Village. The Project will be built in three phases. The Project includes the following discretionary approvals as follows: 1) Plot Plan Review for a new Multi-Family Housing project, 2) Development Agreement – covering the details of the City’s sell of the land known as Assessor’s Parcel Numbers (APN) 6335-025-902, 903, 905, and 906, to City Ventures for the development of 133 single-family attached dwelling units; 3) Tentative Tract Map 82890 – creating one (1) lot for 37 residential units; 4) Tentative Tract Map 82891 – creating one (1) lot for 31 residential units; 5) Tentative Tract Map 82892 – creating one (1) lot for 65 residential units; and 6) Demolition – demolition of all existing structures on the three sites.

**PROJECT LOCATION:** The Project consists of three parcels (or sites) located at 5550 Harbor Street, 5625 Jillson Street, and 5555 Jillson Street. The sites are generally bounded by Harbor Street to the North, Commerce Way to the East, Jillson Street to the South, and East Eastern Avenue to the West, in the City of Commerce, County of Los Angeles, California. It is comprised of Tax Assessor parcel numbers 6335-025-902, 903, 905, and 906.

**ENVIRONMENTAL DETERMINATION:** The City of Commerce intends to adopt a Mitigated Negative Declaration for the Project described above. This notice is made pursuant to Section 15072 of the California Environmental Quality Act (CEQA). Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA, it has been determined that this Project, with the incorporation of mitigation measures, will not have a significant impact upon the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project. As a result, the City intends to adopt a Mitigated Negative Declaration for this Project.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code. As well, the Project **IS NOT** a project of statewide, regional, or area wide significance as designated in CEQA Guidelines Section 15206 and **WILL NOT** affect highways or other facilities under the jurisdiction of the State Department of transportation. Lastly, a scoping meeting **WILL NOT** be held by the City of Commerce.

SAID PUBLIC HEARING MEETING: A virtual public hearing meeting will be held via Teleconference during a Special Planning Commission Hearing on **Monday, September 28, 2020 at 6:30 p.m.**, at which time proponents and opponents of the proposed project will be heard. Instructions for Teleconference access are provided below:

**Call in phone number: (669) 900-9128**  
**Meeting ID: 936 8760 5928**  
**Password: 838914**

PUBLIC REVIEW & COMMENT: As required by Section 15073 of CEQA, **the public review, and commenting period for this proposed Mitigated Negative Declaration is June 29, 2020 to July 20, 2020.** Copies of the proposed Project plans, and the Mitigated Negative Declaration and Initial Study are available for review at the City's website at <https://www.ci.commerce.ca.us/city-hall/economic-development-and-planning/planning-environmental-documents-for-review>.

Any interested party may submit written comments prior to the project decision date or submit ~~any information which~~ may be of assistance to the Planning Commission. Please direct your comments by

Sonia Griego, Associate Planner  
2535 Commerce Way,  
Commerce, California 90040  
(323) 722-4805  
E-Mail: [soniag@ci.commerce.ca.us](mailto:soniag@ci.commerce.ca.us)

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

Pursuant to Executive Order N-29-20, please be advised that members of the Commerce City Planning Commission will participate in meetings telephonically. Further, in the interest of maintaining appropriate social distancing, and restricting gatherings of over ten (10) people, due to the health risks associated with COVID-19 pursuant to Federal, State and County orders, directives and/or guidelines, this meeting is closed to the public and will instead be streamed live, accessible at [www.ci.commerce.ca.us](http://www.ci.commerce.ca.us). Members of the public may participate by calling in to the number provided herein.

Per Government Code Section 65009, if you challenge the above-listed item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city office, at, or prior to, the public hearing.

THE PLANNING COMMISSION  
Jose D. Jimenez

(Publish date: Los Cerritos Community News, September 18, 2020)