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# City of Rosemead

8838 E. VALLEY BOULEVARD  
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## **NOTICE OF PUBLIC HEARING BEFORE THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF ROSEMEAD ON OCTOBER 31, 2022**

**NOTICE IS HEREBY GIVEN** that the Director of Community Development will conduct a public hearing on **Monday, October 31, 2022, at 9:30 A.M.**, at Rosemead City Hall, located at 8838 East Valley Boulevard, Rosemead, CA 91770.

**CASE NO.: ADMINISTRATIVE USE PERMIT 22-06** – Michelle Zhang of YYDS, Inc. has submitted an Administrative Use Permit application for a new On-Sale Beer and Wine (Type 41) ABC license in conjunction with an existing bona fide sit-down restaurant located at 8526 Valley Boulevard, Unit 112 and 113 (APN: 5371-011-017). Per Rosemead Municipal Code (RMC) Table 17.16.020.1, alcohol sales for a sit-down restaurant with 1,000 square feet of floor area or larger that sells beer/wine for on-site consumption is subject to an Administrative Use Permit per RMC Section 17.30.040(E)(1)(b). The proposed project would be an incidental use to an existing restaurant and would not increase the floor area of the existing building. The project site is located in the Medium Commercial with a Design Overlay (C-3/D-O) zone.

**ENVIRONMENTAL DETERMINATION:** Section 15301 of the California Environmental Quality Act (CEQA) guidelines exempts projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Accordingly, Administrative Use Permit 22-06 is classified as a Class 1 Categorical Exemption, pursuant to Section 15301 of the California Environmental Quality Act guidelines. Written comments should be received before October 31, 2022. Comments should be sent to: 8838 E. Valley Boulevard, Rosemead, CA 91770, Attention: Annie Lao, Associate Planner.

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 proposal, please contact Annie Lao at (626) 569-2144 or [alao@cityofrosemead.org](mailto:alao@cityofrosemead.org). 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: October 20, 2022