

PROOF OF PUBLICATION

(2015.5 C.C.P.)

Los Cerritos Community Newspaper Group
13017 Artesia Blvd., Suite C-102
Cerritos CA 90703
(562) 407-3873

County Clerk's Filing Stamp

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the
County aforesaid; I am over the age of eighteen years,
and not a party to or interested in the above-entitled
matter.

I am the principal clerk of the printer of the Los Cerri-
tos Community News, a newspaper of general circula-
tion, printed and published one time each week in
the County of Los Angeles, and which newspaper has
been adjudged a newspaper of general circulation by
the Superior Court of the County of Los Angeles, State
of California, under the date of September 9, 1996, in
Case Number V5005861 that the notice, of which the
annexed is a printed copy (set in type not smaller than
nonpareil), has been published in each regular and en-
tire issue of said newspaper and not in any supplement
thereof on the following dates, to wit:

1/13/23

I certify (or declare) under penalty of perjury that the
foregoing is true and correct.

DATED AT CERRITOS, CALIFORNIA,

THIS 13th DAY OF JANUARY 2023

[Handwritten signature]

Signature

Brian Hews Clerk, LCCN

Los Cerritos Community News
13047 Artesia Blvd. Suite C-102, Cerritos, CA 90703
562-407-3873
LCCN FORM 82180 PROOF
County of Los Angeles

CITY OF PICO RIVERA CITY COUNCIL
NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF CONDITIONAL USE
PERMIT NO. 746, ZONE CODE AMENDMENT NO. 187, ZONE RECLASSIFICATION NO.
325, GENERAL PLAN AMENDMENT NO. 57, AND ADOPTION OF MITIGATED NEGA-
TIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE MERCURY PROJECT LOCATED AT 8825 WASHINGTON BOULEVARD

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera
City Council to consider approval of the following: Conditional Use Permit No. 746, Zone Code
Amendment No. 187, Zone Reclassification No. 325, General Plan Amendment No. 57 and Mitigated
Negative Declaration and Mitigation Monitoring and Reporting Program. The proposed project is
a request by Mercury Bowl, LLC. and Green Riviera, LLC representatives to develop a 255-unit
mixed-use development on a 2.8-acre lot located at 8825 Washington Boulevard (Assessor Property
Number 6370-027-018). The proposed building will be a three (3) to six (6) story complex with a
density of 91 units per acre. The site is zoned Commercial-General (C-G) with a land use designation
of Commercial (C) and a Mixed-Use (M-U) overlay zone. The development includes 4,785 square
feet of commercial space. The apartment complex is comprised of 35 studios, 159 one-bedroom
units, 57 two-bedroom units and 4 three-bedroom units. The development will also include 464 park-
ing spaces. Amenities will include dog runs, decorative fountains, synthetic lawn games, a business
center, community room and a roof deck with pool cabanas, tv, spa, game area and club room.

WHEN: Tuesday, January 24, 2023

TIME: 6:00 P.M.

WHERE: City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660

Pursuant to provisions of the California Environmental Quality Act (CEQA), Section 15063, and
following an Initial Study and environmental assessment of possible adverse impacts, the project
will not have a significant effect on the environment because of the inclusion of certain mitigation
measures which lessened potential adverse impacts to a level of less than significant. Therefore, a
Mitigated Negative Declaration was prepared with mitigation measures and in accordance with the
provisions of CEQA.

Certain provisions of the Brown Act are temporarily waived pursuant to Governor Newsom's Execu-
tive Order N-25-20, N-29-20 and AB 361. PERSONS INTERESTED IN THIS MATTER wishing
to observe the meeting may do so in the following ways:

- (1) Turn your TV to Channel 3;
(2) City's website at https://bit.ly/picorivera-ctv3live ;
(3) Email public comments to publiccomments@pico-rivera.org prior to 4:00 p.m. on the
day of the meeting;
(4) Attend the Public Hearing in person.

Copies of all relevant material including project specifications are available to the public for review
in the Community & Economic Development Department at City Hall, 6615 Passons Boulevard, Pico
Rivera, California. Additional information may be found at the City's website at https://www.pico-
rivera.org/index.php/private-projects/. Please contact Julia Gonzalez, Deputy Director at 562-801-
4447 for additional questions.

If you challenge the consideration or adoption of the proposed applications 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 written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the
public hearing.

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is commit-
ted to providing reasonable accommodations for a person with a disability. Please contact Anna M.
Jerome at (562) 801-4389 if special program accommodations are necessary and/or if program infor-
mation is needed in an alternative format. Special requests must be made in a reasonable amount of
time in order that accommodations can be arranged.



Project Location

Published at Los Cerritos Community Newspaper 1/13/23

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1/13/23

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED AT CERRITOS, CALIFORNIA,

**THIS 13th DAY OF JANUARY 2023**

Signature

**Brian Hews Clerk, LCCN**

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**AYUNTAMIENTO DE LA CIUDAD DE PICO RIVERA  
AVISO DE AUDIENCIA PÚBLICA PARA CONSIDERAR LA APROBACIÓN DEL PERMISO DE USO CONDICIONAL NÚM. 746, ENMIENDA DEL CÓDIGO DE ZONA NÚM. 187, ZONA RECLASIFICACIÓN NÚM. 325, ENMIENDA AL PLAN GENERAL NÚM. 57, Y ADOPCIÓN DE DECLARACIÓN NEGATIVA MITIGADA Y PROGRAMA DE INFORMES Y MONITOREO DE MITIGACIÓN PARA EL PROYECTO MERCURY UBICADO EN 8825 WASHINGTON BOULEVARD**

**POR LA PRESENTE SE NOTIFICA** que se llevará a cabo una audiencia pública ante el Concejo Municipal de la Ciudad de Pico Rivera para considerar la aprobación de lo siguiente: Permiso de Uso Condicional Núm. 746, Enmienda al Código de Zona Núm. 187, Reclasificación de Zona Núm. 325, Enmienda al Plan General Núm. 57 y Declaración Negativa Mitigada y Programa de Informes y Monitoreo de Mitigación. El proyecto propuesto es una solicitud de Mercury Bowl, LLC, y representantes de Green Riviera, LLC para desarrollar un uso mixto de 255 unidades en un lote de 2.8 acres ubicado en 8825 Washington Boulevard (número de propiedad del tasador 6370-027-018). El edificio será un complejo de tres (3) a seis (6) pisos con una densidad de 91 unidades por acre. El sitio está en zona Comercial-General (C-G) con una designación de uso de la tierra Comercial (C) y una zona superpuesta de Uso Mixto (M-U). El desarrollo incluye 4,785 pies cuadrados de espacio comercial. Las unidades de apartamentos se componen de 35 estudios, 159 unidades de un dormitorio, 57 unidades de dos dormitorios y 4 unidades de tres dormitorios. El desarrollo también incluirá 464 estacionamientos. Las comodidades incluirán parques para perros, fuentes decorativas, juegos de césped sintético, un centro de negocios, una sala comunitaria y una terraza en la azotea con cabañas en la piscina, televisión, spa, área de juegos y sala club.

**CUÁNDO:** martes, 24 de enero de 2023

**HORA:** 6:00 P.M.

**DÓNDE:** Cámara del Consejo (Pico Rivera City Hall)  
6615 Passon Boulevard  
Pico Rivera, CA 90660

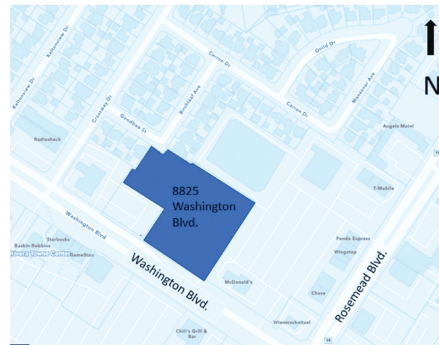
De conformidad con las disposiciones de la Ley de Calidad Ambiental de California (CEQA), Sección 15063, y luego de un Estudio Inicial y una evaluación ambiental de posibles impactos adversos, el proyecto no tendrá un efecto significativo en el medio ambiente debido a la inclusión de ciertas medidas de mitigación que disminuyeron impactos adversos potenciales a un nivel menos significativo. Por lo tanto, se elaboró una Declaración Negativa Mitigada con medidas de mitigación y de conformidad con las disposiciones de CEQA.

Ciertas disposiciones de la Ley Brown se suspenden temporalmente de conformidad con la Orden Ejecutiva N-25-20, N-29-20 y AB 361 del Gobernador Newsom. **LAS PERSONAS INTERESADAS EN ESTE ASUNTO** que deseen observar la reunión pueden hacerlo de las siguientes maneras:

- (1) Sintonice su televisor al Canal 3;
- (2) Sitio web de la ciudad en <https://bit.ly/picorivera-ctv3live>;
- (3) Enviar comentarios públicos por correo electrónico a [publiccomments@pico-rivera.org](mailto:publiccomments@pico-rivera.org) antes de las 4:00 p. m. del día de la reunión;
- (4) Asistir personalmente a la Audiencia Pública.

Las copias de todo el material relevante, incluyendo las especificaciones del proyecto, están disponibles para el público para su revisión en el Departamento de Desarrollo Económico y Comunitario en el Ayuntamiento, 6615 Passons Boulevard, Pico Rivera, California. Se puede encontrar información adicional en el sitio web de la Ciudad en <https://www.pico-rivera.org/index.php/private-projects/>. Comuníquese con Julia González, subdirectora al 562-801-4447 si tiene preguntas adicionales. Si impugna la consideración o adopción de las solicitudes propuestas en el tribunal, es posible que se limite a plantear solo aquellas cuestiones que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o la correspondencia escrita entregada al Secretario Municipal de la Ciudad de Pico Rivera en o antes de la audiencia pública.

De conformidad con la Ley de Estadounidenses con Discapacidades de 1990, la Ciudad de Pico Rivera se compromete a proporcionar adaptaciones razonables para una persona con discapacidad. Comuníquese con Anna M. Jerome al (562) 801-4389 si se necesitan adaptaciones especiales del programa y/o si se necesita información del programa en un formato alternativo. Las solicitudes especiales deben hacerse en un período de tiempo razonable para que se puedan organizar las adaptaciones.



Localización del Proyecto