

# Maryvale – Rosemead Campus 7600 Graves Avenue

## Approvals Requested and Project Description

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### I. Approvals Requested

Maryvale is the owner and applicant (“Applicant”) of the property located at 7600 Graves Avenue (the “Site”) in the City of Rosemead (“City”) located on Assessor Parcel Number (“APN”) 5285-016-020. The Site is currently developed as a religious/institutional use that historically provides community services, such as supportive and transitional housing for all ages. The Site includes multiple structures of varying height. (see Figure 1). The Applicant seeks approvals for the following, which shall constitute the “Project” herein:

- i. Permit the continued operation and maintenance of the Maryvale campus, inclusive of a mix of uses consistent with its historic operation, including: Religious/institutional, supportive and transitional housing (no age or gender restrictions), early education, daycare, mental health services, administrative offices, open space, and parking areas.

Pursuant to Title 17, Article 2, of the City of Rosemead’s Municipal Code (the “Code” or “RMC”) the Applicant hereby requests the following entitlements to permit the proposed Project:

- Planned Development (P-D) Modification to change and amend the permissible uses within the existing P-D zone of the Site, subject to RMC § 17.24.040.

Figure 1



## II. Project Description and Justification

The Project consists of the continued use and maintenance of the existing Maryvale campus as an institution with community serving uses, including the below land uses. No physical expansion of existing structures is contemplated as part of this application.

- Religious/Institutional
- Transitional Housing
- Supportive Housing
- Mental Health Services
- Community/Wraparound Services
- Early Education
- Administrative Offices
- Open Space and Recreation
- Parking

The purpose of this planned development application is to recognize Maryvale's long history of providing these community serving uses on both regular and seasonal basis since its original opening in 1856. Maryvale moved to its current campus in Rosemead in 1953, six years prior to the City's incorporation and then still unincorporated County land. Since 1953, Maryvale has continued to provide important community services and programs for at-risk children and adults.

This application is intended to recognize the above land uses as permissible throughout the campus, without the requirement to continually request revisions to the planned development permit based on program changes, such as the target population being served. Instead, the final planned development permit would recognize and permit programs that fall under the general land uses described above. Further, many programs and uses rely on the availability of state and local funding, and it is typical that a specific program or use may be active for a period of 6-12 months before discontinuing for another program or use, and/or new funding is made available. As a result, it is important that the planned development permit recognize that the cessation of one land use for a period of time does not in of and itself surrender the right to continue that use at a future date, so long as the entirety of the campus remains in use. This is no different from a typical shopping center approved under a planned development approval, which includes several commercial uses as tenant spaces. Should one retail tenant space, for example, become vacant for a long period of time due to economic conditions, the shopping center would not have surrendered its right to permit another retail use, perhaps targeting a different consumer than the previous, to occupy that same tenant space.

Maryvale is in a unique position to provide a variety of much-needed services to the community, including the physical space and operational flexibility to meet changing and evolving community needs. A modified planned development that permits such flexibility is in the public interest, particularly as our community grapples with the challenges of a housing and economic crisis. Existing programs include, but are not limited to, the programs below. However as discussed above, the intent of this application is to permit not only the below programs but similar and related programs as associated with the above land uses, subject only to restrictions consistent with state law and guidance.

**Community-Based Mental Health Services** – Services include affordable outpatient services focused on prevention and early intervention, for children/youth (up to age 25) and their families experiencing behaviors that are creating difficulties in one or more areas of their lives. Maryvale

also offers Wraparound support services for at-risk children and families who need case management and mental health services to stay together in a safe and healthy home. Services are offered to the San Gabriel Valley community on site, in client homes/schools, or virtually. Individuals are referred through the Los Angeles County Department of Mental Health (DMH), school districts, and other sources.

Maryvale therapists work collaboratively with each family from a strength-based, family-centered and trauma-informed model. Services provided include evidence-based psychotherapy services, case management, linkage to community resources and parenting support to strengthen families and improve health outcomes for children. These services are available on-campus daily from 8:00 AM to 10:00 PM.

**Early Education Services** – The Early Education Center (EEC) creates a safe and nurturing environment in which children and families are provided the opportunity to participate in an early learning setting that will set the foundation for future life experiences. Through developmentally appropriate activities and interactions, Maryvale provides creative experiences for children to grow socially, emotionally, physically, cognitively, and linguistically at their own pace and individual developmental level. Interactions are guided by the concept that children who are consistently exposed to healthy social, emotional, and physical learning opportunities early in their development will be infused with the skills and confidence necessary to be successful in school and into their adult years. Program goals include:

- Helping children develop a healthy self-esteem.
- Allowing children to learn through discovery and play.
- Offering developmentally appropriate activities that help children develop physically, emotionally, intellectually, socially and spiritually.
- Providing space, equipment and, most importantly, teachers and administrators that aid in the children's development.
- Allowing each child to develop a warm relationship with at least one adult.
- Involving children in some aspect of planning their own activities.
- Believing in the value of all children and helping children appreciate the diversity and uniqueness of their peers.
- Helping children develop social and living skills in their community.
- Encouraging the expression of feelings – sadness, joy, etc. – and responding to those feelings appropriately.
- Acknowledging and celebrating the diversity of all children, families and staff, taking care to create a space where all are welcomed and accepted.
- Taking action to ensure that all children are included in engaging activities that meet their individual needs, with a focus on access, participation and support.

The EEC serves up to 120 children from birth to enrollment in kindergarten and Maryvale offers subsidized enrollment for qualifying low-income families through funding from State contracts. These services are available on-campus daily from 7:00 AM to 7:00 PM.

**Seton House** –Seton House provides a maximum of six months of temporary housing to nine mothers with up to two children under 10 years of age who face housing insecurity, affording the women a safe place to sleep and care for their child(ren) while seeking permanent housing solutions. Each mother is required to participate in case management, support groups, individual and group therapy, life skills, and parenting training.

During their stay at Seton House, residents work on an eight-step program through a collaborative approach to empowerment as the keystone for developing self-sufficiency. The steps include personal development, vocational training, substance use counseling, interpersonal skills building, community involvement, leisure activities, and independent living skills. Staff manage, monitor, and support the residents in achieving a more permanent housing solution. The goal is to provide unhoused or housing insecure mothers a positive environment that provides support, safety, and resources to assist in developing life skills necessary for self-sufficiency before entering permanent housing. Each resident participates in weekly case management to establish and review progress towards reaching her individual goals.

Maryvale is in a unique position to provide its integrated services – housing, early education, and mental health – to the residents of the program. On-campus housing is available on a 24//7 basis.

**Seton House Expansion** – Maryvale seeks to expand the Seton House program by 20 residents through the renovation of a current dorm building on campus (Laboure building). By converting the current space into 20 individual living units with attached bathrooms, Maryvale will be able to provide temporary housing and supportive services to 29 mothers and their children on the Rosemead campus.

**Hope Housing for Students** – In partnership with Maryvale and operated by End Homelessness California (501c3), the program offers 14 beds for East LA Community College female students aged 18-28 struggling with housing insecurity, including domestic violence and homelessness. Students receive free housing, access to regular meals, clothing, and other basic needs. All participants receive case management and mental health services for identifying and addressing trauma-related illnesses to improve their well-being. The program also offers free one-on-one tutoring to ensure academic success, guidance, and support toward transitioning to 4-year universities. Each student receives training, support, advice, and structure through workshops for life skills such as financial literacy, healthy eating, art, and physical well-being. The organization keeps track of multiple metrics, including but not limited to all units attempted, dropped, and passed, mental health counseling hours, tutoring hours, individual check-ins, work hours & volunteer hours, to ensure effectiveness of the program. On-campus housing is available on a 24//7 basis.

#### *i. Campus Operations*

To provide these services, Maryvale employs a team of dedicated and skilled professional staff. These include regular campus administrative staff and campus security, and program-specific staff, such as program directors, supervisors, case managers, teachers, and advisors. These services are available on a daily basis during the length of the program's operations. Further, the safety of program participants and neighbors is of paramount importance to the success of Maryvale and its programs. Maryvale uses a 24 hours security surveillance system and nighttime security patrols to monitor its campus.

The campus is surrounded by a perimeter fence with primary ingress/egress through its main gate on Graves Avenue, which remains open primarily between the hours of 5:30 AM and 10:00 PM, depending on program activities for the day. Campus administration operates normal hours between 8:00 AM and 5:00 PM, however the campus remains open at varying hours depending on the active program and services.