

Notice of Determination

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: City of Bellflower
Planning and Building Services Department
16600 Civic Center Drive
Bellflower, CA 90706

L.A. County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Addendum to Mitigated Negative Declaration No. MND 20-01 for the Downtown Bellflower Transit Oriented Development Mixed Use Project

<u>2020050144</u>	<u>Jason P. Clarke</u>	<u>(562) 804-1424 ext. 2248</u>
State Clearinghouse Number (submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

City of Bellflower, CA, Los Angeles County

Project Location (include county)

Project Description: In June 2020, the applicant, 16411 Bellflower, LLC proposed to construct a mixed-use (theater, residential and service commercial) project on a 1.56-acre (68,000-square-foot [SF]) site. The project site is located south of Mayne Street, west of Bellflower Boulevard and north of Oak Street. Existing project site addresses are: 1) 9742 Mayne Street, 2) 16411 Bellflower Boulevard and 3) 9735 Oak Street. The project site is comprised of three Assessor Parcel Numbers (APN): 7106-020-041, 7106-020-042 and 7106-020-043. The 2020 project proposed to construct a five-story, mixed-use, 91-unit condominium development and associated parking on Parcel B of the site, and redevelop another area of the site (Parcel A) that included a commercial building for a new theater and retail commercial/restaurant uses. Since 2020, the 91-unit condominium mixed-use development has begun construction, and the onsite commercial building has been demolished. The applicant, 16411 Bellflower, LLC (Serrano) has now amended its original plans for future commercial development on Parcel A. The 2020 plans included construction of 14,450 SF of retail, commercial, restaurant, and theater uses. The current plans now propose within Parcel A, 14,062 SF of retail, commercial, and entertainment uses, which is 388 SF less commercial development.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on September 13, 2022 and has made the following determination regarding the above described project:

1. The project [will **will not**] have a significant effect on the environment.
2. An Environmental Impact Report [was **was not**] prepared for this project pursuant to the provisions of CEQA. **An Addendum to Mitigated Negative Declaration (MND 20-01) was prepared for this project pursuant to the provisions of CEQA.**
3. Mitigation measures [**were** were not] made a condition of the approval of the project. The mitigation measures that were approved in 2020 with MND 20-01 will continue to apply to the new project and Addendum. New mitigation measures have not been made a condition of the approval of the new project.
4. A statement of Overriding Consideration [was **was not**] adopted for this project.
5. Findings [**were** were not] made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Mitigated Negative Declaration (MND 20-01) and record of project approval are available to the General Public at: City of Bellflower, Planning Department, 16600 Civic Center Drive, Bellflower, CA 90706.

<u>Jason Clarke</u>	<u>09/14/22</u>	<u>Senior Planner</u>
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing at OPR: September 14, 2022