



City of Downey

Official Notice of Public Hearing

February 23, 2024

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Downey will conduct a public hearing on Wednesday, March 6, 2024, at 6:30 p.m. to consider the following request:

PROJECT LOCATION: 9300 Hall Road, 9350 Hall Road, and 9363 Stewart and Gray Road

NAME OF PROJECT: Prologis Stewart and Gray Road Warehouse Project

APPLICATION TYPE: Site Plan Review, Variance, Lot Merger, And Final Environmental Impact Report (PLN-21-00025 & PLN-23-00086)

APPLICANT: DJ Arellano

OWNER: Hall Stewart and Gray Road LLC c/o c/o Prologis Tax Coordinator

REQUEST: A request for a Site Plan Review to construct a 535,685 square foot industrial tilt-up building to be used as a warehouse distribution facility on a 29.16 acre lot, with 26,785 square feet of cold storage and 20,000 square feet of office space. The Variance request is to build at a maximum height of 54' (feet), rather than the required 45'. A lot merger request is made to consolidate five (5) separate lots (APNs: 6284-019-013, 6284-019-014, 6284-019-015, 6284-019-016 and 6284-019-017) on property zone General Manufacturing (M-2).

CEQA REVIEW: In accordance with the provisions of the California Environmental Quality Act (CEQA), an Environmental Impact Report, as well as a statement of overriding considerations for significant and unavoidable impacts, was prepared for the proposed project and is made available on the City's website: <https://www.downeyca.org/our-city/departments/community-development/planning/environmental-documents>.

All interested parties are invited to submit written comments and/or to attend and give testimony. The agenda and staff report, which provides a detailed description and analysis of this project, will be posted to the City Boards and Commission Meetings page of the City's website (<http://www.downeyca.org>) on the Friday prior to the public hearing.

STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge the proposed actions 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 Planning Division at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the City Clerk's Department at 562-904-7280 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility. The City of Downey does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Questions, concerns, complaints or requests for additional information regarding the Americans with Disabilities Act may be forwarded to the City's ADA/Section 504 Coordinator at 11111 Brookshire Avenue, Downey, CA 90241, ADACoordinator@downeyca.org, Phone: 562-299-6619, Fax: 562-923-6388, and California Relay 711.

If you have any questions concerning this application, please contact Principal Planner Alfonso Hernandez at (562) 904-7154, or at ashernandez@downeyca.org.