

Notice of Exemption

TO: Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

FROM: City of Bellflower
Planning Division
16600 Civic Center Drive
Bellflower, CA 90706

Los Angeles County Clerk
Environmental Filings
12400 E. Imperial Highway
Norwalk, CA 90650

Project Title: Development Review Case No. DR-8-21-12200 and Minor Modification Case No. MDV-3-22-12882

Project Location-Specific: 17055-17057 Bellflower Boulevard

Project Location - City: Bellflower

Project Location – County: Los Angeles

Description of Project: A Development Review and Minor Modification to allow the conversion of existing office spaces on the second floor into eight residences; and 21 parking spaces instead of the minimum required 23 parking spaces on property located at 17055-17057 Bellflower Boulevard within Area 2 of the Town Center (TC) District.

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Oscar Ramos / 11015 Paramount, LLC

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- Categorical Exemption: Section 15332, Class 32
- Statutory Exemption, State code number: _____
- Other:

Reasons why project is exempt: This project has been determined to be Categorically Exempt (Section 15332, Class 32 / In-Fill Development Projects) because the project site is less than five acres, surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. The project would not result in significant effects related to traffic, noise, air quality, or water quality and it can be adequately served by all required utilities and public services. Furthermore, no special circumstances exist that would create a reasonable possibility that the proposed project will have a significant adverse effect on the environment.

Lead Agency

Contact Person: Eliana Muñoz

Telephone #: (562) 804-1424, ext. 2011

Signature: *Eliana Muñoz*

Date: 05/03/2022

Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant