

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
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90650-1208

Project Title: Conditional Use Permit Case No. CU 22-01 and Development Review Case No. 3-23-14050

Project Location-Specific: 17640-17648 Bellflower Boulevard

Project Location - City: Bellflower

Project Location – County: Los Angeles

Description of Project: A Conditional Use Permit to allow for: (1) a "pick-up only" drive-through component for a new restaurant to be located within a proposed multi-tenant commercial building, and (2) an ancillary on-site alcohol sales for a food hall located within an existing 6,820-square foot tenant space; and, Development Review to allow for the construction of a new 7,274-square foot, multi-tenant commercial building on property located at 17640-17648 Bellflower Boulevard within the Design for Development for the South Bellflower Commercial Area ("DFD").

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Vanessa Delgado

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:

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APR 05 2023

LOS ANGELES, COUNTY CLERK

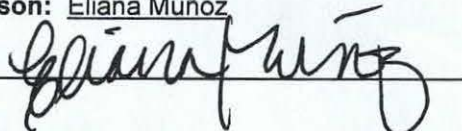
Reasons why project is exempt: Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from additional environmental review under CEQA (Public Resources Code §§ 21000, et seq.) and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) since it is Categorically Exempt as a Class 32 (CEQA Guidelines § 15332) in-fill development project that is consistent with the applicable general plan designation, general plan policies, as well as with the applicable zoning designation and regulations. 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, it can be seen with certainty that 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:



Date: 4/4/2023

Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant