

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 3-22-12900; Site Design Review Case No. SDR 23-02, and Parcel Map No. PM 83796

Project Location-Specific: 8524 Park Street

Project Location - City: Bellflower

Project Location – County: Los Angeles

Description of Project: A Development Review allowing the construction of three attached, two-story, residential condominiums; A Site Design Review allowing the second floor to exceed two-thirds (2/3) the size of the first floor; and a Parcel Map allowing the subdivision of an existing 8,625-square foot lot for condominium purposes within with the R-3 Multiple Residential zone.

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Mustafa Bdaiwi Architect

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 15303, Class 3
- Statutory Exemption, State code number: _____
- Other:

Reasons why project is exempt: This project has been determined to be Categorically Exempt (Article 19) from the provisions of CEQA under § 15303, Class 3 (New Construction or Conversion of Small Structures) exempts construction of limited numbers of new structures, including, up to three single-family residences in a residential zone. This Project will not have a significant effect on the environment because it consists of the construction of three dwelling units within a high density residential zone.

Lead Agency

Contact Person: Jason P. Clarke

Telephone #: (562) 804-1424, ext. 2248

Signature: Jason Clarke

Date: 10/23/2023

Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant