

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study and Mitigated Negative Declaration for the following project and location:

PROJECT: Flower Street Specific Plan
Initial Study (IS) and Mitigated Negative Declaration No. MND 25-01

LOCATION: 9855, 9903, and 9915 Flower Street, Bellflower, California 90706

PROJECT DESCRIPTION: The IS and MND 25-01 evaluates potential environmental impacts resulting with the Flower Street Specific Plan (FSSP), which includes three parcels totaling 1.99 acres, for future Mixed Use development. The parcel on 9903 Flower Street is proposed as a 32-unit townhome residential development. The other two parcels (9855 and 9915 Flower Street) will allow potential residential development at 50 units/acre; however, currently, actual designs have not yet been prepared for these two parcels. The 32-unit townhome project will include two design plans, garage parking for tenants, common open spaces, and private deck spaces. The overall project requires approval of: (a) a General Plan Amendment from Commercial to Mixed Use; (b) a Zone Change from Transit Oriented Development Specific Plan (TODSP) to FSSP; (c) the FSSP which provides the development and design standards for the three parcels; (d) a Development Agreement between the applicant and the City; (e) a Tentative Tract Map to allow for condominium use on 9903 Flower Street; and (f) a Development Review to approve the design of the 32-unit townhome project.

APPLICANT: Bellflower 5 Investment, LLC

Based on the environmental information gathered and analyzed for the project during the IS process, the City of Bellflower has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, the IS and MND 25-01 has been prepared to analyze the project pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 30-day public review period for this document begins on January 9, 2026 and expires on February 9, 2026.

The IS and MND are available online (www.bellflower.org/departments/planning/planning_division/environmental_documents_and_information.php) and may be reviewed by the public during normal business hours at: 1) City of Bellflower - Planning Division located at 16600 Civic Center Drive, Bellflower, CA 90706, and 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA 90706.

The City Council of the City of Bellflower will conduct a public hearing to consider the proposed IS and MND at a future date. When scheduled, the City Council public hearing will be held at 7:00 pm or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, CA 90706.

Please address all public comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: James Atkins, Senior Planner, 16600 Civic Center Drive, Bellflower, CA 90706, (562) 804-1424, ext. 2248, jatkins@bellflower.ca.gov.