

Notice of Determination

THIS NOTICE WAS POSTED

ON April 28 2026

UNTIL May 28 2026

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: City of Bellflower
Planning and Building Services Department
16600 Civic Center Drive
Bellflower, CA 90706



FILED
Apr 28 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TINA TRAN

L.A. County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

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

<u>2026010165</u>	<u>Kathryn Brun</u>	<u>(562) 804-1424 ext 2314</u>
State Clearinghouse Number	Lead Agency	Area Code/Telephone/Extension
(submitted to Clearinghouse)	Contact Person	

Project Location (include county): 9855, 9903, and 9915 Flower Street, City of Bellflower, Los Angeles County, CA


Project Applicant: Bellflower 5 Inv., LLC

Project Description: The IS and MND 25-01 evaluate 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 Vesting 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.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on April 27, 2026 and has made the following determination regarding the above described project:

1. The project [will **will not**] have a significant effect on the environment.
2. An Environmental Impact Report [was **was not**] prepared for this project pursuant to the provisions of CEQA. **A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.**
3. Mitigation measures [**were** were not] made a condition of the approval of the project.
4. A statement of Overriding Consideration [was **was not**] adopted for this project.
5. Findings [**were** were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, circulated for public review from January 9, 2026 to February 9, 2026, and record of project approval are available to the General Public at City of Bellflower, Planning Department, 16600 Civic Center Drive, Bellflower, CA 90706; and at www.bellflower.org/departments/planning/planning_division/environmental_documents_and_information.php. Comments were received on the MND and responses to comments were prepared.

	<u>04/28/2026</u>	<u>Senior Planner</u>
Signature (Public Agency)	Date	Title

Date received for filing at OPR: April 28, 2026

REGISTRAR - RECORDER/COUNTY CLERK