

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 25-01

Project Location-Specific: 15908 Bellflower Boulevard

Project Location - City: Bellflower

Project Location – County: Los Angeles

Description of Project: A Conditional Use Permit allowing a café with a drive-through component within The Downtown Bellflower Transit-Oriented Development Specific Plan (“TOD SP”) Area on real property commonly known as 15908 Bellflower Boulevard.

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Juan Jimenez

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
- Statutory Exemption, State code number: _____
- Other:

Reasons why project is exempt: The City reviewed the environmental impacts of the proposed Resolution pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). CEQA Guideline § 15303 (New Construction or Conversion of Small Structures) provides an exemption for the conversion of small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed Project consists of converting an existing bank building into a café with a drive-through component, with minor exterior improvements to the structure and other necessary site improvements. The Project would not result in significant negative effects related to queuing and it can be adequately served by all required utilities and public services. Accordingly, no further environmental review is required.

Lead Agency

Contact Person: Kathryn Brun

Telephone #: (562) 804-1424, ext. 2314

Signature: 

Date: 3/10/2026

Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant