

# 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:** Conditional Use Permit Case No. CU 26-01

**Project Location-Specific:** 14317-14339 Clark Avenue

**Project Location - City:** Bellflower

**Project Location – County:** Los Angeles

**Description of Project:** Conditional Use Permit Case No. CU 26-01 to allow accessory off-site alcohol sales (Type 21 / Off-Sale General) with instructional tasting (Type 86 / Instructional Tasting) at a proposed 49,000-square-foot grocery store within the General Commercial ("C-G") zone.

**Name of Public Agency Approving Project:** City of Bellflower

**Name of Person or Agency Carrying Out Project:** Kevin Le of Le Architecture, representing Northgate Gonzalez Market

**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: CEQA Guideline § 15301, Class 1
- Statutory Exemption, State code number: \_\_\_\_\_

**Reasons why project is exempt:** The proposed Project is Categorically Exempt under CEQA Guidelines § 15301, Class 1 (Existing Facilities), which exempts activities that involve negligible or no expansion of existing or former use. This activity would allow accessory off-site alcohol sales with instructional tasting at a proposed grocery store within an existing building with minor alterations and no addition of floor area. Accordingly, this activity involves a negligible expansion of the proposed use, and no further review is required.

**Lead Agency**

**Contact Person:** Rowena Genilo-Concepcion

**Telephone #:** (562) 804 - 1424, ext. 2228

**Signature:** 

**Date:** 05 / 07 / 2026      **Title:** Planning Manager

- Signed by Lead Agency
- Signed by Applicant

**Date Received for filing at OPR:** \_\_\_\_\_

LE ARCHITECTURAL INC  
DBA LE ARCHITECTURE

801 S. MYRTLE AVE.  
MONROVIA, CA 91016-3424  
(626) 275-6800

1305

16-3776/1220  
00101

DATE 2020-05-06

CHECK ARMOR

PAY  
TO THE  
ORDER OF

LOS ANGELES COUNTY REGISTRAR-RECORDED /  
COUNTY CLERK

\$ 25.00

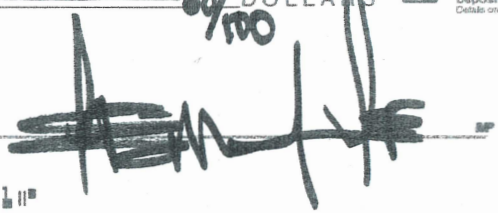
TWENTY-FIVE

00 DOLLARS 100

 First Citizens Bank

Photo Safe Deposit®  
Details on back

FOR 14317-14339 PARK AVE. ENV FILE



⑈001305⑈ ⑆122037760⑆001206042941⑈