



City of Downey

December 14, 2020

To: Interested Parties

Subject: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PLANNING DIVISION APPLICATION (PLN-19-00132)**

The City of Downey is the California Environmental Quality Act (CEQA) lead agency responsible for the review and approval of the proposed Planning Division Application PLN-19-00132 for a Zone Change, Site Plan Review, and Conditional Use Permit for 12021–12023 Woodruff Avenue (project site). As such, the City of Downey (City) has prepared an Initial Study/Draft Mitigated Negative Declaration (IS/MND), which evaluates the potential environmental impacts of the project.

Project Location: The project site consists of a single parcel (Assessor's Identification Number 6284-025-018). The addresses associated with the project site are 12021–12023 Woodruff Avenue, Downey, California 90241 (Figure 1, Project Location).

The majority of the project site is zoned M-2 (Manufacturing); however, a portion of the project site to the west is zoned as P-B (Parking Buffer). The project site has a General Plan Land Use Designation of GM (General Manufacturing).

Project Description: The project includes the demolition of an existing, 74,662-square-foot industrial building and construction of an approximately 44,162-square-foot tilt-up industrial building for truck terminal use. The proposed industrial building would include approximately 36,142 square feet of warehouse space and 8,020 square feet of office space (Figure 2, Site Plan).

The new industrial building is intended to be used as a trucking terminal for distribution and logistics purposes. On-site activities will include storage of and/or consolidation of manufactured goods before the distribution to commercial establishments or other warehouses. Other than truck parking and storage, all activities will occur within the industrial building. The office space is intended to be used for office uses ancillary to the warehouse operation.

Future Unlimited

CIVIC CENTER
11111 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-869-7331
www.downeyca.org

LIBRARY
11121 BROOKSHIRE AVE.
DOWNEY, CALIFORNIA
90241-7016
562-904-7360
www.downeylibrary.org

POLICE DEPARTMENT
10911 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-861-0771

PARKS & RECREATION
7850 QUILL DR.
DOWNEY, CALIFORNIA
90242
562-904-7238

UTILITIES DIVISION
9252 STEWART & GRAY RD.
DOWNEY, CALIFORNIA
90241-7016
562-904-7202

MAINTENANCE SERVICES
12324 BELLFLOWER BLVD.
DOWNEY, CALIFORNIA
90242
562-904-7194

Zone Change: The project site currently maintains two zoning classifications: General Manufacturing (M-2) and Parking Buffer (P-B). Incidentally, the Downey Zoning Code (Article IX, Land Use, of the Downey Municipal Code [2020]) no longer references the P-B zone. All mention of it was removed from the Zoning Code in 2008 when the code was updated. The Downey City Council removed the P-B zone because it was considered redundant since the development standards of the City's residential and non-residential zones provide the same safeguards as the former P-B zone. The only trace of the P-B zone is the City's Zoning Map and properties on the map that still maintain that classification.

The Zone Change application is a request to rezone the P-B portion of the project site to M-2 so that the entire property maintains the M-2 zoning classification. The M-2 zone is the classification that corresponds with General Manufacturing General Plan category.

Public Review Period: The IS/MND is being made available for public review for a period of 30 days beginning December 15, 2020, and concluding January 14, 2021. Following the close of the public review period, the City will consider this IS/MND and comments thereto in determining whether to approve the project.

The electronic version of the IS/MND may be viewed at the following website address:

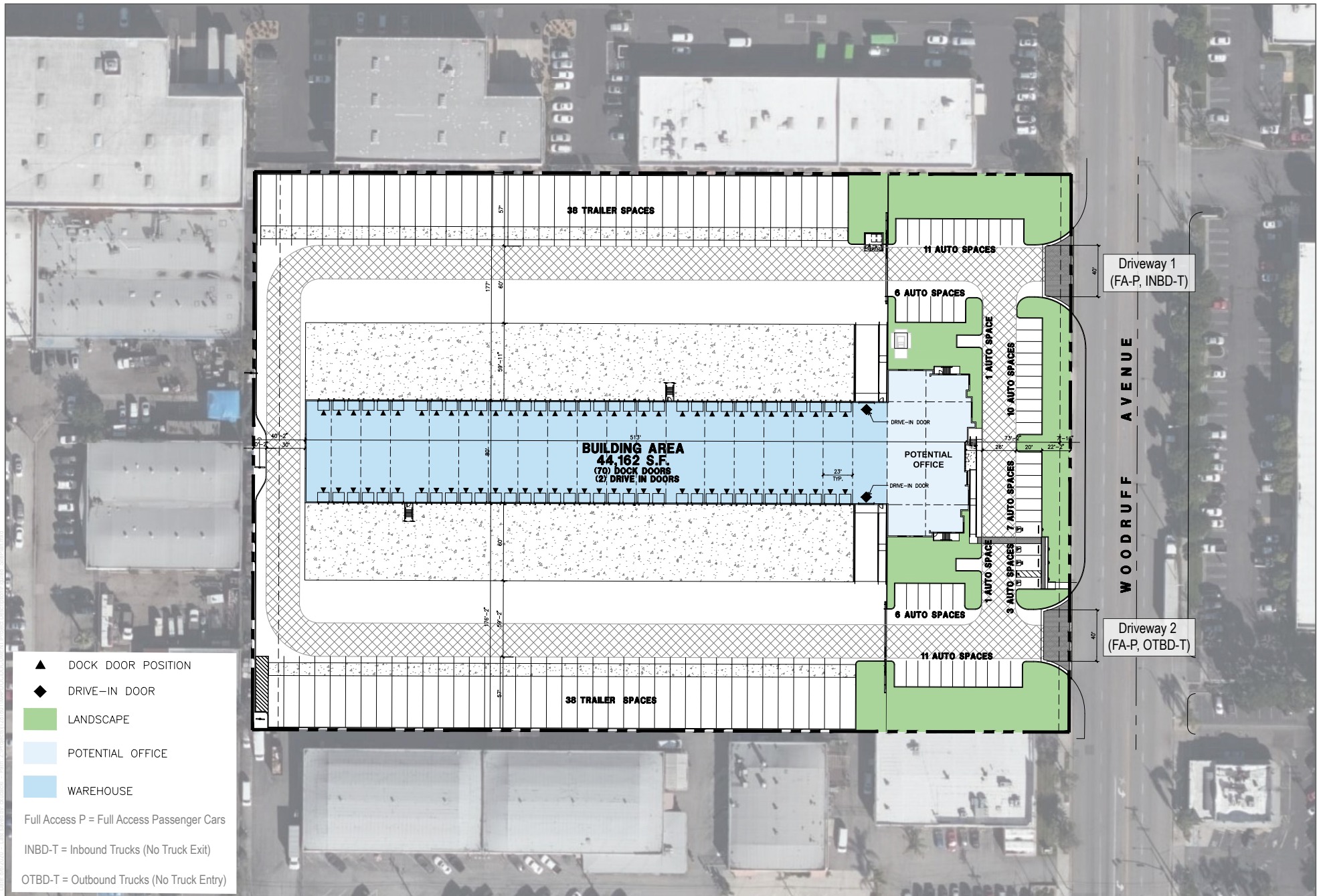
<https://www.downeyca.org/our-city/departments/community-development/planning/environmental-documents>

Printed copies of the IS/MND are also available for review at the City of Downey Planning Counter, located at 11111 Brookshire Avenue, California 90241.

Comments on the IS/MND must be received in writing no later than January 14, 2021, and sent to, or delivered in person to:

Mr. Alfonso Hernandez, Senior Planner
City of Downey
11111 Brookshire Avenue,
Downey, California 90241

Public Hearing: A Planning Commission hearing where the project, the IS/MND, and requested project entitlements will be considered for potential recommendation to the City Council has yet to be scheduled. Once the Planning Commission hearing has been scheduled, the City will notice the hearing consistent with all applicable City public noticing requirements.



SOURCE: Bing Maps 2020; Open Street Map 2019; HPA Architecture 2020

FIGURE 2

Site Plan

12021 Woodruff Avenue Industrial Building Project