## Notice of Exemption

**TO:**  Office of Planning and Research **FROM:** City of Bellflower

State Clearinghouse Planning Division  
 1400 Tenth Street 16600 Civic Center Drive  
 Sacramento, CA 95814 Bellflower, CA 90706

Los Angeles County Clerk

Business Filings and Registration

P.O. Box 1208

Norwalk, CA 90650-1208

**Project Title:** Development Review (DR-5-22-13065), Tentative Map No. 83812, Site Design Review (SDR 22-01), and Zone Change (ZC 22-02)

**Project Location-Specific:** 10343-10351 Mapledale Street

**Project Location - City:** Bellflower **Project Location – County:** Los Angeles

**Description of Project:** Development Review (DR-5-22-13065) to allow the construction of eight, two-story, single-family residences with attached garages; Tentative Map No. 83812 to allow the subdivision of a 41,174-square foot lot into eight lots; a Site Design Review (SDR 22-01) to allow flexibility of the development standards and a Zone Change (ZC 22-02) from R-1 (Low Density Residential Zone) to R-1 PD (Low Density Residential Planned Development Overlay District).

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

**Name of Person or Agency Carrying Out Project:** Samir Hijazi of Archissance

**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 15332, Class 32

Statutory Exemption, State code number:

Other:

**Reasons why project is exempt:** This project has been determined to be Categorically Exempt (Article 19) from the provisions of CEQA under Section 15332, Class 32 (In-Fill Development Projects) because the proposed Project consists of an in-fill development that is consistent with the applicable general plan designation, general plan policies as well as with the applicable zoning designation and regulations. The Project Site is less than five acres, surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. The Project would not result in significant effects related to traffic, noise, air quality, or water quality and it can be adequately served by all required utilities and public services. Furthermore, it can be seen with certainty that no special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment.

**Lead Agency**

**Contact Person:** Jason P. Clarke **Telephone #:** (562) 804-1424, ext. 2248

**Signature:** Jason Clarke ­­ **Date:** 02/23/2023 **Title:** Senior Planner

Signed by Lead Agency

Signed by Applicant