



# City of Downey

May 13, 2016

To: Interested Parties

Subject: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PLANNING DIVISION APPLICATION (PLN-14-00210)**

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-14-00210 for a General Plan Amendment and Zone Change for 9553 Firestone Boulevard and surrounding properties bound by Firestone Boulevard on the south, Newville and Pangborn Avenues on the east and west respectively, and the southerly boundary of the residential properties that line the south side of Ardine Street (planning area). The only properties within the planning area that are excluded from the proposed project are two properties located in the southwestern corner of the planning area at the southeastern corner of Firestone Boulevard and Pangborn Avenue (9511 Firestone Boulevard and 11104 Pangborn Avenue). These properties are currently the focus of a series of separate development applications that involve the redevelopment of the properties for a fast-food, drive-through restaurant. These actions have been processed by the City separately from the proposed project, and, thus, are not considered part of the project. As such, the City of Downey 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 is located at 9553 Firestone Boulevard and surrounding properties bound by Firestone Boulevard on the south, Newville and Pangborn Avenues on the east and west respectively, and the southerly boundary of the residential properties that line the south side of Ardine Street in the City of Downey (City).

**Project Description:** The proposed project involves a GPA request to change the General Plan land use designation of the southerly half of the planning area from General Commercial (GC) to Medium Density Residential (MDR). The MDR land use category is designed to accommodate multi-family developments ranging in density from 18 to 24 units per acre. The requested MDR land use designation matches the General Plan land use designation of the northerly portion of the planning area, which the City changed in 2005 as part of the General Plan Update.

The only exception to the requested MDR land use designation is the planning area's southeastern corner (9601 Firestone Boulevard). For this property, the proposed GPA entails changing the General Plan land use category

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## Future Unlimited

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CIVIC CENTER  
11111 BROOKSHIRE AVE.  
PO BOX 7016  
DOWNEY, CALIFORNIA  
90241-7016  
562-869-7331  
[www.downeyca.org](http://www.downeyca.org)

LIBRARY  
11121 BROOKSHIRE AVE.  
DOWNEY, CALIFORNIA  
90241-7016  
562-904-7360  
[www.downeylibrary.org](http://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

to from GC to Neighborhood Commercial (NC). The requested NC land use designation better reflects the size of the lot and its existing improvements, which include a recently renovated three-tenant commercial building.

**Zone Change:** The planning area currently maintains two zoning classifications: Neighborhood Commercial (C-1) and Parking Buffer (P-B). Incidentally, the Downey Zoning Code (Article IX, Land Use, of the Downey Municipal Code [2015]) no longer references the P-B zone. All mention of it was removed from the Zoning Code in 2008 when it 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 change the zoning of the planning area from P-B and C-1 to Multiple-family Residential (R-3). Among the City's zoning classifications, the R-3 zone is the classification that best corresponds with the requested MDR General Plan land use designation. The purpose of the R-3 zone is to provide for the development of multiple-family residential projects.

**Public Review Period:** The IS/MND is being made available for public review for a period of 21 days beginning May 13, 2016, and concluding June 2, 2016. Following the close of the public review period, the City will consider this 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:

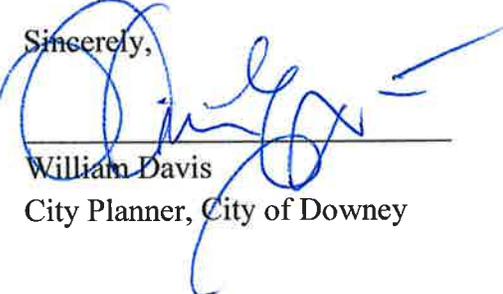
<http://www.downeyca.org/>

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 June 2, 2016, and sent to, or delivered in person to:**

Mr. William Davis, City Planner  
City of Downey  
11111 Brookshire Avenue,  
Downey, California 90241

Sincerely,

  
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William Davis

City Planner, City of Downey