



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

Name of Project: ALDI Food Market

Applications: Amendment to the Lakewood/Firestone Specific Plan (SP 91-2), Tentative Parcel Map No. 73819, Site Plan Review, and Mitigated Negative Declaration (PLN-15-00182)

Location: 11215 Lakewood Blvd, Downey CA 90241

Zoning/Land Use: Lakewood Firestone Specific Plan (SP 91-2) / General Commercial

Project Description: The proposed project (PLN-15-00182) includes a Specific Plan Amendment, Site Plan Review, and Tentative Parcel Map. The intent of the project is to construct a new grocery store (ALDI) and amend the Lakewood/Firestone Specific Plan to accommodate the grocery store with the incidental sale of alcoholic beverages. A detailed description of each application is as follows:

Amendment to the Lakewood/Firestone Specific Plan: The proposed amendment includes 1) allowing the operation of a grocery store (over 15,000 s.f.) including incidental alcohol sales, by right, on Sites 9 and 10 of Subarea 3 of the Specific Plan; 2) remove requirement that landscape planters be bermed within the Specific Plan; and, 3) remove requirements that a landscape buffer be provided along Lakewood Blvd for Sites 9 and 10 of Subarea 3 of the Specific Plan.

Site Plan Review: The Site Plan Review is to allow the construction of a single-story 18,557 grocery store on a vacant 1.76-acre parcel. The proposed project also includes a 1,213 square foot exterior canopy, not included in the total building square footage. Maximum building height of the entry façade is 32 feet, with the majority of the building at 22 feet in height and some design elements between 24 and 29 feet to give the façade variation and interest. The proposed building style is modern with aluminum composite elements, glass windows, plaster facing, and fiber cement board to mimic wood. In addition to the building, the project includes an 80-space parking lot and 12,526 s.f. of landscaped area on-site.

Tentative Parcel Map: The tentative parcel map will consolidate the existing 12 lots that comprise the property into a single lot. This will also include an 18-foot right of way dedication would be located on the eastern edge of the project site to allow for a deceleration lane from Lakewood Boulevard.

Future Unlimited

Mitigated Negative Declaration
11215 Lakewood Blvd
May 12, 2016

Applicant: Ben Vesper with ALDI Food Market

Property Owner: FVDD, LLC

Lead Agency: City of Downey

Contact Person: David Blumenthal, Principal Planner
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Review Period: May 12, 2016 to June 1, 2016

The Initial Study and Mitigated Negative Declaration will be circulated for a 21-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:00 p.m. on the last date of the public review period.

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter proposals pursuant to CEQA Section 15200 (Purpose of Review).

Send Comments to: City of Downey – Planning Division
David Blumenthal, Principal Planner
11111 Brookshire Ave
Downey, CA 90241

Email – dblumenthal@downeyca.org

Fax – (562) 622-4816

Documents are available for review at:

City of Downey City Hall
Planning Division
11111 Brookshire Ave
Downey, CA 90241

Website - www.downeyca.org

Public Hearing Scheduled: The City of Downey's Planning Commission will conduct a public hearing to consider the applications, including the Mitigated Negative Declaration, a 6:30 p.m. on June 1, 2016, in the Council Chambers of Downey City Hall, located at 11111 Brookshire Avenue, Downey, CA. All interested parties are invited to attend and give testimony on the request.



David Blumenthal
Principal Planner, City of Downey

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