

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

The City of Lynwood has prepared an Initial Study for the following project in accordance with City and State of California Environmental Quality Act Guidelines.

**Project Title:** Conditional Use Permit 2017-03/Site Plan Review No. 2017-18

**Project Applicant:** Market Street Development, LLC

**Project Location:** 10211 Long Beach Boulevard, Lynwood, Los Angeles County

**Project Description:** The Project is a proposal to enable development of 348 apartment units, up to 29,000 square feet of retail/restaurant uses and a building lobby that would comprise Phase 2 of the Plaza Mexico project. The apartment, retail and restaurant uses would be constructed within a 6-story podium building on a 3.59-acre property bordered to the north by Imperial Highway, to the south by Beechwood Avenue, to the east by State Street, and to the west by adjacent properties occupied by an auto glass business. Required discretionary actions include Site Plan Review that would address overall building design, on-site parking, circulation and access, compatibility with surrounding uses, landscaping and lighting, and Variances to City requirements pertaining to maximum building height, minimum dwelling unit area, and minimum open space area per residential unit. In addition, the Applicant has submitted a Parking Plan specific to the Project that pertains to stall numbers and parking stall dimensions.

The City prepared an Initial Study to determine the Project's impact(s) on the environment and found that the Project would not have any significant impacts on the environment. Therefore, a Mitigated Negative Declaration was prepared.

The public hearing to consider the Mitigated Negative Declaration and proposed Conditional Use Permit No. 2017-03 and Site Plan Review No. 2017-18 is scheduled before the Planning Commission on Tuesday, December 12, 2017 at 6:00 PM in the City Council Chambers, 11330 Bullis Road, Lynwood, CA 90262.

Copies of the proposed Mitigated Negative Declaration and related documents are on file and available for public review in the Planning Division, Lynwood City Hall, 11330 Bullis Road, Lynwood, CA 90262 during the hours of 7:00 a.m. to 6:00 p.m. Monday through Thursday. This Notice will be posted at the following locations.

- Los Angeles County Recorder's Office  
12400 Imperial Highway, Norwalk, CA 90650
- Lynwood City Hall – Planning Division  
11330 Bullis Road, Lynwood, CA 90262
- Lynwood Public Library  
11320 Bullis Road, Lynwood, CA 90262

The starting date for the review period during which the Lead Agency will receive comments about the proposed Mitigated Negative Declaration shall be Wednesday, November 15, 2017. The ending date for the review period shall be Wednesday, December 6, 2017, at which time all written comments about the Mitigated Negative Declaration must be received by the City. Persons wishing to review or obtain copies of the proposed Negative Declaration and Initial Study may contact Albert Armijo, Interim Planning and Building Manager, Lynwood City Hall, 11330 Bullis Road, Lynwood, CA 90262 or call for more information (310) 603.0220, extension 251.

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Albert Armijo, Interim Planning and Building Manager