



ORIGINAL FILED

JUL 25 2018

**NOTICE OF INTENT TO ADOPT LOS ANGELES, COUNTY CLERK
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: General Plan Amendment 2018-01/Zoning Code Amendment 2018-01
Project Applicant: City of Lynwood, CA
Project Location: APN: 6186-001-900, 6186-001-901, 6186-001-902, 6186-001-903, 6186-001-904, 6186-001-905, 6186-001-906, 6186-001-907, 6186-001-908, 6186-001-909
Addresses: 12001, 12007, 12011, 12015, 12017, 12025, 12031, 12033, 12035 South Atlantic Avenue and 4347 Lavinia Avenue, Lynwood, Los Angeles County

Project Description:

The City of Lynwood City Council is adopting a Resolution of Intent for a General Plan Amendment and a Zoning Code Amendment that would enable development of 66 apartment units affordable to low- and moderate-income households and one on-site manager's unit. The proposed General Plan Amendment would change the land use designation of the Project site from Senior Citizen Housing to Multi-Family Residential. The proposed Zoning Code Amendment would add "Affordable Housing" as a permitted use to the existing R-3 zone. A Site Plan Review would address overall building design, on-site parking, circulation and access, compatibility with surrounding uses, landscaping and lighting. The proposed project (Project) site occupies 38,332 square feet comprised of ten parcels on the westerly side of Atlantic Avenue in the city of Lynwood, California. It is anticipated that proposed residential units will include approximately 45 one-bedroom units (at 800 square feet each), 20 two-bedroom units (at 1,110 square feet each), and 2 three-bedroom units (at 1,095 square feet each). The residential units will be located within three stories over a ground level parking lot and a subterranean parking lot. The total area of the development is approximately 129,562.22 square feet, inclusive of the basement, first floor, second floor, third floor, fourth floor and parking area. A total 119 parking spaces (106 standard size; 9 compact size; 4 Americans with Disabilities Act compliant) are proposed within the surface lot and the sub-surface garage. Vehicular access to the Project site parking garage would be via a paved alley connecting with Agnes Avenue and Lavinia Avenue to north and south, respectively.

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 General Plan Amendment 2018-01, Zoning Code Amendment 2018-01 is scheduled before the Planning Commission on Tuesday, August 28, 2018 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 Thursday, July 26, 2018. The ending date for the review period shall be Monday, August 27, 2018, 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 Michelle Ramirez, Director of Community Development, Lynwood City Hall, 11330 Bullis Road, Lynwood, CA 90262 or call for more information (310) 603.0220, extension 251.


Michelle Ramirez, Director of Community Development