



City of
LYNWOOD
California

Notice Pursuant to California Government Code

DATE: June 25, 2018

TO: Reviewing Agencies, Entities and Stakeholders

SUBJECT: Notice of a Proposed Amendment to the Lynwood Transit Area Specific Plan

FROM: City of Lynwood
Community Development Department
11330 Bullis Road, Lynwood, California 90262
Contact: Bruno Naulls, PMP, Senior Project Manager
(310) 603-0220, ext. 253

Pursuant to Article 6 of Title 7 of the California Government Code, the City of Lynwood (City) hereby gives notice that the proposed Lynwood Transit Area Specific Plan Amendment (described below) is available for review at the following location: City of Lynwood, Community Development Department, 11330 Bullis Road, Lynwood, California 90262.

PROJECT LOCATION: The 315-acre Lynwood Transit Area Specific Plan (LTASP) is in an urbanized area in the western portion of the City of Lynwood in Los Angeles County. Lynwood is an incorporated municipality in the southern portion of the Los Angeles Basin. It is at the intersection of two major freeways, I-105 and I-710, on the east, and on the west is the Alameda rail corridor, which connects the ports of Long Beach and Los Angeles to the rest of the Los Angeles metropolitan area, Orange County, and the Inland Empire. The LTASP encompasses properties along Long Beach Boulevard from Virginia Avenue to Norton Avenue; along State Route 90 (Imperial Highway) from Alameda Street to Martin Luther King Boulevard; the Plaza Mexico shopping center; the Long Beach Boulevard Green Line Station and Long Beach Boulevard/Interstate 105 (I-105) on-and off-ramps; industrial uses along Alameda Street just south and north of the I-105; the St. Francis Medical Center; and existing residential and commercial uses along Beechwood Avenue, Sanborn Avenue, Mulford Avenue, and California Avenue.

PROJECT SUMMARY: Pursuant to the provisions of Chapter 25 (Zoning), Article 120 (Specific Plan Adoption and Amendment) of the Lynwood Municipal Code, the project applicant (3000 E. Imperial, LLC) is proposing the Lynwood Transit Area Specific Plan Amendment 2018-01 (Specific Plan Amendment), which is a revision of the adopted Lynwood Transit Area Specific Plan (LTASP). Amendments include but are not be limited to the provision of increased building heights, reduced minimum unit sizes, and reduced private and common open space requirements within the Town Center District of the LTASP. None of the specific plan amendments result in an increase in the number of allowable units or amount of allowable commercial square footage within the overall specific plan area. Additionally, land uses would occur in the same areas as shown in the adopted LTASP.

REVIEW AND COMMENTS: Pursuant to Section 65352.b of Article 6, agencies and entities receiving this notice have 45 days from the date the of this notice to comment on the Specific Plan Amendment. All comments should be directed to Bruno Naulls at the above address, or by e-mail at bnaulls@lynwood.ca.us.