



# City of Downey

## RECIRCULATED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**Name of Project:** Foster Bridge and Bluff Community Residential Project

**Applications:** Vesting Tentative Tract Map No. 84168, General Plan Amendment, Zone Change, a Site Plan Review analyzing the architecture, landscaping, circulation of the new proposed design and Demolition for existing onsite uses (church and parking lot) (PLN-23-00035)

**Location:** 7360 Foster Bridge Boulevard

**Zoning/Land Use:** R-1 6,000 / Low Density Residential (existing)

**Project Description:** The City of Downey will be the lead agency under the California Environmental Quality Act (CEQA) for an application by The Olson Company to construct a 33-unit townhouse development on a 1.29-acre site located at 7360 Foster Bridge Boulevard (Assessor's Parcel Number: 6358-015-058) in the northwestern portion of the City of Downey. The project application includes Vesting Tentative Tract Map No. 84168, a General Plan Amendment, a Zone Change, and demolition of the existing onsite church and parking lot. The project requires environmental review under CEQA as outlined in Public Resources Code Sections 21000 et seq. and the State CEQA Guidelines outlined in California Code of Regulations Sections 15000, et seq.

The Project site is located in northwest Downey at the northwest corner of Foster Bridge Boulevard and Suva Street, adjacent to the Rio Hondo River and Trail to the south. The City of Bell Gardens is located northwest of the site. The project site currently supports an operating church ("TLG House") with a parking lot but no school/pre-school uses. Surrounding uses include single family residential to the north, east, and southeast, multi-family residential to the south, and self-storage to the west.

The project proposes to change the General Plan land use designation of the site to medium Density Residential (MDR) which allows up to 24 units/acre and change its zoning classification to Multi-Family Residential Ownership Zone (R-3-O) which allows up to 22 units/acre. The project will be gated and proposes a density of 20.6 units/gross acre. The proposed multi-family townhouse development includes five different unit designs all with 3 bedrooms. The maximum building height for the proposed project is 36 feet, or 3 stories. Vehicle access to the project will be provided via two gated entrances developed during project construction. The gated entrance located at the northeastern corner of the project site off of Foster Bridge Boulevard will be 26 feet wide and is accessible by vehicles and pedestrians while the gate off of Suva Street will be for emergency vehicles only. The project will include various kinds of private open space, landscaping, and walls and fences.

**Applicant:** The Olson Company

**Property Owner:** TLG House

**Lead Agency:** City of Downey

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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

Mitigated Negative Declaration  
Foster Bridge and Bluff Project  
November 21, 2023

**Contact Person(s):** Alfonso Hernandez, Principal Planner  
(562) 904-7154  
[ashernandez@downeyca.org](mailto:ashernandez@downeyca.org)

**Review Period:** **November 22, 2023 to December 22, 2023 (30 days)**

The Initial Study and Mitigated Negative Declaration will be circulated for a 30-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:30 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 Guidelines Section 15200 (Purpose of Review).

**IS/MND Materials Available:** <https://www.downeyca.org/our-city/departments/community-development/housing-division/public-document-review>

**Send Comments to:** City of Downey, Planning Division  
Alfonso Hernandez, Principal Planner  
1111 Brookshire Avenue  
Downey, CA 90241  
[ashernandez@downeyca.org](mailto:ashernandez@downeyca.org)  
Fax – (562) 622-4816

Documents are available for review at:

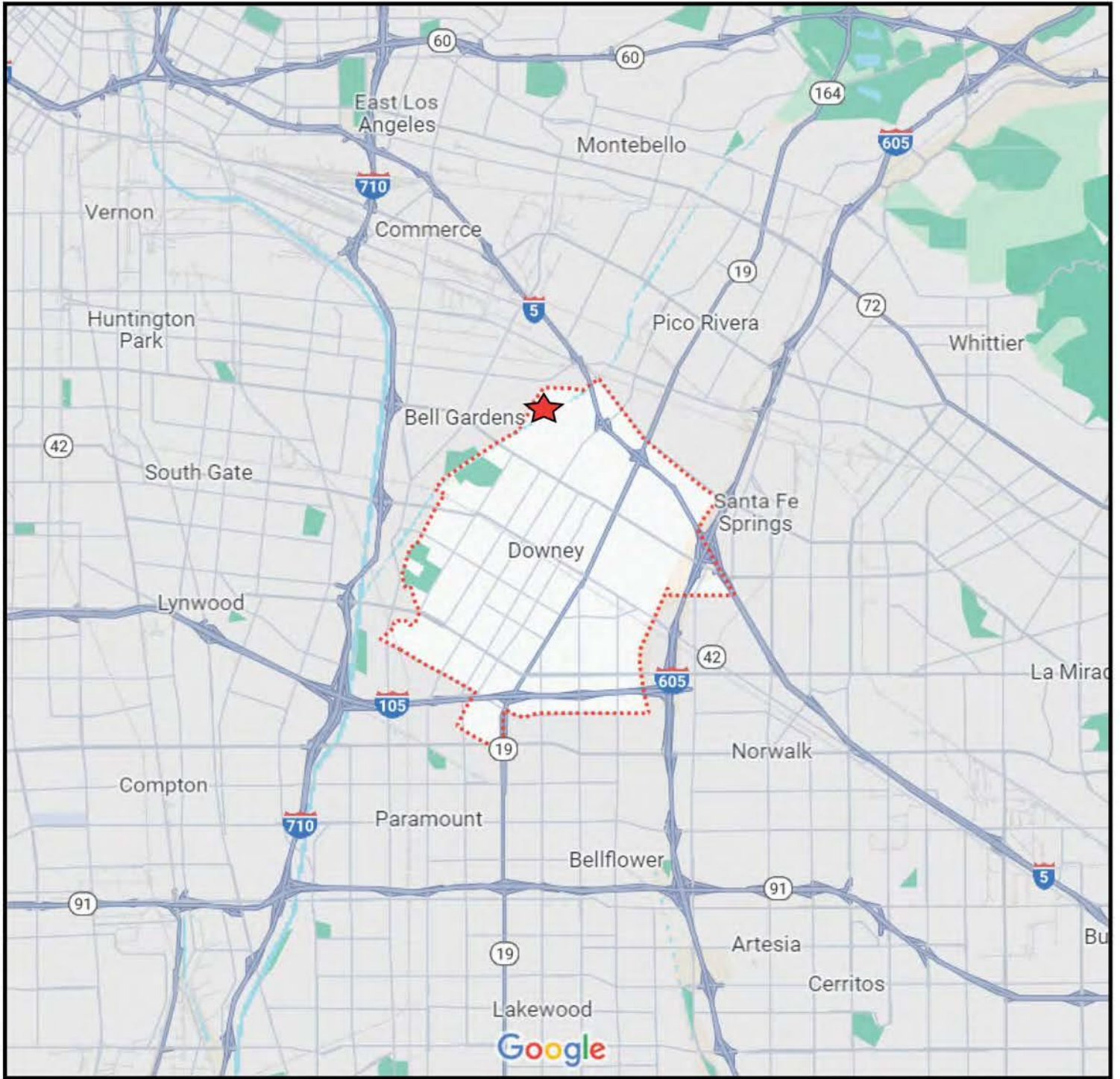
**City of Downey City  
Hall - Planning Division**  
1111 Brookshire Avenue  
Downey, CA 90241  
(see web address above)

**Downey Library**  
11121 Brookshire  
Downey, CA 90241

**Barbara J. Riley  
Community/Senior Center**  
7810 Quill Drive  
Downey, CA 90242

**Columbia Space  
Center**  
12400 Columbia Way,  
Downey, CA 90242

**Public Hearing:** At this time, the City of Downey's Planning Commission has not scheduled a public hearing to consider the project and its Mitigated Negative Declaration. Separate notice will be posted at the appropriate time for that hearing. When the hearing is scheduled, it will be heard 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 when the item is scheduled.

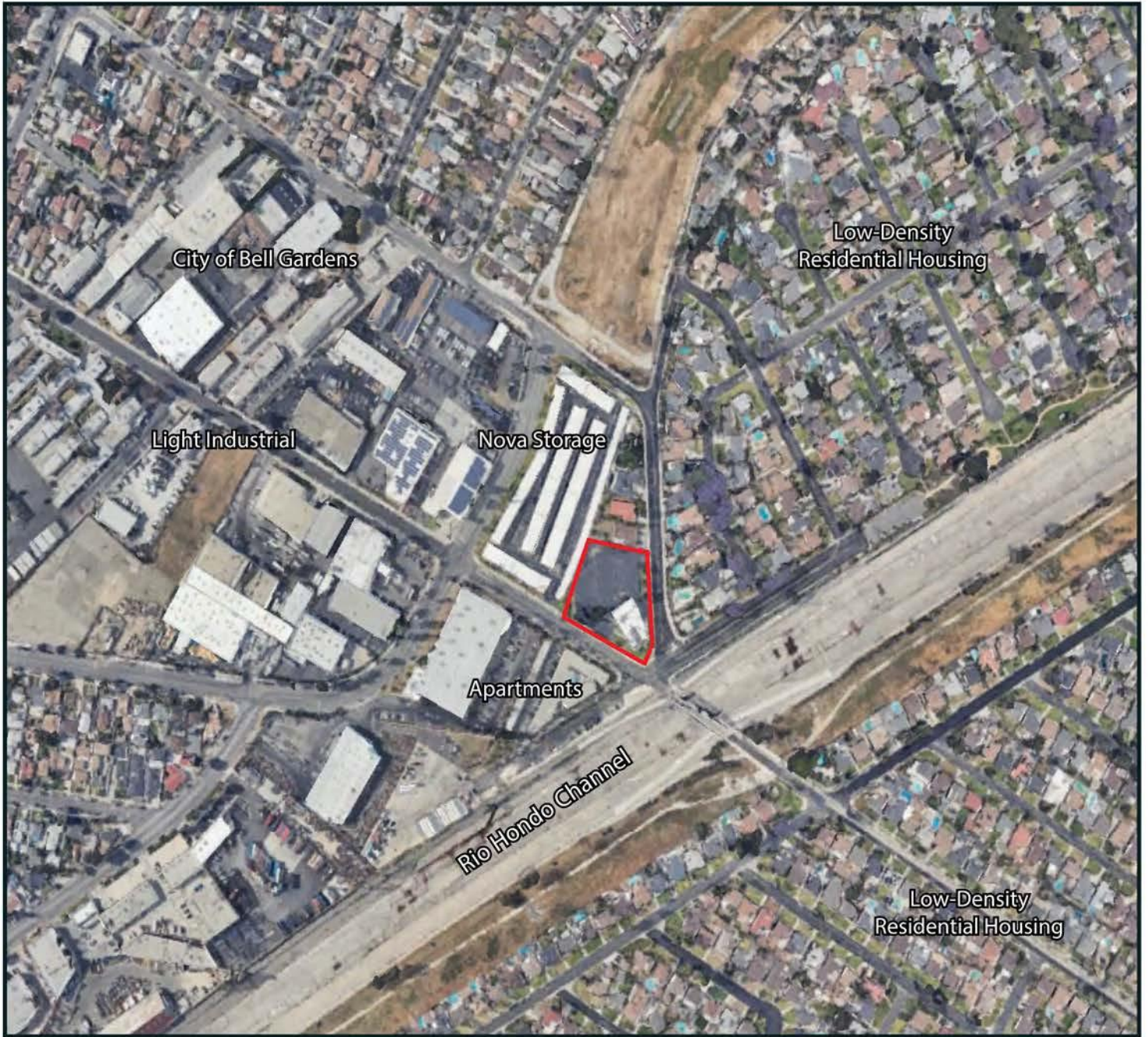


Project Location ★

### Exhibit 1 Regional Context Map

Foster Bridge and Bluff Residential Project  
Downey, California





Project Site 

## Exhibit 2 Project Location Map

Foster Bridge and Bluff Residential Project  
Downey, California

