



**CITY OF BELL GARDENS
NOTICE OF PUBLIC HEARING
SITE PLAN REVIEW & VARIANCE NO. 2022-069
(FILE NO. 2022-069)**

Notice is hereby given that the Planning Commission of the City of Bell Gardens will hold a public hearing to consider Site Plan Review No. 2022-069 and Variance No. 2022-069 to allow the development of an additional warehouse and office (conference room) space on the property located at 7533 Garfield Avenue, Bell Gardens, Ca 90201. The proposed project involves the construction of a warehouse structure and office, and new parking. Variance No. 2022-069 will consider reduction of the required on-site parking. The subject site is zoned M-1 (Light Industrial) and designated by the General Plan as "Industrial" and identified as the County of Los Angeles Assessor's Parcel Number 6228-014-011.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development).

The public hearing will be held before the Planning Commission of the City of Bell Gardens on **Wednesday, September 21, 2022, at 6:00 p.m.** Pursuant to Government Code § 54953, recently amended by AB 361, and given the current health concerns, members of the public can access meetings live via the following link Zoom Webinar ID: 892 6467 1097 Passcode: 2021 OR call in via phone at: (669) 900-9128, enter 892 6467 1097#, enter *2021#. Members of the public can submit comments electronically for consideration by the Planning Commission by sending them to egutierrez@bellgardens.org. Comments may also be made via the zoom app by using the "Raise Hand" feature on the zoom app, when it is your turn to speak the host will unmute you. Live comments may also be made by call-in users on zoom by dialing *9, when it is your turn to speak, the user will need to dial *6 to unmute. Comments will not be accepted in the Q&A/Chat function of the zoom app. Contact Erika Gutierrez, Planning Secretary, at 562-806-7722 for any questions.

Per Government Code Section 65009, if you challenge this Site Plan Review and Variance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

BELL GARDENS COMMUNITY DEVELOPMENT DEPARTMENT

Gustavo Romo, Community Development Director

Posted: Thursday, September 08, 2022
Bell Gardens City Hall
Bell Gardens John Anson Ford Park
Bell Gardens Veterans Park - Ross Hall Auditorium
Bell Gardens Department of Public Works

EXHIBIT 2

RADIUS MAP

Site Plan Review & Variance No. 2022-069

7533 Garfield Avenue

(File No. 2022-069)

RADIUS MAP 500'

Map Date: 6/2/2022

SUBJECT PROPERTY

ADDRESS: 7533 GARFIELD AVE., BELL GARDENS, CA 90210

APN: 6228-014-011

Graphic Data Source

Los Angeles County Geographic Information System

Base Parcel Database (Derived from APN Maps)

Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet

Datum: North American 1983

