



PUBLIC NOTIFICATION

POSTED
7/6/23
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NOTICE OF PUBLIC HEARING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS APPROVING CONDITIONAL USE PERMIT NO. 2023-011 TO ALLOW THE DEVELOPMENT OF A 4-UNIT APARTMENT HOUSE PROJECT

NOTICE IS HEREBY GIVEN, the Planning Commission of the City of Bell Gardens will conduct a public hearing to consider adoption of a resolution approving Conditional Use Permit No. 2023-011 to allow the development of a 4-unit apartment house project on the property located at 8217 Garfield Avenue, Bell Gardens, CA 90201. The subject site is zoned C-M (Commercial Manufacturing) with the General Plan Land Use Designation "General Commercial" and identified as the County of Los Angeles Assessor's Parcel Number 6230-003-012.

DATE OF HEARING: Wednesday, July 19, 2023

TIME OF HEARING: 6:00 P.M., or as soon thereafter as possible.

ENVIRONMENTAL DETERMINATIONS: Conditional Use Permit No. 2023-011 is exempt from the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines, the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development) and Section 15303(b), Class 3 (New Construction or Conversion of Small Structures).

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Community Development Department by telephone at 562-806-7722 or via email to planning@bellgardens.org no later than (72) hours before the scheduled meeting.

INVITATION TO BE HEARD/PUBLIC PARTICIPATION: The public hearing will be held before the City of Bell Gardens Planning Commission on Wednesday, July 19, 2023, at 6:00 p.m. The members of the public may address the Planning Commission on any item listed on the agenda or on matters which are not listed on the agenda but are within the subject matter jurisdiction of the Planning Commission. Public comments are limited to three (3) minutes per person for each designated public comment period(s). Public comments for non-agenda items will be limited to a total of 30 minutes. Public comments can be made by any of the following ways:

IN-PERSON: Members of the public can provide in-person comments at the podium in the Council Chamber. Public comments are limited to three (3) minutes for each designated public comment period(s) per speaker unless a different time is announced by the presiding chair. Speakers who wish to address the Commission should do so by submitting a "Public Comment Card" card by 6:00 p.m. for all other designated public



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comment periods as listed.

BY TELEPHONE: Phone Number: (669) 900-9128 Webinar ID: 892 6467 1097# Passcode: 2021# To address the Commission press *9 to raise your hand then *6 to unmute yourself when instructed.

VIRTUALLY LIVE: Members of the public may participate via Zoom by <https://zoom.us/join> and entering the Zoom Meeting ID: 892 6467 1097 Passcode: 2021 Comments may also be made via the Zoom app by using the "Raise Hand" feature when it is your turn to speak the host will unmute you. Comments will not be accepted in the QandA Chat function of the zoom app.

WRITTEN COMMENTS: Public comments may be emailed to planning@bellgardens.org or mailed to: Community Development Department, 7100 Garfield Ave., Bell Gardens, CA 90201. To ensure distribution to the members of the Planning Commission prior to consideration of the agenda, please submit comments no later than one (1) hour prior to the meeting. Those comments, as well as any comments received after, will be distributed to the members of the Planning Commission and will be part of the official public record of this meeting.

For more information, you may contact the Community Development Department during regular business hours 7:30 a.m. to 6:00 p.m., Monday through Thursday at (562) 806-7722.

The Planning Commission staff report will be available Thursday, July 13, 2023, in the Community Development Department Office and posted on the City's website at <https://www.bellgardens.org/i-want-to/view-agendas> 72-hours prior to the meeting.

For more information, you may contact the Community Development Department during regular business hours 7:30 a.m. to 6:00 p.m., Monday through Thursday at (562) 806-7722 or via email to planning@bellgardens.org.

BELL GARDENS COMMUNITY DEVELOPMENT DEPARTMENT
Gustavo Romo

Posted: **July 6, 2023**
Bell Gardens City Hall
Bell Gardens John Anson Ford Park
Bell Gardens Veterans Park - Ross Hall Auditorium
Bell Gardens Department of Public Works
Daily Journal Corporation (Bell Gardens News Paper) – General Circulation