



PUBLIC NOTIFICATION



NOTICE OF PUBLIC HEARING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS APPROVING TENTATIVE PARCEL MAP NO. 83969 AND CONDITIONAL USE PERMIT NO. 2022-078 TO AUTHORIZE THE DEVELOPMENT OF A FOUR-UNIT RESIDENTIAL CONDOMINIUM 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 Tentative Parcel Map No. 83969 to create one (1) parcel for condominium purposes on an area 9,600 square feet in size and Conditional Use Permit No. 2022-078 to authorize construction of four dwelling units to be used as residential condominiums on the property located at 7945 Scout Avenue, Bell Gardens, County of Los Angeles Assessor's Parcel Number 6228-026-013, within Zone R-3 (High Density Residential) and the "High Density Residential" General Plan Land Use Designation.

DATE OF HEARING: Wednesday, September 20, 2023

TIME OF HEARING: 5:15 P.M., or as soon thereafter as possible.

ENVIRONMENTAL DETERMINATIONS: Tentative Parcel Map No 83969 and Conditional Use Permit No. 2022-078 are exempt from the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines, the project is categorically exempt pursuant to Section 15315, Class 15 (Minor Land Divisions), Section 15332, Class 32 (In-Fill Development), and Section 15303(b), Class 3 (New Construction or Conversion of Small Structures).

INVITATION TO BE HEARD/PUBLIC PARTICIPATION: The public hearing will be held before the City of Bell Gardens Planning Commission on Wednesday, September 20, 2023, at 5:15 p.m. The public may attend the meeting in person or may view the meeting online. The meeting will be recorded and live streamed on the City's website at <https://www.bellgardens.org/i-want-to/watch-citycommission-meetings>. Public comments for the public hearing are limited to three (3) minutes per person. Members of the public can access and participate in the meetings as follows:

IN-PERSON: Members of the public can provide in-person comments at the podium in the Council Chamber. The Council Chamber will have seating available for members of the public to attend the meeting in-person, subject to capacity limits. Public comments for the public hearing are limited to three (3) minutes per speaker. Speakers who wish to address the Planning Commission should do so by submitting a "Public Comment Card" by 5:15 p.m. for all other designated public 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.



PUBLIC NOTIFICATION

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.

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.

The Planning Commission staff report will be available 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 Office located at 7100 Garfield Avenue, Bell Gardens, CA 90201 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, Community Development Director

Posted: September 7, 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

VICINITY MAP

Tentative Parcel Map No. 83969 &
Conditional Use Permit No. 2022-078

7945 Scout Avenue
(File No. 2022-078)
500-Foot Radius Map

Subject Site

