



PUBLIC NOTIFICATION

NOTICE OF PUBLIC HEARING

CONSIDERATION OF ORDINANCE NO. 940 TO AUTHORIZE A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, MR. NICE GUY, LLC AND JK AND SI DEVELOPMENT COMPANY RELATING TO THE PROPERTY LOCATED AT 6231 EASTERN AVENUE IN THE CITY OF BELL GARDENS.

NOTICE IS HEREBY GIVEN, the City of Bell Gardens City Council will conduct a public hearing to consider the adoption of Ordinance No. 940 to authorize the City of Bell Gardens to enter into and execute a Development Agreement (DA) with Mr. Nice Guy Bell Gardens, LLC and JK and SI Development Company, LLC relating to the property located at 6231 Eastern Avenue, Bell Gardens, CA 90201. Copies of the proposed ordinance are available for review at Bell Gardens City Hall and on our website at <https://www.bellgardens.org/government/city-departments/public-notifications>.

DATE OF HEARING: Monday, May 13, 2024

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

ENVIRONMENTAL DETERMINATIONS: Ordinance No. 940 has been determined to be exempt from the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.) under the common sense exemption set forth in CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) Sections 15061(b)(3) (Common Sense Exemption) and 15303(c) (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 City Council at 7100 Garfield Avenue, Bell Gardens, CA 90201 on Monday, May 13, 2024, at 6:00 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-city-council-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 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 City Council should do so by submitting a "Public Comment Card" card by 6:00 p.m. for all other designated public comment periods as listed.

BY TELEPHONE: Phone Number: **(669) 900-9128**, Webinar ID: **813 3236 4343#**, Passcode: **2021#**, to address the City Council press *9 to raise your hand then *6 to unmute yourself when instructed.

VIRTUALLY LIVE: Members of the public may participate via Zoom at <https://zoom.us/join> and entering the **Zoom Meeting ID: 813 3236 4343** **Passcode: 2021**. Comments may also be made via the Zoom app by using the "Raise Hand" feature,



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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 PublicComments@bellgardens.org or mailed to the City Clerk's Office, 7100 Garfield Ave., Bell Gardens CA 90201. To ensure distribution to the members of the City Council 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 City Council and will be part of the official public record of this meeting.

Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such service by contacting the City Clerk's Office no later than 72 hours before the scheduled meeting.

The City Council staff report will be available in the City Clerk's 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 City Clerk's 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) 806-7704 or via email to CityClerkDesk@bellgardens.org.

Daisy Gomez
City Clerk

Posted: **May 2, 2024**
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 Newspaper) – General Circulation