

**ORDINANCE NO. 940**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BELL GARDENS, MR. NICE GUY BELL GARDENS, LLC AND JK & SI DEVELOPMENT COMPANY, LLC, RELATING TO THE PROPERTY LOCATED AT 6231 EASTERN AVENUE IN THE CITY OF BELL GARDENS.**

**WHEREAS**, the City of Bell Gardens (“City”) Planning Commission approved and recommended to the City Council the approval of Development Agreement No. 2023-072 by and between the City and Mr. Nice Guy Bell Gardens, LLC (“Operator”) and JK & SI Development Company, LLC (“Property Owner”), which is incorporated herein by reference;

**WHEREAS**, after due notice, the City Planning Commission and City Council conducted duly noticed public hearings on this matter;

**WHEREAS**, pursuant to California Government Code Section 65864 *et seq.* and Resolution No. 2023-043 (“Development Agreement Procedures”), the City Planning Commission transmitted to the City Council its findings and recommendations through the approval of Resolution #PC 2024-02;

**WHEREAS**, the findings and determinations in Resolution #PC No. 2024-02 are incorporated herein by reference.

**WHEREAS**, DA No. 2023-072 is in the public interest and is consistent with the City’s General Plan; and

**WHEREAS**, the City Council has reviewed and considered DA No. 2023-072 and the findings and recommendations of the City Planning Commission.

**NOW, THEREFORE, THE PEOPLE OF THE CITY OF BELL GARDENS DO ORDAIN AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are incorporated in full, herein.

**SECTION 2.** Pursuant to the Development Agreement Procedures, DA No. 2023-072:

- i. Is Consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- ii. Promotes the public health, safety, and general welfare;

- iii. Is just, reasonable, fair, and equitable under the circumstances; and
- iv. Provides sufficient benefit to the community to justify entering into the agreement.

**SECTION 3.** The City Council hereby approves DA No. 2023-072 and authorizes and directs the Mayor to execute the development agreement in the name of the City of Bell Gardens.

**SECTION 4.** The City Clerk shall certify the passage and adoption of this Ordinance and shall cause this Ordinance to be published and/or posted as required by law, which shall take full force and effect thirty days from its adoption.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**THE CITY OF BELL GARDENS**

\_\_\_\_\_  
Jorgel Chavez, Mayor

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
Stephanie Vasquez  
City Attorney

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Daisy Gomez  
City Clerk