



PUBLIC NOTIFICATION

NOTICE OF PUBLIC HEARING

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS APPROVING, A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2024-054, AND A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE TO THE CITY COUNCIL OF THE CITY OF BELL GARDENS FOR A PROPOSED DEVELOPMENT AGREEMENT AUTHORIZING A CANNABIS RETAIL USE AND DEVELOPMENT OF 7,327 SQUARE-FEET OF COMMERCIAL STRUCTURES AT 7601 EASTERN AVENUE, BELL GARDENS, CA 90201

NOTICE IS HEREBY GIVEN, the Planning Commission of the City of Bell Gardens will conduct a public hearing to consider approval of a conditional use permit and recommendation to the City Council to approve an ordinance to enter into and execute a development agreement to authorize "KUSH Co." cannabis retail storefront approximately 1,821 square feet in size, and development of 7,327 square-foot of commercial structures, located within the Heavy Commercial (C-4) Zone and within the Regional Commercial (RC) General Plan Land Use Designation.

DATE OF HEARING: Wednesday, July 17, 2024.

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

ENVIRONMENTAL DETERMINATIONS: In accordance with the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 *et seq.*) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), staff recommends that action on the proposed site plan review be found categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development), and the proposed conditional use permit and ordinance authorizing a development agreement both be found categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

INVITATION TO BE HEARD/PUBLIC PARTICIPATION: The public hearing will be held before the City of Bell Gardens Planning Commission at 7100 Garfield Avenue, Bell Gardens, CA 90201 on Wednesday, July 17, 2024, 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-commission-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 Planning Commission should do so by submitting a "Public Comment Card" card by 5:15 p.m. for all other designated public comment periods as listed.



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BY TELEPHONE: Phone Number: **(669) 900-9128** Webinar ID: **892 6467 1097#**
Passcode: ***2021#** To address the Planning 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 clicking here <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 Q and A 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 service by contacting the Community Development Department’s Office no later than 72 hours before the scheduled meeting.

The Planning Commission agenda packet 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 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, Deputy City Manager/Community Development Director

Posted: July 4, 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