



PUBLIC NOTIFICATION

**NOTICE OF PUBLIC HEARING
GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONE CHANGE, AND
MITIGATED NEGATIVE DECLARATION
FILE NO. PA26-000006**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bell Gardens will conduct a public hearing to consider recommending approval of a General Plan Amendment, Specific Plan, Zone Change, and certification of a Mitigated Negative Declaration. The project involves the implementation of a new specific plan, and is titled the Bell Gardens Transit Oriented Communities (TOC) Specific Plan.

PROJECT DESCRIPTION: The proposed TOC Specific Plan is a comprehensive plan focused on increasing housing capacity and connectivity improvements within the project area. The project introduces five development opportunity districts which would provide new housing (maximum of 406 units throughout the Specific Plan Area), commercial uses, parks and various safety and public space improvements, while improving regional connectivity into nearby communities. The Project establishes goals, infrastructure improvements, and zoning updates to direct future development in the TOC Specific Plan area.

PROJECT LOCATION: The Project Site is an approximately 23-acre district located at the center of the City and is anchored by Florence Avenue, Garfield Avenue, and Florence Place.

(Map: <https://www.bellgardens.org/government/city-departments/communitydevelopment/planning/transit-oriented-community-toc-specific-plan-zoning-code-update>)

DATE OF HEARING: Wednesday, March 18, 2026

TIME OF HEARING: 5:15 P.M., or as soon thereafter as the matter may be heard.

LOCATION: 7100 Garfield Avenue, Bell Gardens, CA 90201, City Hall City Council Chambers

ENVIRONMENTAL DETERMINATIONS: In accordance with the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.) an Initial Study/Mitigated Negative Declaration (MND) was prepared, and it was determined that the project would have less than significant impact on the environment with mitigations incorporated. The IS/MND was made available for public review from February 5, 2026 to March 9, 2026.

INVITATION TO BE HEARD/PUBLIC PARTICIPATION: All interested parties are invited to submit written comments and/or to attend and give testimony. The public may attend the meeting in person or may view the meeting online, and provide public comment. Public comments are limited to three (3) minutes per person. The meeting will be live streamed on the City's website at <https://www.bellgardens.org/i-want-to/watch-commission-meetings>. Members of the public can access and participate in the meetings as follows:



PUBLIC NOTIFICATION

IN-PERSON: Members of the public can provide in-person testimony in front of the Planning Commission at the podium in the Council Chamber during the public comment period of the scheduled Public Hearing.

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 visiting <https://zoom.us/join> and entering the **Zoom Meeting ID: 892 6467 1097** **Passcode: 2021**. To address the Planning Commission, use the “Raise Hand” feature during the public comment period and the host will unmute you. Comments will not be accepted in the Q&A Chat function of the Zoom app.

WRITTEN COMMENTS: Prior to the Public Hearing, public comments may be emailed to planning@bellgardens.org or mailed to: Community Development Department, 7100 Garfield Ave., Bell Gardens, CA 90201.

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 at least 48 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> at least 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

Alfonso Hernandez, City Planner

Posted: **February 26, 2026**
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