PUBLIC NOTIFICATION

NOTICE OF PUBLIC HEARING

CONSIDERATION OF ADOPTION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL GARDENS APPROVING SITE PLAN REVIEW NO. SPR25-000012 IN CONJUNCTION WITH A DENSITY BONUS TO ALLOW THE DEVELOPMENT OF A 20-UNIT APARTMENT HOUSE PROJECT LOCATED AT 7826 EASTERN AVENUE.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bell Gardens will conduct a public hearing to consider approval of Site Plan Review No. SPR25-000012 in conjunction with a Density Bonus to authorize the development of a 20-unit apartment house project at 7826 Eastern Avenue located within the Mixed Use Commercial/Residential (M-U) Zone and Mixed Use (M-U) General Plan Land Use Designation and identified as the County of Los Angeles Assessor's Parcel Number 6227-017-009. A Density Bonus is requested to allow a 20% Density Bonus that grants an increase in the number of residential dwelling units from 16 base density to a total of 20 units.

DATE OF HEARING: Wednesday, July 15, 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.*) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), the proposed project is categorically exempt pursuant to Section 15332, Class 32: In-fill Development.

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:

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.

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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 DEPARMENT
Alfonso Hernandez, Acting Director of Community Development

Posted: **June 25, 2026**
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Bell Gardens Veterans Park - Ross Hall Auditorium
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