NOTICE OF PUBLIC HEARING CITY OF BELL CITY COUNCIL (REGULARLY SCHEDULED MEETING)

New Bell District Specific Plan: General Plan Amendment (GPA 2025-01), Zoning Text Amendment (ZTA 2025-02), Zone Change (ZC 2025-01), and an Initial Study / Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that on **Wednesday, December 9, 2026, at 7:00 p.m.,** the City Council of the City of Bell will conduct a public hearing **at the Bell Community Center located at 6250 Pine Avenue, Bell, CA 90201,** to consider a request to establish a specific plan to create a walkable, mixed-use (retail and residential) district that results in additional housing options, and a net zoning reduction of 34,784 square feet of non-residential uses within the approximately 84-acre specific plan area that extends along Atlantic Avenue from the City's northern to southern border. The City Council will specifically consider the following:

1. General Plan Amendment (GPA 2025-01), to add a Mixed-Use land use designation and change the land use designation of the properties within the Plan Area to Mixed-Use (MU).
2. Zoning Text Amendment (ZTA 2025-02) to add Bell Municipal Code Chapter 17.45 Specific Plan Zones, amend Bell Municipal Code Sections 17.12.010 Designation of Zones and 17.54.010 Purpose, to establish the New Bell District Specific Plan Zone.
3. Zone Change (ZC 2025-01), amend the zoning map to rezone the properties within the Plan Area to New Bell District Specific Plan.
4. Initial Study/Mitigated Negative Declaration (IS/MND), to address potential environmental effects of the NBDSP and impose mitigation measures to reduce potential impacts resulting from project implementation.

NOTICE IS FURTHER GIVEN that, in accordance with the California Environmental Quality Act (CEQA), the City prepared an IS/MND for this project. The IS/MND was available for public review and comment from July 16, 2025, until August 14, 2025. The IS/MND is on file at the City of Bell Planning Counter at 6330 Pine Avenue, Bell, CA 90201 and is available online for public inspection and comment. The Final IS/MND for this project will be posted online at the City's website ten days prior to the public hearing: https://www.cityofbell.gov/City-Hall/Community-Development/Planning/New-Bell-District-Specific-Plan

All parties wishing to speak for or against the matter should attend the public hearing and express their thoughts on the proposed project. Any person desiring to provide written comments on this matter must do so prior to or at the Public Hearing. Written comments can be sent via U.S. Mail or by hand delivery to the City Clerk, 6330 Pine Avenue, Bell, CA 90201, prior to said public hearing. For further details, contact Javier Ochiqui, Community Development Director, at jochiqui@cityofbell.gov

In accordance with Government Code Section 65009, if any person(s) challenges the action of the City on this project in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written comments delivered to the City of Bell, at the above address, either at the public hearing or prior to the public hearing.

In the City's efforts to comply with the requirements of the Americans with Disabilities Act, the City requires that any person in need of any special equipment, assistance, or accommodation(s) to communicate at the public hearing must inform City staff a minimum of 48 hours prior to the scheduled meeting.

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