

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: New Bell District Specific Plan

Lead Agency: City of Bell

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Project Location: City of Bell, County of Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The New Bell District Specific Plan delivers on the Program 23 of the City's 2021-2029 Housing Element to develop a plan that identifies appropriate areas, standards, and densities for new by-right housing along the corridor while preserve existing commercial uses. Implementation of the Proposed Plan is anticipated to result in a net increase of 584 residential units and a net reduction of 34,784 square feet of non-residential uses (24,333 square feet of commercial uses, 2,451 square feet of civic uses, and the removal of 20 hotel rooms totaling approximately 8,000 square feet). Future conditions with the Plan are anticipated to result in 762,213 square feet of non-residential uses and 957 total residential units. The Plan is anticipated to be built out over a period of approximately 15 years, with full build out occurring by the year 2040. The proposed Plan will re-designate and re-zone the Plan Area with three new zoning districts (Main Street Zoning District [MU-3 Zone], Mixed-Use Zoning District [MU-2 Zone], and the Public Facilities District [PF Zone]) and two new overlay zones (Housing Element Site Overlay Regulations and Drive-Through Overlay Zone). The proposed Plan would also involve new streetscape treatments on Atlantic Avenue and Gage Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental issues were identified as having potential impacts associated with the implementation of the Proposed Plan: Biological Resources, Cultural and Tribal Cultural Resources, Greenhouse Geology and Soils, Hazards and Hazardous Materials, and Noise.

Mitigation is proposed for impacts related to: Biological Resources, Cultural and Tribal Cultural Resources, Greenhouse Geology and Soils, Hazards and Hazardous Materials, and Noise. Mitigation proposed for these impacts reduces the impacts to a less than significant level. Additionally, projects developed under the Specific Plan would be subject to further environmental review.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board
CalTrans District #7
CalTrans Planning
Fish and Game, Region #5
Department of Health Services
Housing & Community Development
Native American Heritage Commission
Office of Historic Preservation
Department of Parks and Recreation
Regional WQCB #4
Resources Agency
Department of Resources Recycling and Recovery