



NOTICE OF INTENT TO ADOPT/NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION FOR THE NEW BELL DISTRICT SPECIFIC PLAN

Public Resource Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Lead Agency: City of Bell, 6330 Pine Avenue, Bell, CA 90201

Project Title: New Bell District Specific Plan

Project Location: The Plan Area is approximately 84.3 acres (0.1 square miles) and is located within the center of the City of Bell, predominantly along Atlantic Avenue and East Gage Avenue.

Project Description: The New Bell District Specific Plan (Plan) delivers on Program 23 of the City's Housing Element by developing a plan to identify appropriate areas, standards, and densities for new by-right housing as well as mixed uses along the Atlantic Avenue corridor while preserving 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. Development would occur as a combination of demolition of existing uses and new construction on vacant sites. While development is anticipated to occur on the opportunity sites, it is possible that development would occur outside of opportunity sites as well. The Plan is anticipated to be built out over a period of approximately 15 years, with full buildout 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 Public Facilities District (PF Zone). The Plan also includes two new overlay zones, the Housing Element Site overlay Zone and the Drive-Through Overlay Zone.

In addition, a portion of Pine Avenue is proposed as a temporary shared street / plaza that could be closed to vehicles during special events. On-street parking improvements include adding street parking along Atlantic Avenue and East Gage Avenue and reducing or eliminating street parking on Clarkson Avenue between East Gage Avenue and Bell Avenue. A public parking garage is proposed on the east side of Atlantic Avenue, south of East Gage Avenue. Lastly, the East Gage Avenue east bound right turn lane onto southbound Atlantic Avenue is proposed to be eliminated.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a MND for the above-cited Plan. The MND is based on the finding that the Plan would not have significant adverse impacts. The reasons for such a finding are documented in the MND prepared by the City.

Public Review: This Initial Study/Proposed Mitigated Negative Declaration will be circulated for public and agency review from **Wednesday, July 16, 2025**, to **Thursday, August 14, 2025**. Copies of this document are available for review at 6330 Pine Avenue, Bell, California, and on the City's website at <https://www.cityofbell.org/?NavID=2716>. Comments on this Initial Study/Proposed Mitigated Negative Declaration must be received no later than 5:00 PM on **Thursday, August 14, 2025**, and can be mailed or emailed to:

Guillermo Arreola
Interim Community Development Director
6330 Pine Avenue
Bell, CA 90201
garreola@cityofbell.org

Signature: _____



Date: _____

7/10/25