

**CITY OF BELL
NOTICE OF INTENT TO
ADOPT A MITIGATED NEGATIVE DECLARATION**

**Salvation Army Permanent Supportive Housing Development Project
(GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04)**

NOTICE IS HEREBY GIVEN that the City of Bell intends to adopt a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) for the Salvation Army permanent supportive housing development project (GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04). The MND has been approved for public review by the City of Bell Community Development Director. Copies of the Mitigated Negative Declaration and the Initial Study will be available for public review and comment at the City of Bell Planning Counter, Department of Community Development, 6330 Pine Avenue, Bell, California 90201. Comments and recommendations on the adequacy of the environmental document may be filed at the aforementioned address during the public review period established for the project.

PROJECT NAME & CASE NOS.: Salvation Army Permanent Supportive Housing Development Project (GPA 2022-02, ZC 2022-01, TPM No.83748, SPR 2022-15, & CUP 2022-04)

APPLICANT: The Salvation Army Southern California Division, 16941 Keegan Ave, Carson, CA 90746

PROJECT LOCATION: The project site is located at 5600 Rickenbacker Road, which includes APN 6332-002-090 & 6332-002-037. The project site is located at the north-eastern portion of the City of Bell, east of the Interstate 710 highway (I-710).

PROJECT DESCRIPTION: The project proposes new construction of a three-story, 58-unit permanent supportive housing development for homeless adults with on-site supportive services offices. The proposed project will require approval of the following:

- Tentative Parcel Map for the subdivision of an approximately 23.72-acre parcel into two (2) resulting parcels that would each measure approximately 1.75 acres and 21.97 acres.
- General Plan Land Use Map amendment to change the planned (1.75-acre) parcel land use designation from “Industrial” to “Commercial”.
- Zone Change to re-zone the planned (1.75-acre) parcel from a Commercial Manufacturing (“CM”) zoning designation to a General Commercial (“C-3R”) zoning designation, which allows for residential uses subject to approval of a Conditional Use Permit.
- Site Plan Review to allow the new construction of the proposed development project.
- Conditional Use Permit to allow a residential use (permanent supportive housing for homeless adults) project within the C-3R zone.

ENVIRONMENTAL DOCUMENT: The MND can be viewed at the City of Bell Planning Counter, Department of Community Development, 6330 Pine Avenue, Bell, California 90201 or on the City of Bell website at <https://www.cityofbell.org/?NavID=2377>

REVIEW PERIOD: May 12, 2023 – June 11, 2023, at 4:00pm.

CONTACT FOR MORE INFORMATION: Rodrigo Pelayo, Associate Planner at (323)588-6211 x2622 or via email at rpelayo@cityofbell.org.

The MND has a review period of **30 days**, starting on **Friday, May 12, 2023**, and ending on **Sunday, June 11, 2023**. Any written comments on the MND should be sent to the City of Bell at the address noted above, to the attention of: Rodrigo Pelayo, Associate Planner.

After the close of the public comment review period on the MND established by this notice, this matter will be set for public hearing before the **City of Bell Planning Commission**. Notice of the date, time and place for such public hearing will be published and/or mailed as provided by law.

Please take notice that - pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law - if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the City of Bell within the review period, or to the Planning Commission during the public hearing.

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