

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Hwy
Norwalk, California 90650

From: (Public Agency): City of Bell Gardens
7100 Garfield Ave
Bell Gardens, California 90201
(Address)

Project Title: Conditional Use Permit (CUP) No. 2024-048 and Development Agreement (DA) No. 2024-048

Project Applicant: Flora Hospitality Group, LLC

Project Location - Specific:
6638 Eastern Avenue, Bell Gardens, California, APN 328-007-032

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Adoption of Resolution #PC 2025-02 approving CUP No. 2024-048 to authorize tenant improvements to an approximate 3,782 square-foot (SF) portion of an existing commercial structure, improvements to the parking and loading area, and a cannabis retail storefront, subject to conditions of approval, and Resolution #PC 2025-03 recommending to the City Council adoption of an ordinance authorizing DA 2024-048 to permit the cannabis use for a 5-year term, with an option to extend the DA for an additional 5 years.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: Community Development - Planning

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[x] Categorical Exemption. State type and section number: 15301 (Existing Facilities); 15061(b)(3) (Common Sense Exemption)
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
CUP No. 2024-048 and DA No. 2024-048 are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15061(b)(3) (Common Sense Exemption) because the use involves tenant improvements to an existing commercial structure and no additional floor area is proposed, a negligible expansion of its existing or former commercial use. The use would comply with building, energy efficiency, and land use and development standard provisions. Thus, there is no possibility that the cannabis retail use storefront will have a significant effect on the environment.

Lead Agency
Contact Person: Mona Mossayeb Area Code/Telephone/Extension: (562) 806-7733

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 5/1/25 Title: Acting City Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.