

**NOTICE OF
PUBLIC HEARING
BEFORE THE PLANNING COMMISSION OF THE CITY OF BELL
Conditional Use Permit 2016-05**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Bell will conduct a public hearing to consider Conditional Use Permit application 2016-05 to allow for the construction of a greenhouse located at 5600 Rickenbacker Road in the City of Bell. The hearing before the Commission will be held on **Monday, November 21, 2016, at 7:00 p.m. at the Bell Community Center located at 6250 Pine Avenue, Bell, CA 90201** at which time and place interested persons may either attend and be heard thereon or submit in writing, comments prior to the conclusion of said hearing.

PROJECT DESCRIPTION/APPLICANT: The City of Bell Community Development Department is reviewing a request to permit a new 30 feet by 48 feet greenhouse that is prefabricated and constructed of galvanized steel with a concrete base and to permit an existing garden area located on a 1.5 acre site on the south side of K Street. The General Plan Land Use designation is Industrial and the Zoning District for the subject project site is C-M (Commercial Manufacturing). In accordance with the Bell Zoning Ordinance, Section 17.36.020 Permitted Uses Subsection 5, prefabricated buildings require approval of a Conditional Use Permit. The project is being proposed by GrowGood, Inc. and the Applicant on record is Brad Pregerson. The associated Assessor Parcel Numbers (APN) for the project site is 6332002036.

NOTICE IS FURTHER GIVEN that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Sections 15332 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations, and is thereby exempt from CEQA, for In-fill Development Project. The project site is located in an urbanized industrial park area of the City and is an expansion of the existing garden area.

All parties wishing to speak for or against the matter should attend the public hearing and express their concerns on the proposed project. Any person desiring to provide written comments on this matter must do so prior 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 Mr. Derek R. Hull, Community Development Director, at (323) 588-6211.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

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