



CITY OF BELLFLOWER NOTICE OF PUBLIC HEARING

REGARDING THE HOUSING ELEMENT IMPLEMENTATION PROJECT CONSISTING OF GENERAL PLAN AMENDMENT CASE NO. GPA 25-01, ZONE CHANGE CASE NO. ZC 25-01, ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 25-01, AND AN AMENDMENT TO THE DOWNTOWN BELLFLOWER TRANSIT-ORIENTED DEVELOPMENT SPECIFIC PLAN (TOD SP)

TAKE NOTICE that the Bellflower City Council will conduct a public hearing on Monday, February 10, 2025 at 7 p.m. in the Council Chambers located at 16600 Civic Center Drive, Bellflower, CA 90706 to consider the Housing Element ("HE") Implementation Project consisting of (1) a General Plan Amendment, amending the Land Use Element to revise the definition of "Mixed Use," and amending existing General Plan Land Use Designations to "MU (Mixed Use)" for certain properties located within twelve specific areas (see Exhibit) to allow for mixed-use or residential developments; (2) a Zone Change establishing zoning overlays for certain properties located within twelve specific areas to allow for mixed-use or residential developments; (3) a Zoning Ordinance Text Amendment to establish regulatory framework of future development and uses for certain properties located within twelve specific areas, and amendments to Title 17 (Zoning) of the Bellflower Municipal Code that would be applicable citywide, as it pertains to relevant State Laws and the Certified 2021-2029 HE; and (4) an Amendment to the TOD SP as it relates to expansion/modification of boundaries, permitted uses, and development regulations. This project implements the programs outlined in the HE that was certified by the Department of Housing and Community Development on September 9, 2022.

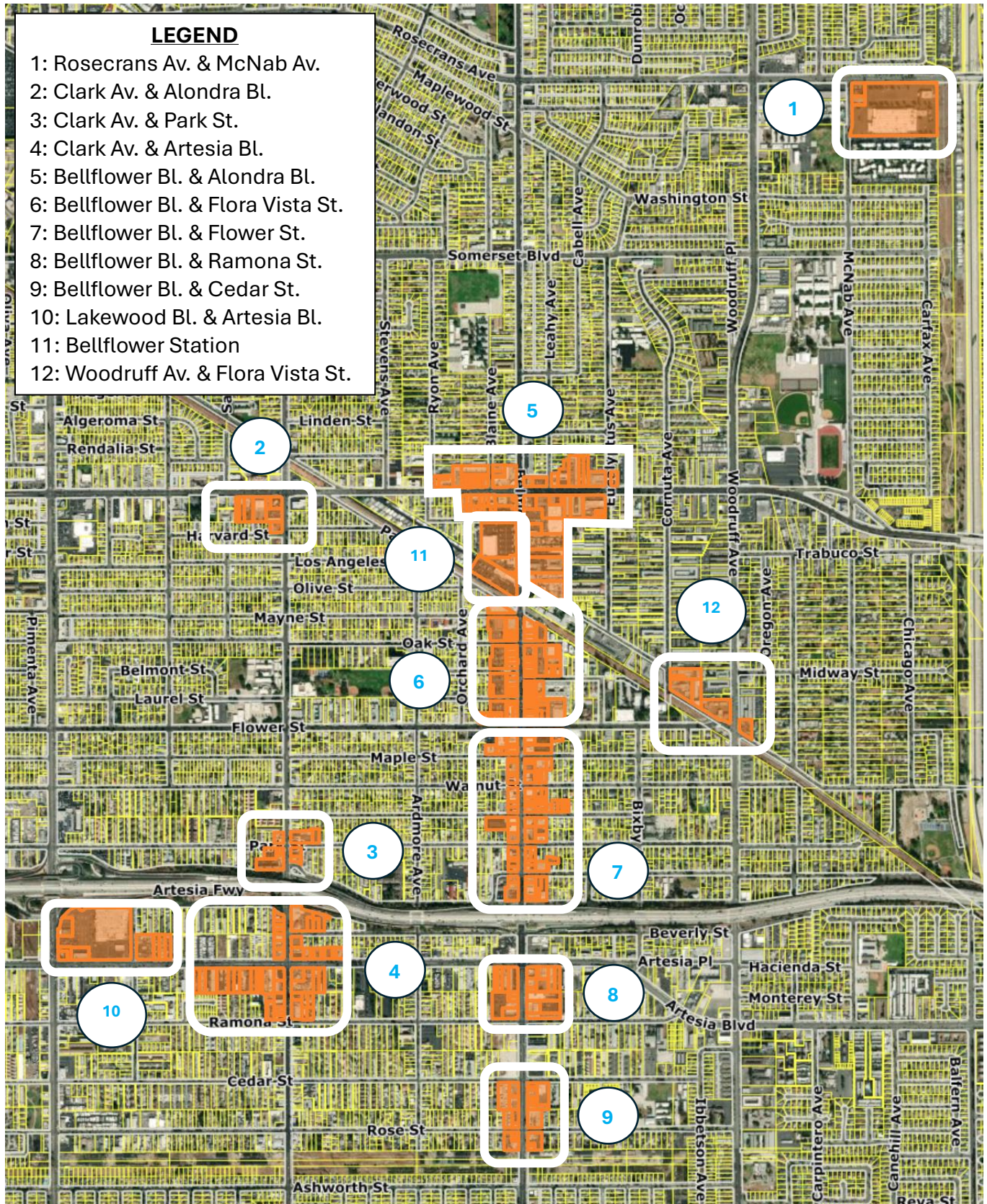
Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment was conducted for this project. In accordance with the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.), this project has been determined to be exempt pursuant to 14 Cal. Code Regs. § 15061(b)(3) (General Rule Exemption) because it is for general policies and procedure-making, and it is anticipated to not have the potential to cause a significant effect on the environment. Resolution No. 22-04 was adopted by the City Council on January 20, 2022, approving a Mitigated Negative Declaration No. MND 21-01, which analyzed the HE Update, and the potential changes to the TOD SP and future zone changes. At that time, an amendment to the TOD SP and future land use regulation changes, such as zone changes, were contemplated. The Initial Study and MND 21-01 determined that the HE, the future TOD SP, and future zone changes will not have a significant adverse effect on the environment with implementation of mitigation measures.

The City of Bellflower invites members of the public to review and comment on this item. Copies of the staff report and supporting documents regarding this matter may be inspected by the public on the City's website at www.bellflower.org, or by appointment in the City Clerk's Office at Bellflower City Hall, 16600 Civic Center Drive, Bellflower, California; telephone number (562) 804-1424, extension 2220. All written comments concerning this may be submitted to the City Clerk's Office at 16600 Civic Center Drive, Bellflower, CA 90706; or by email at cclerk@bellflower.org. For more information, please contact Rowena Genilo-Concepcion, Planning Manager, at (562) 804-1424 ext. 2228 or via email at rgenilo@bellflower.org.

If you wish to challenge this item in court, 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 before the Public Hearing.

**ELIZABETH C. OBA
DIRECTOR OF PLANNING AND BUILDING SERVICES**

EXHIBIT



HOUSING OPPORTUNITY AREA MAP

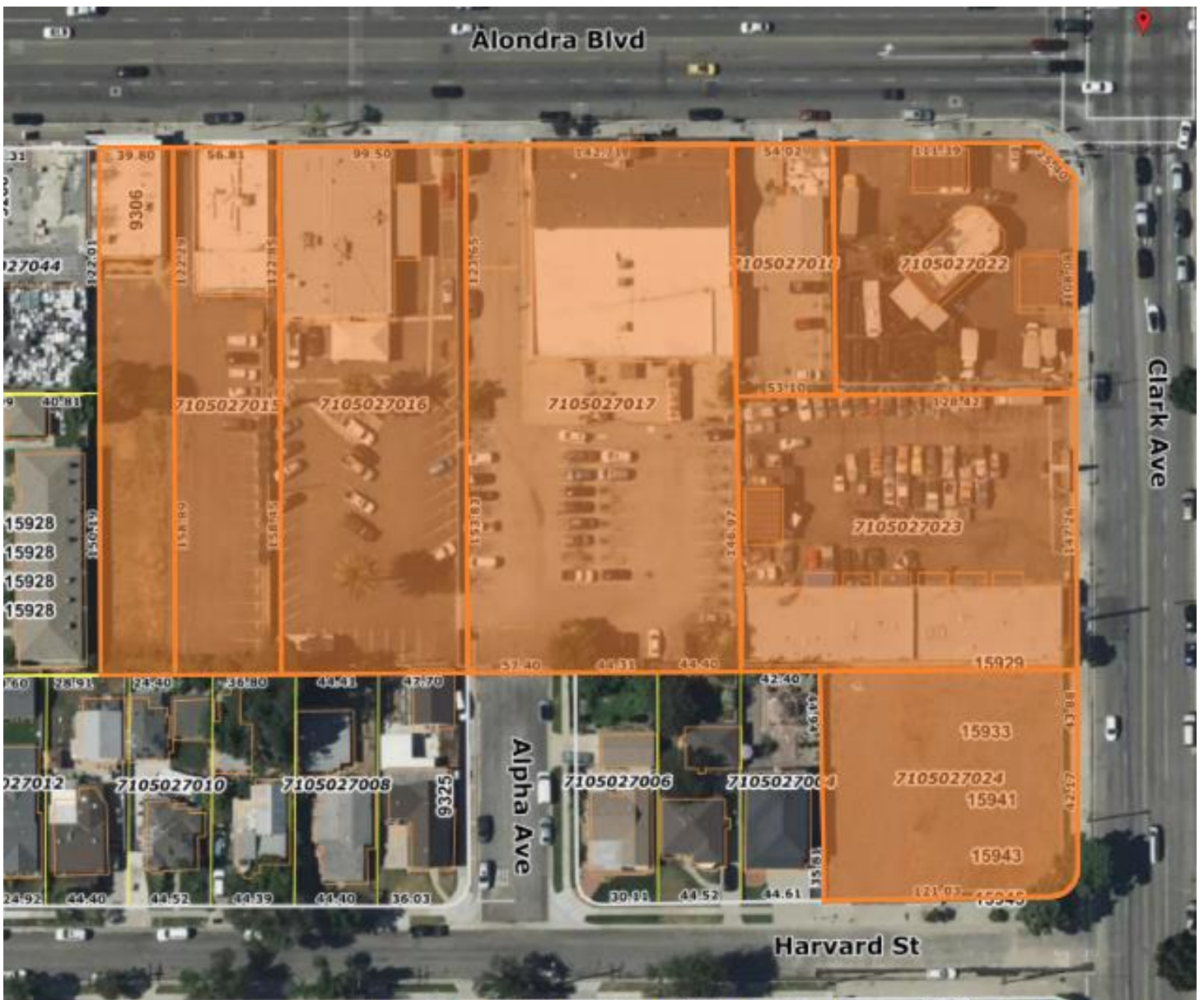
EXHIBIT

Area 1: Rosecrans Av. & McNab Av.



EXHIBIT

Area 2: Clark Av. & Alondra Bl.



Area 3: Clark Av. & Park St.

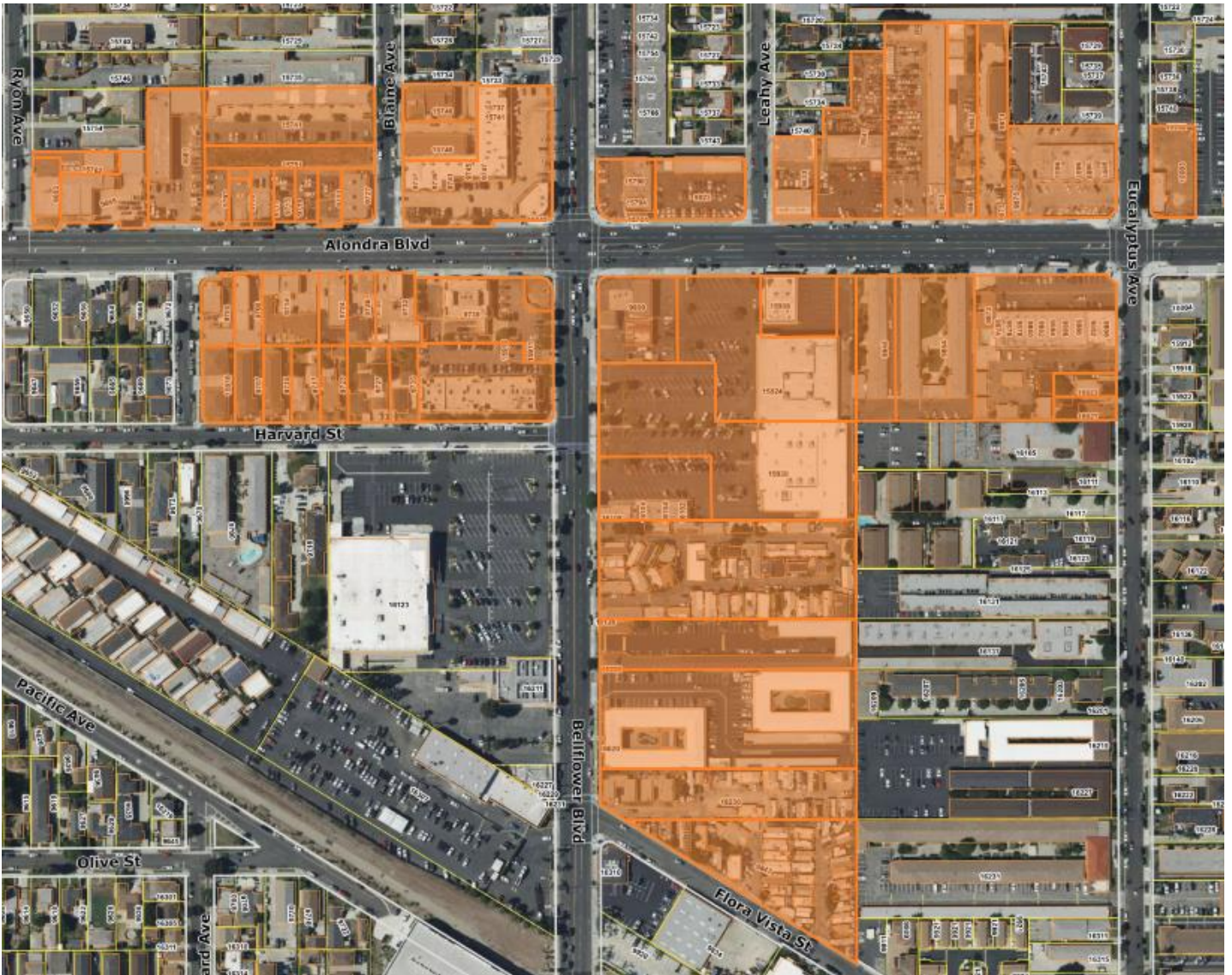


Area 4: Clark Av. & Artesia Bl.



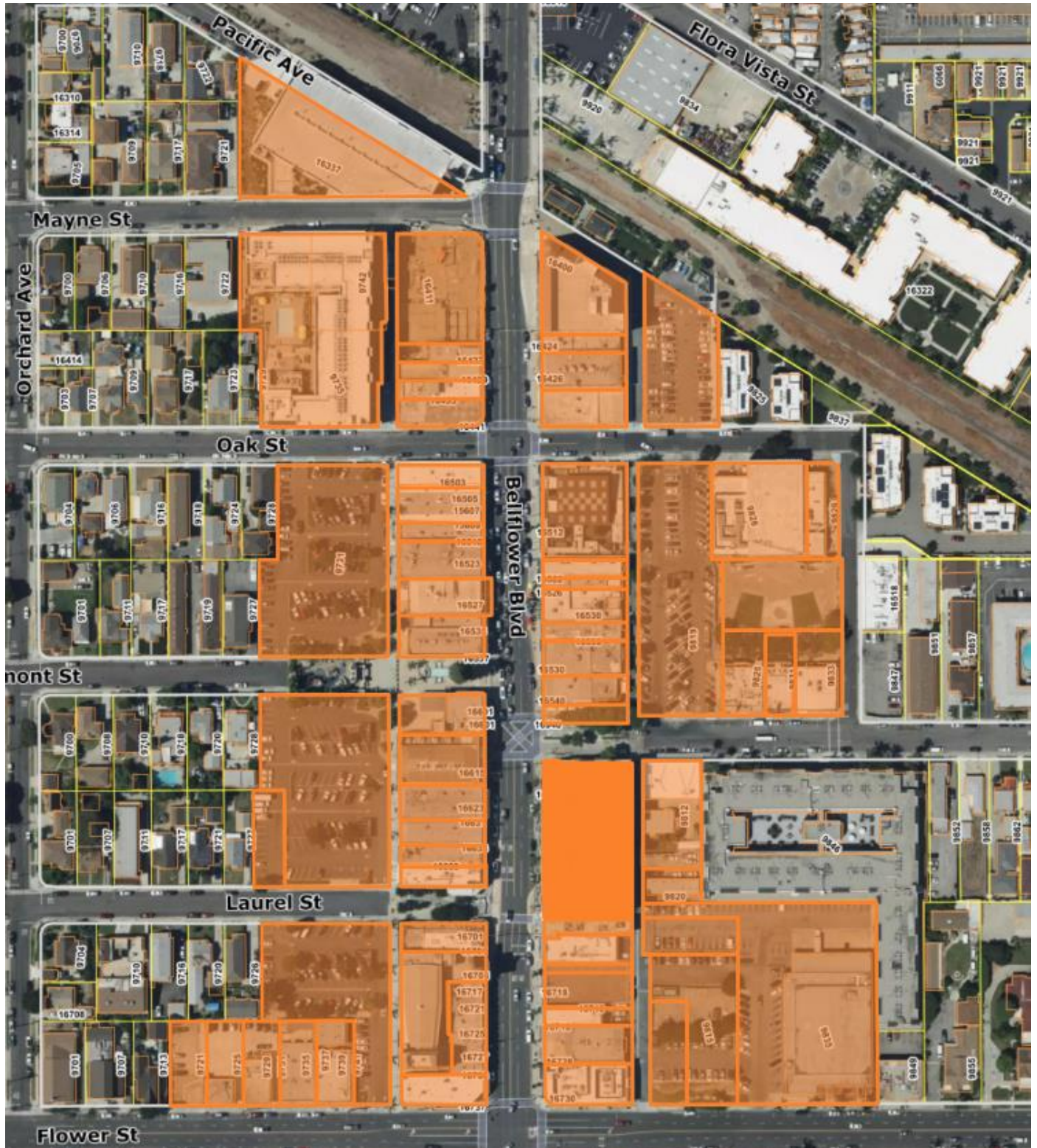
EXHIBIT

Area 5: Bellflower Bl. & Alondra Bl.



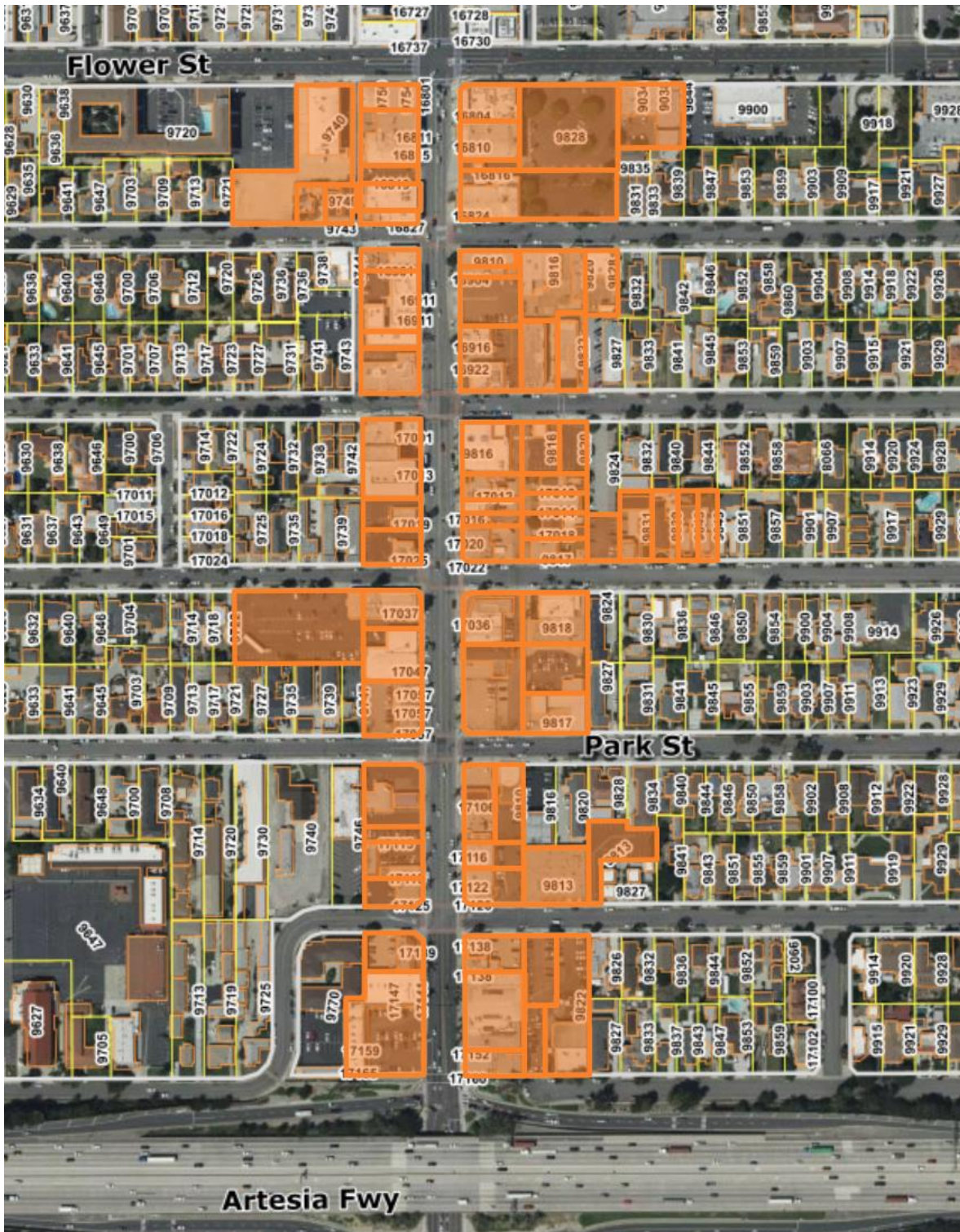
EXHIBIT

Area 6: Bellflower Bl. & Flora Vista St.



EXHIBIT

Area 7: Bellflower Bl. & Flower St.



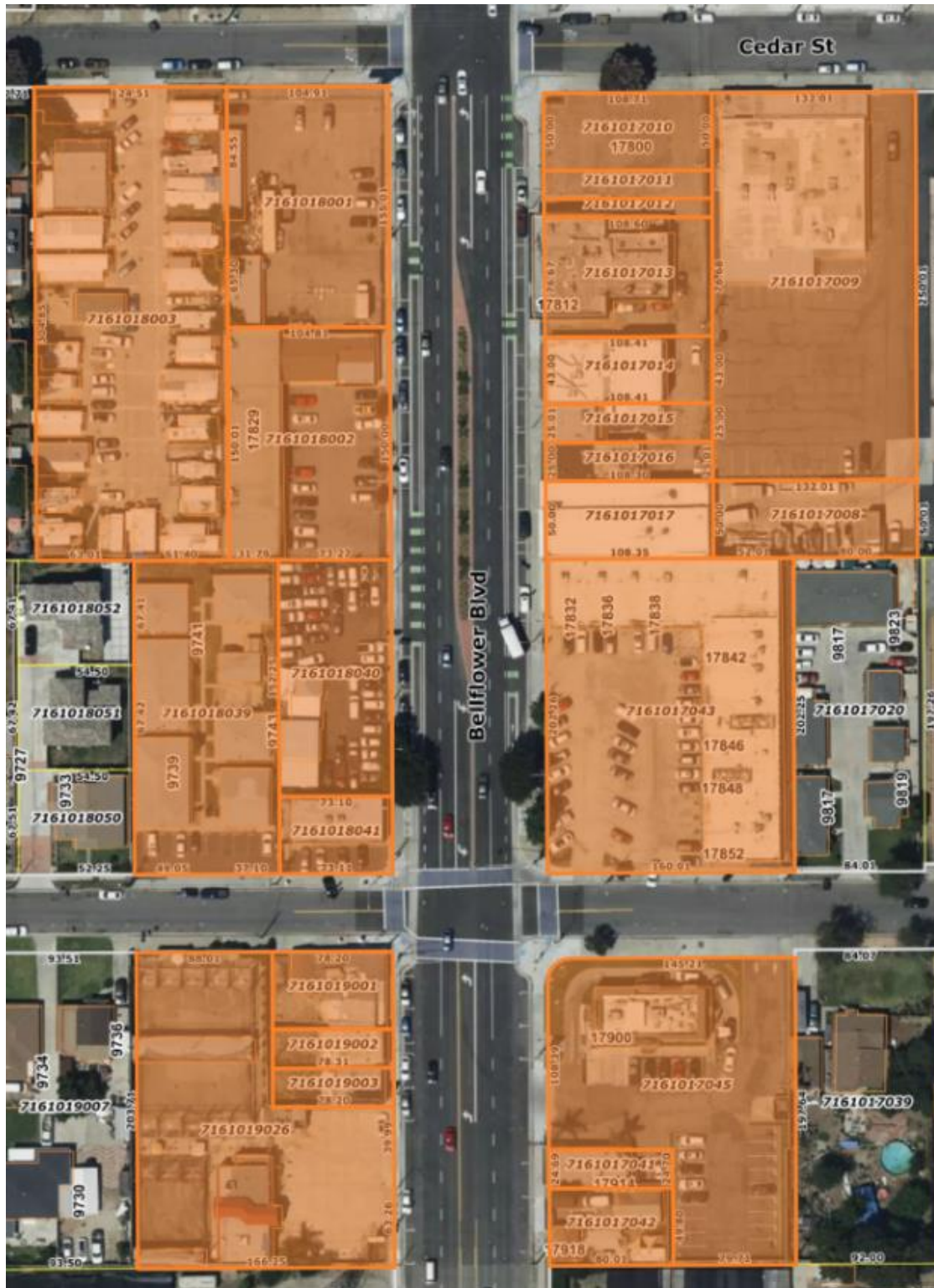
EXHIBIT

Area 8: Bellflower Bl. & Ramona St.



EXHIBIT

Area 9: Bellflower Bl. & Cedar St.



EXHIBIT

Area 10: Lakewood Bl. & Artesia Bl.



EXHIBIT

Area 11: Bellflower Station



EXHIBIT

Area 12: Woodruff Av. & Flora Vista St.

