



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, January 3, 2024 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, January 3, 2024. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Rodrigo Rodarte
Commissioner Ali Sleiman
Commissioner Jessica Vallejo
Vice-Chair Rihan Bedier
Chair Luis Mesa

3. Pledge of Allegiance

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. Presentation(s):

None

6. Public Hearings

None

7. Regular Session:

- a. Request for a one-year time extension of a Conditional Use Permit (CUP No. 2022-01), to allow an auto repair business to operate in conjunction with an existing smog check station at an existing building located at 4335 Gage Avenue.

Recommendation: *It is recommended that the Bell Planning Commission*

1. Read by title only, waive further reading and adopt Resolution 2024-01PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A ONE-YEAR TIME EXTENSION FOR THE APPROVAL OF CONDITIONAL USE PERMIT NO. 2022-01, TO ALLOW AN AUTO REPAIR BUSINESS TO OPERATE IN CONJUNCTION WITH AN EXISTING SMOG CHECK STATION AT AN EXISTING BUILDING LOCATED AT 4335 GAGE AVENUE

- b. Approval of the minutes for the Special Planning Commission Meeting of December 5, 2023.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the December 5, 2023 special meeting.*

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

9. Community Development Director's Comments:

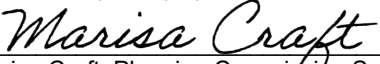
10. City Attorney Comments:

11. Adjournment: *Next Regular Planning Commission Meeting is scheduled for Wednesday, February 7, 2024 at 7pm.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marisa Craft, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on December 21, 2023 at least seventy two (72) hours prior to the meeting as required by law.


Marisa Craft, Planning Commission Secretary

AGENDA ITEM 7A

**City of Bell
Special Planning Commission
Agenda Report**

DATE: January 03, 2024

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED
BY: Jason Garcia, Assistant Planner

SUBJECT: Request for one-year extension of Conditional Use Permit (CUP) No. 2022-01

PROJECT PROPOSAL / REQUEST:

Request for a one-year time extension of a Conditional Use Permit (CUP No. 2022-01), to allow an auto repair business to operate in conjunction with an existing smog check station at an existing building located at 4335 Gage Avenue.

BACKGROUND:

Project Overview

- Project Description: On December 7, 2022, the Planning Commission adopted Resolution 2022-08-PC, approving Conditional Use Permit (CUP) 2022-01, a request to allow an auto repair business to operate in conjunction with an existing smog check station at an existing building located at 4335 Gage Avenue. On December 6, 2023, the applicant and property owner, Jorge Ramirez, submitted a formal request (Attachment B) to extend their CUP approval for an additional year from the date of expiration. The request notes that due to unexpected personal and financial related issues the applicant has not been able to obtain the necessary funding to comply with the conditions of approval set in CUP 2022-01, such as the removal and replacement of the existing chain-link slats, re-painting of the building, and the removal/replacement of unpermitted exterior building signage. Additionally, Mr. Ramirez expressed that the business was having difficulty finding mechanics due to labor shortages. The applicant believes that the additional year would allow him time to find the staff necessary to operate the auto repair business as well as obtain permits for all of the property-related issues needing to be corrected.
- Municipal Code Requirements for a Conditional Use Permit - Extension: Pursuant to the City of Bell Municipal Code (BMC) Section (17.96.180), any variance or conditional use permit shall be null and void if the use permitted thereunder is not exercised within the time specified in the resolution approving such variance or conditional use permit, or if no time is so specified, if the same is not exercised within one year from the date such variance or permit is granted. The granting body, upon good cause shown by the applicant, may extend the time limitations imposed by this section, once, for a period of not to exceed one year.

Conclusion

Planning Commission

Request for time extension (CUP 2022-01) – 4335 Gage Ave.

January 03, 2024

Page 2 of 2

In conclusion, staff recommends that the one-time, one-year time extension of CUP 2022-01, be granted to allow the applicant time to address all conditions of approval and obtain all permits needed to correct the pending issues on the property to establish the auto repair business.

Attachments

- A. Resolution No. 2024-01PC
- B. Request for time extension submitted by Applicant
- C. Staff Report of CUP 2022-01 (Approved December 07, 2022)

RESOLUTION NO. 2024-01PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A ONE-YEAR TIME EXTENSION FOR THE APPROVAL OF CONDITIONAL USE PERMIT NO. 2022-01, TO ALLOW AN AUTO REPAIR BUSINESS TO OPERATE IN CONJUNCTION WITH AN EXISTING SMOG CHECK STATION AT AN EXISTING BUILDING LOCATED AT 4335 GAGE AVENUE

WHEREAS, On November 17, 2021, Julio Gonzalez (“Applicant”) filed an application requesting the approval of Conditional Use Permit (“CUP”) No. 2022-01 described herein (“Application”); and

WHEREAS, the Application pertains to an approximate 8,586 square foot property with Los Angeles County Assessor’s Parcel Number 6317-025-004, more commonly known as 4335 Gage Avenue, Bell California (“Property”);

WHEREAS, the Applicant, requested to operate a smog check facility along with an auto repair shop located on a corner lot on Gage Avenue and Flora Avenue in the C-3R zone, and in accordance with Chapter 17.96.030, Section (6) of the Bell Municipal Code (“BMC”); and

WHEREAS, on December 7, 2022 the Planning Commission held a public hearing to receive public testimony and other evidence regarding the CUP, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, on December 7, 2022 the Planning Commission adopted Resolution 2022-08-PC, approving CUP 2022-01 subject to conditions of approval; and

WHEREAS, pursuant to Section 17.96.180 of the Bell Municipal Code, a CUP becomes null and void if the use is not exercised within one year from the date of approval (December 7, 2023); and

WHEREAS, on December 6, 2023, the Applicant filed a request for a time extension for the approval of the CUP; and

WHEREAS, at the regular meeting of January 3, 2024, the Planning Commission considered the Applicant’s request for a one-year extension of the approval of CUP No. 2022-01; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Planning Commission at its January 03, 2024 hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference; and

SECTION 2. Based upon the evidence presented, the Applicant has made a diligent effort to secure an auto repair business, but due to labor force shortages, have not been able to secure a tenant; and

SECTION 3. That pursuant to Section 17.96.180 of the Bell Municipal Code, the applicant has shown good cause effort to qualify for a time extension; and

SECTION 4. The Planning Commission hereby grants a one-time, one-year time extension for the approval of CUP 2022-01, which shall expire on December 07, 2024; and

SECTION 5. All other applicable Conditions of Approval as approved under the application pursuant to Planning Commission Resolution 2022-08-PC shall remain in effect; and

SECTION 6. Upon the expiration of the one-time, one year extension date, December 07, 2024, no further extension shall be provided and CUP 2022-01 shall become null and void; and

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 3rd day of January 2024

Luis Mesa, Chair

APPROVED AS TO FORM:

Pam Lee, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing **Resolution 2024-01-PC** was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 3rd day of January 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante,
Planning Commission Secretary

Case No: _____



Land Use and Development Permit Application

City of Bell - Community Development Department - Planning Division

A Planning Application Requested:

- | | |
|--|--|
| ☐ Zoning Text Amendment (ZTA)- \$5300 Acct: 4318 | ☐ Final Parcel/Tract Map (TTM)
\$1000(Parcel) \$2000(Tract) Acct: 4318 |
| ☐ Conditional Use Permit (CUP)- \$2793.57 Acct: 4402 | ☐ Eng./Bldg. Review Deposit- \$1500 Acct: 2820 |
| ☐ General Plan Amendment (GPA)- \$1182 Acct: 4319 | ☐ Environmental Review- \$800 Acct: 4316 |
| ☐ Site Plan Review-Planning Commission (SPR)
\$2000 Acct: 4315 | ☐ Preliminary/Pre-Application- \$337.50 |
| ☐ Zone Variance (VAR)- \$675 Acct: 4318 | ☐ Complex Zoning Letter- \$350 Acct: 4315 |
| ☐ Zone Change (ZC)- \$5270 Acct: 4318 | ☐ Simple Zoning Letter- \$75 Acct: 4315 |
| ☐ Lot Line Adjustment/Lot Merger- \$1734 Acct: 4317 | ☐ Public Hearing Notice Deposit \$700 Acct: 2801 |
| ☐ Tentative Parcel/Tract Map (TPM)- \$1050 Acct: 4317 | ☐ Categorical Exemption Fee \$250 |

B Project Information:

4335 E.Gage Ave

6317025004

Property Address

Assessor Identification Number(s)

Request: Extention of resolution 2022'08PC

C Applicant Information:

Julio I.Gonzalez

Name

Pinnacle Building Structure

Business Name

Mailing Address

City

State

Zip

Phone

Fax

Pinnaclebuildings"verizon.net

Email

I declare under the penalty of perjury that to the best of my knowledge that the information provided on this application is true and correct.

Applicant's Signature

Date

12/18/2023

**City of Bell
Planning Commission
Agenda Report**

DATE: December 7, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Jason Garcia, Assistant Planner

SUBJECT: Consideration of Conditional Use Permit (CUP) No. 2022-01 to allow a smog check center and auto repair business to operate at 4335 Gage Avenue in the C-3R zone

PROPOSAL

The applicant, Julio Gonzales, is requesting that the City of Bell Planning Commission consider a request for CUP No. 2022-01 to allow a smog check center and auto repair business to operate at an existing building at 4335 Gage Avenue.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Receive the presentation by staff, open the public hearing, and take public testimony; and
2. Read by title only, waive further reading and adopt Resolution 2022-08 titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-01
TO ALLOW A SMOG CHECK CENTER AND AN AUTO REPAIR
BUSINESS TO OPERATE AT 4335 GAGE AVENUE**

BACKGROUND

An application was submitted in November 2021 with a request to allow a smog check center and auto repair shop to operate in the C-3R zone. The subject site is located on the northeast corner of Gage Avenue and Flora Avenue. The property is currently comprised of a one thousand five hundred and seventy (1,570) square foot building located on an eight thousand five hundred and eighty-six (8,586) square foot lot. The building exterior is a striped red, white, and blue with a channel letter sign on the front of the building and an existing freestanding sign on the south side of the property.

General Information

ITEM	DESCRIPTION
ASSESSORS PARCEL NUMBER	6317-025-004
PROPERTY OWNER	Ramirez, Jorge E. and Vasquez, Raul O
ZONING	C-3R
LAND USE DESIGNATION	Commercial
SURROUNDING LAND USES AND ZONING	North: Medium Density Residential; R3 South: Commercial; C-3R East: Commercial; C-3R West: Commercial; C-3R

DISCUSSION/ANALYSIS:

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The property is currently occupied by an existing one thousand five hundred and seventy (1,570) square foot building whose previous use was also a smog check center. There is a slatted chain link fence surrounding the north half of the property, and within the chain link fence, there is a three hundred and twenty-four (324) square foot storage shed. The lot is approximately sixty-six (66) feet wide and one hundred thirty (130) feet deep for a total lot area of eight thousand five hundred eight-six (8,586) square feet.

The property currently has a total of eleven (11) parking spaces (3 compact spaces, 7 standard parking spaces, and accessible parking space). There is landscaping on the southwest side of the property and bollards on the south and southeast side of the property.

BUSINESS OPERATIONS

The property will house two businesses within the existing building: a smog check center and an auto repair shop. The proposed hours of operation for the businesses are from 8:00 am to 5:00 pm, seven days a week. Two employees will staff the businesses.

COMPATIBILITY OF USE

The site is adjacent to a dental clinic on the west side of the property and The City of Bell Technology Center on the east. Located on the property's north side is an alleyway separating

north the property from multi-family zoned residential properties. To the south of the site are uses that include a beauty salon/barber shop, a furniture store, a photography studio, and residential use.

AERIAL PHOTO



Existing Building



PARKING

PARKING REQUIREMENTS	
Parking Ratio	(1) parking space for every 200 sq. ft. of gross floor area devoted to the use (1,570/200) = 8
Required # of parking spaces	8
Existing # of parking spaces	11

GENERAL PLAN CONSISTENCY

The City's General Plan, Land Use Element, designates the subject property for commercial use. The proposed use is consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element.

ENVIRONMENTAL REVIEW

Staff has reviewed the Conditional Use Permit application and determined that the proposed project qualifies for a Class 1 Categorical Exemption under Section 15301(a) (Existing Facilities), Title 14, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 et seq. Consequently, staff has prepared a Notice of Exemption.

PUBLIC NOTICE

In conformance with applicable law, staff sent out notices to all the surrounding property owners and occupants within 300 feet of the project location. forty-two (42) owners and occupants were notified of the proposed application and project proposal. The notice was also posted at three specific sites in the City. It was published ten days before December 7, 2022, in a general circulation newspaper, adjudicated in the city for public notice.

CONDITIONAL USE PERMIT FINDINGS OF FACT

Pursuant to Chapter 17.96.040 of the Bell Zoning Code, the required findings are as follows:

A. That the site for the proposed use is adequate in size, shape, and topography to accommodate the proposed uses.

The site size, shape, and topography are adequate to accommodate the smog check center and auto repair shop. The site was previously occupied by and used as a smog check facility without significant impacts on the surrounding uses. The smog check facility and auto repair shop use are similar to the previous uses.

B. The site has sufficient access to public streets and highways, adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use.

The business and parking lot is accessible via Gage Avenue. The width of the apron and pavement type used on Gage Avenue are adequate to handle the traffic that the smog

check center and auto repair shop will generate.

C. All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the site's immediate vicinity.

The smog check center and auto repair shop will be located within an existing commercial building and will not involve changes to the architectural design of the building. The proposal involves minor modification to the façade, including a change in building color (since the existing colors do not conform to the requirements of section 17.25.020 of the BMC), and relocation/redesign of the nonconforming wall signs. As conditioned, the color and exterior signage will improve the streetscape and, therefore, will be more compatible with the existing uses in the area.

D. That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site.

The smog check center and auto repair shop are compatible with existing and prospective uses of land within the vicinity. The two businesses will be located within an existing commercial building. The smog check and auto repair shop use are similar to the operation of the smog check facility that occupied the lot without significant impacts to the surrounding commercial and residential uses.

E. That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site and with the city's general plan. (Ord. 1129, 1997; Ord. 946).

The property is zoned C-3R with a General Plan land use designation of Commercial. Auto repair shops are permitted in the C-3R zone, provided a Conditional Use Permit is obtained. The auto repair shop is consistent with the General Plan designation for the area suitable for commercial use. The businesses have the ability to promote economic stability by providing an additional service to the community, which would be consistent with the General Plan's policy of diversifying the commercial base.

ATTACHMENTS:

1. Resolution No 2022-08
2. Site Plan, Floor Plan, and Elevations

AGENDA ITEM 7B

MINUTES OF THE SPECIAL MEETING OF THE BELL PLANNING COMMISSION

Tuesday, December 5, 2023, at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Tuesday, December 5, 2023. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three-minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Chair Mesa called the meeting to order at 7:05 p.m.

2. Roll Call of the Planning Commission:

Commissioner Rodrigo Rodarte
Commissioner Ali Sleiman
Commissioner Jessica Vallejo
Vice-Chair Rihan Bedier
Chair Luis Mesa

ALL MEMBERS PRESENT: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier and Chair Mesa

Staff Present: Community Development Director Manuel Acosta, Assistant City Attorney Lana N. Laymon, Associate Planner Rodrigo Pelayo and Planning Commission Secretary Angela Bustamante.

3. Pledge of Allegiance was led by Commissioner Vallejo

4. Communications from the Public:

None

5. Presentation(s):

None

6. Public Hearing(s):

- a. Development Agreement (DA 2023-01) - Conversion of an existing printed (static) billboard into a digital billboard at 6717 Atlantic Avenue, in the C3 (Heavy Commercial) zone

Recommendation: It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2023-07PC (Attachment A), recommending the following actions to the City Council:

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use.
2. Adoption of an Ordinance ("Exhibit A" within Attachment A) to approve Development Agreement (DA 2023-01).

Community Development Director Manuel Acosta introduced the item.

Associate Planner Rodrigo Pelayo provided a PowerPoint Presentation on the item.

Chair Mesa opened the Public Hearing.

Public Speakers Opposed

None

Public Speakers in Favor

None

Public Speakers Neutral

None.

Chair Mesa closed the Public Hearing.

It was moved by Vice-Chair Bedier to approve agenda item 6A as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed.

- b. Development Agreement (DA 2023-02) - Conversion of an existing printed (static) billboard into a digital billboard at 5143 Gage Avenue, in the C3R (General Commercial & residential) zone.

Recommendation: It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2023-08PC (Attachment A), recommending the following actions to the City Council:

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use.
2. Adoption of an Ordinance ("Exhibit A" within Attachment A) to approve Development Agreement (DA 2023-02).

Community Development Director Manuel Acosta introduced the item.

Associate Planner Rodrigo Pelayo provided a PowerPoint Presentation on the item.

Chair Mesa opened the Public Hearing.

Public Speakers Opposed

None

Public Speakers in Favor

None

Public Speakers Neutral

None.

Chair Mesa closed the Public Hearing.

It was moved by Vice-Chair Bedier to approve agenda item 6B as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed.

- c. Development Agreement (DA 2023-03) - Conversion of an existing printed (static) billboard into a digital billboard at 4825 Florence Avenue, in the C3R (General Commercial & Residential) zone.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2023-09PC (Attachment A), recommending the following actions to the City Council:*

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use.

2. Adoption of an Ordinance (“Exhibit A” within Attachment A) to approve Development Agreement (DA 2023-03).

Community Development Director Manuel Acosta introduced the item.

Associate Planner Rodrigo Pelayo provided a PowerPoint Presentation on the item.

Chair Mesa opened the Public Hearing.

Public Speakers Opposed

None

Public Speakers in Favor

None

Public Speakers Neutral

None.

Chair Mesa closed the Public Hearing.

It was moved by Vice-Chair Bedier to approve agenda item 6C as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed.

- d. Development Agreement (DA 2023-04) - Conversion of an existing printed (static) billboard into a digital billboard at 4612 Gage Avenue, in the C3R (General Commercial & Residential) zone.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2023-10PC (Attachment A), recommending the following actions to the City Council:*

1. Determine that the proposed Development Agreement is exempt from further review under the California Environmental Quality Act Section 15301 - Existing Facilities, because the project consists of only a minor alteration of existing public or private structures and the project involves negligible or no expansion of use.
2. Adoption of an Ordinance (“Exhibit A” within Attachment A) to approve Development Agreement (DA 2023-04).

Community Development Director Manuel Acosta introduced the item.

Associate Planner Rodrigo Pelayo provided a PowerPoint Presentation on the item.

Chair Mesa opened the Public Hearing.

Public Speakers Opposed

None

Public Speakers in Favor

None

Public Speakers Neutral

None.

Chair Mesa closed the Public Hearing.

It was moved by Vice-Chair Bedier to approve agenda item 6D as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed.

7. Regular Session:

- a. Approval of the minutes for the Planning Commission Meetings of October 4, 2023.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the October 4, 2023 meeting.*

It was moved by Commissioner Vallejo to approve the October 4, 2023 meeting minutes. Motion was seconded by Vice-Chair Bedier which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed

- b. Annual Reorganization – Election of Chair and Vice-Chair.

Recommendation: *It is recommended that the Planning Commission elect a Chair and Vice-Chair.*

Planning Commission Secretary Angela Bustamante provided a brief report on the item.

Planning Commission Secretary Angela Bustamante opened the nomination period for the office of Chair.

Commissioner Vallejo nominated Commissioner Mesa to the office of Chair.

Commissioner Bedier nominated Commissioner Mesa to the office of Chair.

Commissioner Sleiman nominated Commissioner Mesa to the office of Chair.

Hearing no further nominations, Planning Commission Secretary Angela Bustamante called the roll for the nomination of Luis Mesa:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Bedier, and Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed

Commissioner Mesa was elected to the office of Chair.

Planning Commission Secretary opened the nomination for the office of Vice-Chair.

Commissioner Sleiman nominated Commissioner Bedier for the office of Vice-Chair.

Commissioner Vallejo nominated Commissioner Bedier for the office Vice-Chair.

Hearing no further nominations, Planning Commission Secretary Angela Bustamante called the roll for the nomination of Rihan Bedier:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed

Commissioner Bedier was elected to the position of Vice-Chair.

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

Commissioner Vallejo requested that the city share the economic development update presentation that was shared with the city council at a future meeting.

9. Community Development Director's Comments:

Community Development Director Manuel Acosta briefly shared the status of a few Community Development projects.

10. City Attorney Comments:

None.

11. Adjournment: *The Wednesday, December 6, 2023, Regular Planning Commission Meeting is cancelled. The Next Regular Planning Commission Meeting is scheduled for Wednesday, January 3rd.*

There being no further business before the Planning Commission, Chair Mesa adjourned the meeting at 7:44 p.m.

I, Angela Bustamante, Bell Planning Commission Secretary, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on January 3, 2024.

Angela Bustamante,
Planning Commission Secretary

Luis Mesa, Chair