



AGENDA

SPECIAL MEETING OF THE BELL PLANNING COMMISSION

Tuesday, June 25, 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, you may attend the meeting in-person at the 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, June 25, 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 only 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

- a. Request for approval of a Master Sign Program to allow the installation of fourteen wall signs on an existing commercial building and the replacement of two sign copies (faces) of an existing freestanding sign on a property located at 6607 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 2024-05PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A MASTER SIGN PROGRAM (MSP 2024-01), FOR THE INSTALLATION OF FOUR WALL SIGNS ON AN EXISTING COMMERCIAL BUILDING AND THE REPLACEMENT OF TWO SIGN COPIES (FACES) OF AN EXISTING FREESTANDING SIGN ON A PROPERTY LOCATED AT 6607 ATLANTIC AVENUE, IN THE C3 (HEAVY COMMERCIAL) ZONE.

- b. Proposed In-n-out restaurant – Request for approval of a Site Plan Review (SPR 2024-12), Conditional Use Permit (CUP 2024-01), Master Sign Program (MSP 2024-02) and Variance (VAR 2024-01) located at 6415 Atlantic Avenue.

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

1. Find that the project is exempt from the CEQA under Section 15183 (Consistency with a General Plan, Community Plan, or Zoning Ordinance for which an EIR was certified), make the required findings and requirements set forth in the BMC, and approve the application for Site Plan Review (SPR 2024-12), Conditional Use Permit (CUP 2024-01), Master Sign Program (MSP 2024-02) and Variance (VAR 2024-01) subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.
2. Read by title only, waive further reading and adopt Resolution 2024-07PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW NO. SPR 2024-12, CONDITIONAL USE PERMIT NO. CUP 2024-01, MASTER SIGN PROGRAM NO. MSP 2024-02, AND VARIANCE NO. VAR 2024-01 TO CONSTRUCT A NEW DRIVE-THRU RESTAURANT AND SITE (PARKING LOT HARDSCAPE AND LANDSCAPING) IMPROVEMENTS ON PROPERTY LOCATED AT 6415 ATLANTIC AVENUE, IN THE C3 (HEAVY COMMERCIAL) AND C3R (GENERAL COMMERCIAL & RESIDENTIAL) ZONES.

7. Regular Session:

None

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

9. Community Development Director's Comments:

10. City Attorney Comments:

11. Adjournment: *The Regular July 3, 2024 Planning Commission Meeting is cancelled.*

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 June 21, 2024 at least twenty four (24) hours prior to the meeting as required by law.

Marisa Craft
Marisa Craft, Planning Commission Secretary