



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, November 5, 2025 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 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 Wednesday, November 5, 2025. 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 Rihan Bedier
Commissioner Rodrigo Rodarte
Commissioner Ali Sleiman
Vice-Chair Jessica Vallejo
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):

6. Public Hearings

a. New Bell District Specific Plan

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

1. Adopt a resolution to:
 - a. Find that there is no substantial evidence that the project will have a significant effect on the environment, adopt the Initial Study/Mitigated Negative Declaration, and approve the Mitigation Monitoring and Reporting Program
 - b. Approve General Plan Amendment GPA 2025-01 to add a Mixed-Use land use designation and change the land use designation of the properties within the Plan Area to Mixed Use (MU).
2. Introduce an ordinance:
 - a. Approving Zoning Text Amendment ZTA 2025-02 to establish Bell Municipal Code Chapter 17.45 Specific Plan Zones, amend Bell Municipal Code Sections 17.12.010 Designation of Zones and 17.54.010 Purpose, to establish the New Bell District Specific Plan Zone.
 - b. Approving Zone Change ZC 2025-01 to amend the zoning map to rezone the properties within the Plan Area to New Bell District Specific Plan (NBDSP).
3. Read by title only, waive further reading, and adopt Resolution 2025-07PC titled:

**A RESOLUTION OF THE CITY OF BELL PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL
PLAN AMENDMENT (GPA 2025-01), ZONING TEXT AMENDMENT
(ZTA 2025-02), ZONE CHANGE (ZC 2025-01) TO ESTABLISH THE
MIXED-USE LAND USE DESIGNATION, ADD BELL MUNICIPAL
CODE CHAPTER 17.45 SPECIFIC PLAN ZONES AND AMEND
BELL MUNICIPAL CODE CHAPTERS 17.12.010 DESIGNATION OF
ZONES AND 17.54.010 PURPOSE, TO ESTABLISH THE NEW BELL
DISTRICT SPECIFIC PLAN ZONE, AMEND THE ZONING MAP TO
REZONE THE PROPERTIES WITHIN THE PLAN AREA TO NEW
BELL DISTRICT SPECIFIC PLAN, ADOPT THE ENVIRONMENTAL
FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT AND THE INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION (SCH# 2025070680), AND APPROVE THE
MITIGATION MONITORING AND REPORTING PROGRAM**

- b. Zone Text Amendment (ZTA 2025-01) – Consideration of an Ordinance of the City of Bell, California, amending Chapter 17.08 (Definitions) and Code Sections 17.28.040(I) and 17.32.040(I) Regulating Storefront Security Bars and Gates

Recommendation: *It is recommended that the Bell Planning Commission continue the public hearing to the next Regular Planning Commission Meeting on December 3, 2025.*

7. Regular Session:

- a. Approval of the minutes for the Regular Planning Commission Meeting of October 1, 2025.

Recommendation: *It is recommended that the Bell Planning Commission approve the minutes for October 1, 2025.*

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

9. Community Development Director's Comments:

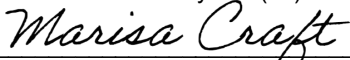
10. City Attorney Comments:

11. Adjournment: *Next Regular Planning Commission Meeting is scheduled for December 3, 2025.*

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 October 30, 2025 at least seventy two (72) hours prior to the meeting as required by law.



Marisa Craft, Planning Commission Secretary