



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, October 7, 2026, 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, October 7, 2026.

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 <https://www.cityofbell.gov/City-Hall/City-Clerk/Live-Web-Stream>

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Rihan Bedier
Commissioner Rodrigo Rodarte
Commissioner Nora Saenz
Commissioners Sandra Esparza
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):

- a. Planning Commission Orientation, Brown Act, Conflicts of Interest and Parliamentary Procedure.

6. Public Hearings

- a. New Bell District Specific Plan: General Plan Amendment (GPA 2025-01), Zoning Text Amendment (ZTA 2025-02), Zone Change (ZC 2025-01) and an Initial Study / Mitigated Negative Declaration

Recommendation: *It is recommended that the Bell Planning Commission continue the adoption of the New Bell District Specific Plan: General Plan Amendment (GPA 2025-01), Zoning Text Amendment (ZTA 2025-02), Zone Change (ZC 2025-01), and an Initial Study/Mitigated Negative Declaration. It is recommended that the Bell Planning Commission continue the public hearing to the next Regular Planning Commission Meeting on November 4, 2026.*

7. Regular Session:

- a. Approval of the minutes for the Regular Planning Commission Meeting of December 3, 2025, and the Regular Planning Commission Meeting of September 2, 2026.

Recommendation: *It is recommended that the Bell Planning Commission approve the minutes for December 3, 2025, and September 2, 2026.*

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

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

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 Next Regular Scheduled Planning Commission Meeting is November 4, 2026.

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 1, 2026 at least seventy two (72) hours prior to the meeting as required by law.



Marisa Craft, Planning Commission Secretary

**City of Bell
Planning Commission
Agenda Report**

DATE: October 7, 2026

TO: Honorable Chair and Planning Commission Members

FROM: Javier Ochiqui, Community Development Director

SUBJECT: New Bell District Specific Plan: General Plan Amendment (GPA 2025-01), Zoning Text Amendment (ZTA 2025-02), Zone Change (ZC 2025-01) and an Initial Study / Mitigated Negative Declaration

RECOMMENDATION:

Staff recommends that the Bell Planning Commission continue the adoption of the New Bell District Specific Plan: General Plan Amendment (GPA 2025-01), Zoning Text Amendment (ZTA 2025-02), Zone Change (ZC 2025-01) and an Initial Study / Mitigated Negative Declaration. It is recommended that the Bell Planning Commission continue the public hearing to the next Regular Planning Commission Meeting on November 4, 2026.

AGENDA ITEM 7A

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, September 6, 2026 at 7:00 p.m.

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

1. **Call to Order:** Chair Mesa called the meeting to order at 7:01 p.m.

2. **Roll Call of the Planning Commission:**

PRESENT: Commissioners Bedier, Rodarte, Sleiman, Esparza, and Chair Mesa

ABSENT: None

Staff Present: Community Development Director Javier Ochiqui, Assistant City Attorney Matthew Cohen, Contract Planner Johnathan Kwan, Contract Planner Dennis Banks, and Planning Commission Secretary Marisa Craft.

3. **Pledge of Allegiance was led by Commissioner Esparza**

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. Edwin Gonzalez provided public comments.

5. **Presentation(s):**

None

6. **Public Hearings**

- a. Proposed +/- 1,025 square foot drive through restaurant at 7020 & 7030 Atlantic Avenue in the Heavy Commercial (C-3) zone and Mixed Use Overlay Zone (MUOZ) – Site Plan Review (SPR 2026-01), a Conditional Use Permit (CUP 2026-01), & Master Sign Program (MSP 2026-01).

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

1. *Find that the project is categorically exempt from the CEQA under Section 15332 (Class 32, In-Fill Development Projects), make the required findings and requirements set forth in the Bell Municipal Code; and*
2. *Read by title only, waive further reading, and adopt Resolution 2026-03PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW NO. SPR 2026-01, CONDITIONAL USE PERMIT NO. CUP 2026-01, AND MASTER SIGN PROGRAM NO. MSP 2026-01 TO ALLOW THE CONSTRUCTION OF A NEW +/- 1,025-SQUARE-FOOT, SINGLE-STORY COFFEE SHOP WITH A DRIVE THROUGH LANE,

**ASSOCIATED PARKING, AND LANDSCAPE IMPROVEMENTS AT
7020 & 7030 ATLANTIC AVENUE IN THE HEAVY COMMERCIAL (C-
3) ZONE AND MIXED USE OVERLAY ZONE (MUOZ)**

Community Development Director Javier Ochiqui introduced the item.

Contract Planner Johnathan Kwan provided the staff report.

Brief discussion ensued amongst the commissioners and staff regarding parking and drive-through operations.

Chair Mesa opened the public hearing.

Public Speakers

Luz Virgen, City of Bell Resident

Gurinder Kehr, Head of Construction for Dutch Bros Coffee

Seeing no further speakers, Chair Mesa closed the public hearing.

Assistant City Attorney read the title of the resolution.

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

Roll Call: 5-0-0-0

Ayes: Commissioners Bedier, Rodarte, Sleiman, Esparza, and Chair Mesa

Noes: None

Abstain: None

Absent: None

Motion Passed

- b. Request to reapprove a Conditional Use Permit (originally CUP 2023-01) to allow a public charter high school (grades 9-12) to operate within an existing commercial building (formerly Westbrook High School) and a request to permit the vacation of a publicly maintained 2,500 square foot, rectangular-shaped alley that runs through the middle and across the entire length of the subject property located at 4210 Gage Avenue. The project site is located in the C-3R (General Commercial & Residential) a R-3 (High-Density Multiple-family Residential) zones

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

- 1. Approve The Conditional Use Permit to a public charter school to operate within an existing commercial building.*
- 2. Read by title only, waive further reading, and adopt Resolution 2026-04PC titled:*

**A RESOLUTION OF INTENT BY THE PLANNING COMMISSION OF
THE CITY OF BELL TO APPROVE AN ALLEY VACATION (2024-03),
THAT EXTENDS ACROSS THE ENTIRE PROPERTY AT 4210 E.
GAGE AVENUE TO GRANT FULL DEVELOPMENT RIGHTS TO THE
PROPERTY OWNER WHO WISHES TO DEVELOP A PREVIOUSLY
APPROVED PUBLIC CHARTER HIGH SCHOOL (GRADES 9-12)**

WITHIN AN EXISTING COMMERCIAL BUILDING. THE PROPERTY IS LOCATED AT 4210 GAGE AVENUE, IN THE C-3R (GENERAL COMMERCIAL & RESIDENTIAL) AND R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONES.

Community Development Director Javier Ochiqui introduced the item.

Contract Planner Dennis Banks provided the staff report.

Brief discussion ensued amongst the commissioners and staff.

Chair Mesa opened the public hearing.

Public Speakers

Allison Mullins

Seeing no further speakers, Chair Mesa closed the public hearing.

Assistant City Attorney read the title of the resolution.

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

Roll Call: 5-0-0-0

Ayes: Commissioners Bedier, Rodarte, Sleiman, Esparza, and Chair Mesa

Noes: None

Abstain: None

Absent: None

Motion Passed

7. Regular Session:

None

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

Chair Mesa asked for an update on current projects.

Interim Community Development Director Javier Ochiqui provided a brief update on future agenda items.

9. Community Development Director's Comments:

Interim Community Development Director Javier Ochiqui had no further comments.

10. City Attorney Comments:

The City Attorney's Office had no comments.

11. Adjournment: *Chair Mesa adjourned the meeting to the next Regular Planning Commission Meeting on October 7, 2026 at 8:07 p.m.*

I, Marisa Craft, Assistant City Clerk of the City of Bell, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on October 7, 2026.

Marisa Craft,
Planning Commission Secretary

Luis Mesa
Planning Commission Chair

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, December 3, 2025 at 7:00 p.m.

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

1. **Call to Order:** Vice-Chair Vallejo called the meeting to order at 7:08 p.m.

2. **Roll Call of the Planning Commission:**

PRESENT: Commissioner Bedier, Rodarte, Sleiman, and Vice-Chair Vallejo

ABSENT: Chair Mesa

Staff Present: Interim Community Development Director Guillermo Arreola, Assistant City Attorney Alexis Hall, and Planning Commission Secretary Angela Bustamante.

3. **Pledge of Allegiance was led by Commissioner Rodarte.**

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.

Pablo Sifuentes provided public comment.

5. **Presentation(s):**

Community Development Updates

Interim Community Development Director Guillermo Arreola provided brief status updates on Community Development projects.

6. **Public Hearings**

a. New Bell District Specific Plan

Recommendation: Based on the evidence presented, it is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution 2025-07PC

**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

Interim Community Development Director Guillermo Arreola provided the staff report. He recommended that the Planning Commission open the public hearing to allow for public comment but continue the public hearing to the next Regular Planning Commission meeting on January 7th, 2026.

Vice-Chair Vallejo opened the public hearing.

Public Speakers

Jessica Flores
Luz Virgen
Lora Rodriguez
Lucy
Giovanni

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

Roll Call: 4-0-0-1

Ayes: Commissioners Bedier, Rodarte, Sleiman, and Vice-Chair Vallejo
Noes: None
Abstain: None
Absent: Chair Mesa

Motion Passed.

Vice-Chair Vallejo continued the public hearing to the January 7th Regular Planning Commission meeting.

- b. Zone Text Amendment (ZTA 2025-01) – Consideration of a recommendation to the City Council to approve 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 February 4, 2026.*

Interim Community Development Director Guillermo Arreola provided the staff report. He recommended that the Planning Commission open the public hearing to allow for public comment but continue the public hearing to the next Regular Planning Commission meeting on January 7th, 2026.

Vice-Chair Vallejo opened the public hearing.

There were no public speakers.

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

vote:

Roll Call: 4-0-0-1

Ayes: Commissioners Bedier, Rodarte, Sleiman, and Vice-Chair Vallejo

Noes: None

Abstain: None

Absent: Chair Mesa

Motion Passed.

Vice-Chair Vallejo continued the public hearing to the January 7th Regular Planning Commission meeting.

7. Regular Session:

- a. Approval of the minutes for the Regular Planning Commission Meeting of November 5, 2025.

Recommendation: *It is recommended that the Bell Planning Commission approve the minutes for November 5, 2025.*

It was moved by Commissioner Bedier to approve agenda item 7A, as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 4-0-0-1

Ayes: Commissioner Bedier, Rodarte, Sleiman, and Vice-Chair Vallejo

Noes: None

Abstain: None

Absent: Chair Mesa

Motion Passed

- b. Consideration to cancel the January 7, 2026, Regular Planning Commission.

Recommendation: *It is recommended that the Planning Commission cancel the January 7, 2026, Regular Planning Commission.*

This item was pulled from the agenda as the January 7, 2026, Regular Planning Commission was not cancelled.

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

The commissioners had no comment.

9. Community Development Director's Comments:

Interim Community Development Director thanked the commissioners for their attendance.

10. City Attorney Comments:

The City Attorney's office had no further comments.

11. Adjournment: *Chair Mesa adjourned the meeting to the next Regular Planning Commission meeting on January 7, 2026, at 7:40 p.m.*

I, Marisa Craft, Assistant City Clerk of the City of Bell, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on October 7, 2026.

Marisa Craft,
Planning Commission Secretary

Luis Mesa
Planning Commission Chair