



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, June 3, 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, June 3, 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 <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):

None

6. Public Hearings

- a. Request for approval of a Site Plan Review (SPR 2026-07) for new construction of a 6-unit, two-story, multi-family residential development (townhomes) in conjunction with a Tentative Map (TPM-2026-01) for the proposed units to be for sale on a property located at 6502-6506 Flora Avenue in the R-3 (High Density Multiple-Family Residential) zone.

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

1. *Find that the project is categorically exempt from the CEQA under CEQA Guidelines Section 15303(b), (Class 3) "New Construction", make the required findings and requirements set forth in the Bell Municipal Code, and approve the application for Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) 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 2026-02PC*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW ("SPR") NO. 2026-07 AND TENTATIVE MAP ("TPM") NO. 2026-01 FOR NEW CONSTRUCTION OF A 6-UNIT, TWO-STORY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT (TOWNHOMES) FOR THE PROPOSED UNITS TO BE FOR SALE ON A PROPERTY LOCATED AT 6502-6506 FLORA AVENUE IN THE R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONE PURSUANT TO BELL MUNICIPAL CODE ("BMC"), CHAPTER 17.92.

7. Regular Session:

- a. Approval of the minutes for the Regular Planning Commission Meeting of May 6, 2025.

Recommendation: *It is recommended that the Bell Planning Commission approve the minutes for May 6, 2026.*

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 July 1, 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 May 28, 2026 at least seventy two (72) hours prior to the meeting as required by law.



Marisa Craft, Planning Commission Secretary

AGENDA ITEM 6A

**City of Bell
Planning Commission
Agenda Report**

DATE: June 3, 2026

TO: Honorable Chair and Planning Commission Members

FROM: Javier Ochiqui, Interim Community Development Director

PREPARED BY: Mel Lee, AICP, Contract Planner

SUBJECT: Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01)

PROJECT PROPOSAL / REQUEST:

Request for approval of a Site Plan Review (SPR 2026-07) for new construction of a 6-unit, two-story, multi-family residential development (townhomes) in conjunction with a Tentative Map (TPM-2026-01) for the proposed units to be for sale on a property located at 6502-6506 Flora Avenue in the R-3 (High Density Multiple-Family Residential) zone.

BACKGROUND:

Project Overview

- General Plan Designation: Medium Density Residential
- Zoning: R3 (High Density Multiple-Family Residential)
- Project Location: 6502-6506 Flora Avenue
- Assessor's Parcel Number(s): 6325-015-021
- Site Characteristics: The subject site is a rectangular-shaped parcel approximately 18,900 square feet (0.43 acres) in area, The site is located on the east side of Flora Avenue, south of East Gage Avenue. The site is currently vacant to accommodate the proposed project.
- Surrounding Properties: Surrounding properties include a two-story, 20-unit apartment building to the south, 3 detached one-story residential buildings to the north, and one-story and two-story residential buildings to the east and west (across Flora Avenue).
- Project Description: Site Plan Review for new construction of a 6-unit, two-story, multi-family residential development (townhomes). The units are proposed to be for sale via the proposed Tentative Map.
- Applicant: Mohamad Khalil

- Designer: Sergio Lopez
- Municipal Code Requirements for a Site Plan Review: Pursuant to the City of Bell Municipal Code (BMC) Section 17.92.040(C)(1), Site Plan Review shall be reviewed by the Planning Commission in the following circumstances: (a) when exceeding the Community Development Director's review threshold; or (b) when an application is forwarded by the Director in his or her discretion.
- Municipal Code Requirements for a Tentative Map: Pursuant to the City of Bell Municipal Code (BMC) Section 16.04.040, the Tentative Map shall be reviewed by the Planning Commission for the purposes of making findings pursuant to the BMC and the State Subdivision Map Act (Government Code Section 66410).
- Required Findings for a Site Plan Review: Pursuant to BMC Section 17.92.040(C)(3), a Site Plan Review may be approved only if all of the following findings are made:
 - a. That the site plan is consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the council;
 - b. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;
 - c. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;
 - d. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and
 - e. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.
- Required Findings for a Tentative Map:

Per California Government Code Section 66474, the Planning Commission may approve a tentative map if it makes any of the following findings:

 - a. That the proposed map is consistent with the applicable general and specific plans;
 - b. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
 - c. That the site is physically suitable for the type of development;
 - d. That the site is physically suitable for the proposed density of development;

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- f. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and
- g. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use, will be provided, and that these will be substantially equivalent to ones acquired by the public.

ANALYSIS:

Description of Site Improvements

The subject property is currently vacant. While the subject property may be able to accommodate up to 13 units under the current requirements for the R-3 (High Density Multiple-Family Residential) zone, the project will consist of a total of 6 units which, as discussed below, will meet all the required setbacks, open space, on-site landscaping, and minimum off-street parking requirements for the R-3 (High Density Multiple-Family Residential) zone.

The proposed project will consist of 3 detached buildings on the rectangular shaped lot. The buildings are two-story and will not exceed 23 feet, six inches in height, which is within the maximum three-story, 35-foot building height allowed by code. The first building will contain 2 units and is located towards the front of the site facing Flora Avenue. The second building will contain 2 units and is located at the center of the site. The third building will contain 2 units and is located at the rear of the site. All buildings will be identical in height and have a similar overall exterior design consisting of plaster and stucco with ledgerstone accents. Roof materials will consist of composition asphalt shingles. Minor changes in the exterior finishes and colors will be incorporated into the building exteriors to make the buildings distinct, but maintain an overall compatible and cohesive architectural design, materials, and finishes.

The street facing unit will be approximately 1,601 square feet and include a powder room, living room, kitchen, and laundry room on the first floor, and 3 bedrooms and 2 bathrooms on the second floor. All other units will consist of approximately 1,578 square feet of living area and will contain a powder room, living room, kitchen, and laundry room on the first floor, and 3 bedrooms and 2 bathrooms on the second floor. An attached 437 square-foot two-car garage will also be provided for each unit.

The dwelling units are proposed to be for sale, however, a tentative map was not submitted in conjunction with the site plan review; therefore, staff recommends a condition of approval to ensure that the units cannot be sold separately unless and until the property owner complies with the State and the City's subdivision map requirements for approval and recordation. Approval of the tentative map by the Planning Commission and the Final map by the City Council is required. Approval and recordation of CC&Rs (Covenants Conditions, and Restrictions) is also required.

Per Section 17.24.050(F)(1) of the BMC, each lot in the R-3 zone shall maintain a front yard setback area of not less than fifteen (15) feet in depth, or a depth equal to that of the average front setback of the properties along the same side of the block whichever depth is the lesser,

therefore the proposed project satisfies the minimum front setback requirements. Pursuant to BMC Section 17.24.050(H), 200 square feet of private open space is provided for each unit (a minimum of 150 square feet of private open space is required per code). The landscaped areas are comprised of the front yard of the site and the rear yard of the project. A recommended condition of approval requires submittal of a complete landscaping plan to provide the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plan is required to comply with the State's Model Water Efficient Landscape Ordinance (MWELo). The applicant is also proposing hardscape areas. The hardscape areas are located at the driveway entrance, and commonwalkway areas, side setbacks, and the vehicle turn around areas in between the garages.

The property owner is proposing to install a new 6'-0" tall masonry wall surrounding the rear and side yards of the subject property. Staff recommends a condition that the applicant shall submit elevations and/or enlarged detail drawings of the proposed perimeter walls/fencing for the site to ensure the design complies with the zoning code development standards and that they are compatible with the overall proposed development design. The design of the walls shall be subject to approval by the Director.

The project also proposes a trash enclosure to be located between the first and second building. The proposed trash enclosure is 8 feet wide and 7 feet, four inches, tall with a decorative block wall, a solid metal roof, and a roll-up metal door. Both, the project site and trash enclosure are required to meet the city's waste hauler size standards for residential trash bin/dumpsters. Under a recommended condition, the residential project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site.

Compatibility

The project site is surrounded by a mix of one-to-two story, single-family and multi-family residential developments ranging between 17 and 25 feet in height. Therefore, the proposed density, scale of individual dwelling units, and overall height (23.5 feet) of the 4-unit multi-family residential development will be compatible with the existing uses within the immediate area.

Off-Street Parking and Vehicular Circulation

Vehicular access to the subject site will be provided from Flora Avenue.

PARKING REQUIREMENTS	
Parking Ratio	• 2 parking spaces for each multi-family dwelling unit (6): 12 enclosed off-street parking spaces • 1 guest parking for each 3 dwelling units= 2 guest parking spaces
Required # of parking spaces	14 spaces
Provided # of parking spaces	14 spaces

Site Plan Review Findings

In granting approval of a Site Plan Review for the proposed development, the Planning Commission must make findings in connection with the Site Plan Review, as set forth in the BMC. A Site Plan Review may be approved only if all of the following findings are made:

- A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council:

The City's General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

- B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located:

The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. Under a recommended condition of approval, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements.

- C. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city:

The architectural theme of the project is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments and proportionate to the subject site, while the overall visual scale of the project will not be excessive and considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks, and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.

- D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:

The neighborhood comprises a mix of single-family residences and apartment complexes, as well as attached multi-family dwelling units. The architectural theme of the proposed units will vary slightly in colors, however, will consist of the same architectural elements exhibited within surrounding properties such as cross-gable roof forms with asphalt shingles, exterior walls clad in a combination of stucco and accent cement board siding in combination with stone veneer. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

- E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare:

The location of the proposed project is compatible with the existing residential structures in the immediate vicinity along Heliotrope Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

Tentative Map Findings

Per California Government Code Section 66474, the Planning Commission may approve a tentative map if it makes any of the following findings:

- A. That the proposed map is consistent with the applicable general and specific plans:

The proposed map will be consistent with the General Plan. The proposed map will provide ownership units, which is consistent with the General Plan Policy of providing incentives for home ownership.

- B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans

The residential use for the site will not change and is consistent with the General Plan's residential designation for the site.

- C. That the site is physically suitable for the type of development.

The existing lot is zoned for residential use; the project will not change the existing residential use of the site and is physically suitable for the construction of the new residential development.

- D. That the site is physically suitable for the proposed density of development.

While the subject property may be able to accommodate up to 13 units under the current requirements for the R-3 (High Density Multiple-Family Residential) zone, the project will consist of a total of 6 units which, as discussed below, will meet all the required setbacks, open space, on-site landscaping, and minimum off-street parking requirements for the R-3 (High Density Multiple-Family Residential) zone.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is located on a site which previously contained residential uses in the middle of a "built-out" suburban neighborhood. There are no fish or wildlife habitats in the area.

F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

No public health problems would be created by the project as it is on a site that was previously occupied by residential uses. The project will be connected to the local sewer and utilize existing storm water facilities.

G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use, will be provided, and that these will be substantially equivalent to ones acquired by the public.

The project does not conflict with easements and has been reviewed by the City's Engineering Division.

Conclusion

Based on the above analysis, the staff has determined that with the recommended conditions of approval, the proposed project complies with the BMC, and all of the required findings in support of a Site Plan Review and Tentative Map can be made.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the Site Plan Review application and determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15303(b), (Class 3) "New Construction", and is thereby exempt from CEQA. The project site is surrounded by urban uses and will be developed with multi-family residential units.

RECOMMENDATION

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under CEQA Guidelines Section 15303(b), (Class 3) "New Construction", make the required findings and requirements set forth in the Bell Municipal Code, and approve the application for Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted and approved plans labeled Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01).

3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.
4. All site work and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) except as otherwise stated in these conditions.
5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) prior to submitting plans for Building and Safety Plan Check.
6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190.
7. Any violation of the conditions of approval may subject Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190.
8. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.
9. The Applicant and property owner shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgement or failure to appeal, shall not cause a waiver of indemnification rights herein.
10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval.
11. The dwelling units shall not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.
12. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or holidays.

13. Construction-related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m..
14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.
15. The project shall comply with the Bell Zoning Code for open space standards by providing the private area for each unit and overall open space that is accessible by all residents on-site and as depicted on the City approved plans.
16. Submit for staff review and approval a complete set of landscaping plans depicting/specifying the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plans shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
17. The applicant shall apply for an Address Assignment with the Planning Division prior to permit issuance.
18. Address numbers and backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.
19. Submit plans and detail drawings which include permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to review and approval by the Director.
20. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for a review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Director of Community Development.
21. The property owner(s) shall be responsible for managing the two (2) guest parking spaces.
22. Vehicles shall not be parked and/or stored on the driveway and in areas not specifically designated for parking. The property owner shall be responsible for any vehicles that are observed to be stored and/or parked on the driveway or in areas that are not designated for parking and would be subject to Code Enforcement actions.
23. That no motor vehicles, commercial or otherwise, shall be parked on the property except in marked parking spaces.
24. The Applicant shall submit elevations and/or enlarged detail drawings of the proposed perimeter walls/fencing for the site to ensure the design complies with the zoning code development standards and that the fences are compatible with the overall proposed development design. The design of the walls shall be subject to approval by the Director.

25. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.
26. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the June 3, 2026, Planning Commission meeting. Should there be a change in the exterior building design, all major exterior changes are subject to the Planning Commission's review and approval.
27. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
28. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.
29. The applicant and property owner shall agree in writing to the above conditions.

Building Division

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.
- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B5. The building shall be addressed as 6502 and 6506 Flora Ave., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

- a) Observation of cleared areas and benches prepared to receive fill;

- b) Observation of the removal of all unsuitable soils and other materials;
- c) The approval of soils to be used as fill material;
- d) Inspection of compaction and placement of fill;
- e) The testing of compacted fills; and
- f) The inspection of review of drainage devices.

B9. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.

B10. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

B11. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

B12. Project shall comply with the CalGreen Residential mandatory requirements.

B13. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive per 4.410.2 of the CalGreen Code.

B14. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.

B15. Demolition permits are required for any existing buildings which are to be demolished.

B16. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

B17. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan which indicates this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B18. A separate permit is required for Fire Sprinklers.

Engineering Division

E1. The applicant shall provide a copy of the tentative map for review.

E2. The final map shall be prepared by a registered civil engineer or licensed land surveyor which will be processed through the Community Development Department. The final map shall comply with the state Subdivision Map Act and City of Bell Subdivisions Ordinance, Title 16 of the Bell Municipal Code.

E3. Submit full off-site improvement plans for review and approval of the City Engineer prior to recording the final map. Such improvements shall be completed in accordance with plans approved by the City Engineer. Off-site improvements may be installed after the recordation of the final map if a Subdivision Improvement Agreement and the necessary letters of credit, cash, and/or bonds to secure the completion of the off-site improvements are submitted and approved by the city prior to the recordation of the final map. Off-site improvements shall be installed in accordance with the Subdivision Improvement Agreement. The off-site improvements shall include the following:

- a. The developer shall repair or replace any off grade, broken, cracked, chipped or discolored curb & gutter and sidewalk along Flora Avenue to the satisfaction of the City Engineer.
- b. The developer shall widen the existing driveway on Flora Avenue.
- c. The developer shall plant one 24-inch box tree in the parkway. The tree species shall be determined by the Director of Community Development.
- d. The developer shall also plant groundcover vegetation and install irrigation in the parkway area.

E4. Prior to constructing off-site improvements, the developer shall obtain an excavation/encroachment permit from the City Engineering Division. All utility cuts on the street pavement shall be restored to City standards and to the satisfaction of the City Engineer.

E5. All off-site improvements shall comply with the standards and specifications of the city (i.e. "Greenbook" Standard Plans and Specifications for Public Works Construction latest edition) and to the satisfaction of the City Engineer.

E6. The final map shall provide easements for all utilities, including gas, sewer and storm drain as required by the City Engineer and each respective utility.

E7. Provide the City with verification of the recordation of the final map with the LA County Recorder's Office prior to the issuance of building permits. Developer shall provide the City with one reproducible mylar copy of the recorded final map.

E8. The developer is responsible for ascertaining and paying all City development fees including Engineering plan check fees, final map review fees, excavation/encroachment permit fees, grading permit fees, development impact fees, and business license fee as required by the Bell Municipal Code.

E9. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. In accordance with the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit issued under the National Pollutant Discharge Elimination System (NPDES) Program, this project will require the preparation of a Low Impact Development (LID) Plan. The on-site drainage system shall be designed so that the

property drains to an approved device and subsequently to the street, consistent with the LA County Public Works LID Manual, or in a manner otherwise acceptable to the City Engineer.

E10. The developer shall submit a soil and/or geology report providing technical specifications for the grading of the site. The grading and drainage plan must incorporate all pertinent site development recommendations from the approved soil/geology report.

E11. Provide a hydrology report of the existing and proposed site drainage conditions and related hydraulic calculations for the design and sizing of the proposed drainage facilities.

E12. Prior to issuance of the grading permit, the developer must record with the LA County Recorder's Office the Maintenance Covenant and Agreement for the on-site drainage system.

E13. Upon issuance of the grading permit and completion of grading activities, the developer's soil engineer of record shall provide a stamped-signed pad elevation certification and compaction report confirming that the grading activities were properly inspected and performed in accordance with the approved grading plan.

E14. The developer shall submit a composite utility plan for the City Engineer's approval and coordinate the installation of utility services with each of the applicable utility companies.

E15. As part of the water service improvements, the developer must substantiate with the Golden State Water Company that there is adequate domestic water flow and fire flow available to service the project site.

E16. All existing overhead utility services must be installed fully underground from the right-of-way to the site. Satisfactory provisions for all other utilities and service connections, including water, electricity, sewer, and gas, must be made to City and public utility standards.

ATTACHMENTS:

1. Resolution No 2026-02-PC
2. Applicant Submittal, including Plans and Elevations

RESOLUTION 2026-02PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (“SPR”) NO. 2026-07 AND TENTATIVE MAP (“TPM”) NO. 2026-01 FOR NEW CONSTRUCTION OF A 6-UNIT, TWO-STORY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT (TOWNHOMES) FOR THE PROPOSED UNITS TO BE FOR SALE ON A PROPERTY LOCATED AT 6502-6506 FLORA AVENUE IN THE R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONE PURSUANT TO BELL MUNICIPAL CODE (“BMC”), CHAPTER 17.92.

WHEREAS, On June 3, 2026, Mohamad Khalil (“Applicant”) filed a complete application requesting the approval of Site Plan Review (“SPR”) No. 2026-07 in conjunction with a Tentative Map (“TPM”) No. 2026-01 described herein (“Application”) for a proposed residential project on the property located on Assessor’s Parcel Number (“APN”) 6325-015-021 (the “Property”); and

WHEREAS, the Applicant is requesting approval of a Site Plan Review (SPR 2026-07) for new construction of a 6-unit, two-story, multi-family residential development (townhomes) in conjunction with a Tentative Map (TPM-2026-01) for the proposed units to be for sale on a property located at 6502-6506 Flora Avenue in the R-3 (High Density Multiple-Family Residential) zone. pursuant to Bell Municipal Code (BMC) Chapter 17.92.

WHEREAS, notice of the Planning Commission’s June 3, 2026 public hearing for the above project was published in compliance with State law, in a local newspaper of general circulation, and a public notice was mailed 10 days in advance of the hearing to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for SPR 2026-07 and TPM-2026-01 in accordance with California Government Code 65091; and

WHEREAS, on June 3, 2026, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the above project, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its June 3, 2026 public 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 occurred.

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.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval (“Conditions”) attached hereto as Exhibit “A,” the Planning Commission hereby specifically finds as follows:

Pursuant to Section 17.92.040(C) of the Bell Municipal Code (BMC), the Planning Commission must make the following findings when granting a Site Plan Review:

Site Plan Review

- A.** The City's General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.
- B.** The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. Under a recommended condition of approval, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements.
- C.** The architectural theme of the project is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments and proportionate to the subject site, while the overall visual scale of the project will not be excessive and considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks, and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.
- D.** The neighborhood comprises a mix of single-family residences and apartment complexes, as well as attached multi-family dwelling units. The architectural theme of the proposed units will vary slightly in colors, however, will consist of the same architectural elements exhibited within surrounding properties such as cross-gable roof forms with asphalt shingles, exterior walls clad in a combination of stucco and accent cement board siding in combination with stone veneer. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.
- E.** The location of the proposed project is compatible with the existing residential structures in the immediate vicinity along Heliotrope Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

Tentative Map Findings

Per California Government Code Section 66474, the Planning Commission may approve a tentative map if it makes any of the following findings:

- A. The proposed map will be consistent with the General Plan. The proposed map will provide ownership units, which is consistent with the General Plan Policy of providing incentives for home ownership.
- B. The residential use for the site will not change and is consistent with the General Plan's residential designation for the site.
- C. The existing lot is zoned for residential use; the project will not change the existing residential use of the site and is physically suitable for the construction of the new residential development.
- D. While the subject property may be able to accommodate up to 13 units under the current requirements for the R-3 (High Density Multiple-Family Residential) zone, the project will consist of a total of 6 units which, as discussed below, will meet all the required setbacks, open space, on-site landscaping, and minimum off-street parking requirements for the R-3 (High Density Multiple-Family Residential) zone.
- E. The project is located on a site which previously contained residential uses in the middle of a "built-out" suburban neighborhood. There are no fish or wildlife habitats in the area.
- F. No public health problems would be created by the project as it is on a site that was previously occupied by residential uses. The project will be connected to the local sewer and utilize existing storm water facilities.
- G. The project does not conflict with easements and has been reviewed by the City's Engineering Division.

SECTION 3. The City, as the Lead Agency, determined that the proposed SPR is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), for the following reasons: The project will consist of a total of 6 units which, will meet all the required setbacks, open space, on-site landscaping, and minimum off-street parking requirements for the R-3 (High Density Multiple-Family Residential) zone pursuant to Bell Municipal Code (BMC), Chapter 17.92. The proposed project is categorically exempt from the CEQA, pursuant to under CEQA Guidelines Section 15303(b), (Class 3) "New Construction", and is thereby exempt from the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 4. The Planning Commission hereby approves Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) subject to the conditions of approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 3rd day of June 2026.

Luis Mesa, Chair

APPROVED AS TO FORM:

Matthew E. Cohen, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Marisa Craft, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 3rd day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marisa Craft,
Planning Commission Secretary

Exhibit "A"
CONDITIONS OF APPROVAL

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted and approved plans labeled Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01).
3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.
4. All site work and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) except as otherwise stated in these conditions.
5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) prior to submitting plans for Building and Safety Plan Check.
6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190.
7. Any violation of the conditions of approval may subject Site Plan Review and Tentative Map (SPR 2026-07 and TPM 2026-01) to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190.
8. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.
9. The Applicant and property owner shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein,

except, the City's decision to settle or abandon a matter following an adverse judgement or failure to appeal, shall not cause a waiver of indemnification rights herein.

10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval.
11. The dwelling units shall not be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.
12. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or holidays.
13. Construction-related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m..
14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.
15. The project shall comply with the Bell Zoning Code for open space standards by providing the private area for each unit and overall open space that is accessible by all residents on-site and as depicted on the City approved plans.
16. Submit for staff review and approval a complete set of landscaping plans depicting/specifying the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plans shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
17. The applicant shall apply for an Address Assignment with the Planning Division prior to permit issuance.
18. Address numbers and backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.
19. Submit plans and detail drawings which include permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to review and approval by the Director.
20. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for a review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Director of Community Development.
21. The property owner shall be responsible for managing the two (2) guest parking spaces.

22. Vehicles shall not be parked and/or stored on the driveway and in areas not specifically designated for parking. The property owner shall be responsible for any vehicles that are observed to be stored and/or parked on the driveway or in areas that are not designated for parking and would be subject to Code Enforcement actions.
23. That no motor vehicles, commercial or otherwise, shall be parked on the property except in marked parking spaces.
24. The Applicant shall submit elevations and/or enlarged detail drawings of the proposed perimeter walls/fencing for the site to ensure the design complies with the zoning code development standards and that the fences are compatible with the overall proposed development design. The design of the walls shall be subject to approval by the Director.
25. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.
26. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the June 3, 2026, Planning Commission meeting. Should there be a change in the exterior building design, all major exterior changes are subject to the Planning Commission's review and approval.
27. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
28. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.
29. The applicant and property owner shall agree in writing to the above conditions.

Building Division

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.
- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

B5. The building shall be addressed as 6502 and 6506 Flora Ave., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.

B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

B8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

- a) Observation of cleared areas and benches prepared to receive fill;
- b) Observation of the removal of all unsuitable soils and other materials;
- c) The approval of soils to be used as fill material;
- d) Inspection of compaction and placement of fill;
- e) The testing of compacted fills; and
- f) The inspection of review of drainage devices.

B9. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.

B10. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

B11. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

B12. Project shall comply with the CalGreen Residential mandatory requirements.

B13. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive per 4.410.2 of the CalGreen Code.

B14. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.

B15. Demolition permit is required for any existing buildings which are to be demolished.

B16. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

B17. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan which indicates this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

B18. Separate permit is required for Fire Sprinklers.

Engineering Division

E1. The applicant shall provide a copy of the tentative map for review.

E2. The final map shall be prepared by a registered civil engineer or licensed land surveyor which will be processed through the Community Development Department. The final map shall comply with the state Subdivision Map Act and City of Bell Subdivisions Ordinance, Title 16 of the Bell Municipal Code.

E3. Submit full off-site improvement plans for review and approval of the City Engineer prior to recording the final map. Such improvements shall be completed in accordance with plans approved by the City Engineer. Off-site improvements may be installed after the recordation of the final map if a Subdivision Improvement Agreement and the necessary letters of credit, cash, and/or bonds to secure the completion of the off-site improvements are submitted and approved by the City prior to the recordation of the final map. Off-site improvements shall be installed in accordance with the Subdivision Improvement Agreement. The off-site improvements shall include the following:

- a. The developer shall repair or replace any off grade, broken, cracked, chipped or discolored curb & gutter and sidewalk along Flora Avenue to the satisfaction of the City Engineer.
- b. The developer shall widen the existing driveway on Flora Avenue.
- c. The developer shall plant one 24-inch box tree in the parkway. The tree species shall be determined by the Director of Community Development.
- d. The developer shall also plant groundcover vegetation and install irrigation in the parkway area.

E4. Prior to constructing the off-site improvements, the developer shall obtain an excavation/encroachment permit from the City Engineering Division. All utility cuts on the street pavement shall be restored to City standards and to the satisfaction of the City Engineer.

E5. All off-site improvements shall comply with the standards and specifications of the city (i.e. "Greenbook" Standard Plans and Specifications for Public Works Construction latest edition) and to the satisfaction of the City Engineer.

E6. The final map shall provide easements for all utilities, including gas, sewer and storm drain as required by the City Engineer and each respective utility.

E7. Provide the City with verification of the recordation of the final map with the LA County Recorder's Office prior to the issuance of building permits. Developer shall provide the City with one reproducible mylar copy of the recorded final map.

E8. The developer is responsible for ascertaining and paying all City development fees including Engineering plan check fees, final map review fees, excavation/encroachment permit fees, grading permit fees, development impact fees, and business license fee as required by the Bell Municipal Code.

E9. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. In accordance with the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit issued under the National Pollutant Discharge Elimination System (NPDES) Program, this project will require the preparation of a Low Impact Development (LID) Plan. The on-site drainage system shall be designed so that the property drains to an approved device and subsequently to the street, consistent with the LA County Public Works LID Manual, or in a manner otherwise acceptable to the City Engineer.

E10. The developer shall submit a soil and/or geology report providing technical specifications for the grading of the site. The grading and drainage plan must incorporate all pertinent site development recommendations from the approved soil/geology report.

E11. Provide a hydrology report of the existing and proposed site drainage conditions and related hydraulic calculations for the design and sizing the proposed drainage facilities.

E12. Prior to issuance of the grading permit, the developer must record with the LA County Recorder's Office the Maintenance Covenant and Agreement for the on-site drainage system.

E13. Upon issuance of the grading permit and completion of grading activities, the developer's soil engineer of record shall provide a stamped-signed pad elevation certification and compaction report confirming that the grading activities were properly inspected and performed in accordance with the approved grading plan.

E14. The developer shall submit a composite utility plan for the City Engineer's approval and coordinate the installation of utility services with each of the applicable utility companies.

E15. As part of the water service improvements, the developer must substantiate with the Golden State Water Company that there is adequate domestic water flow and fire flow available to service the project site.

E16. All existing overhead utility services must be installed fully underground from the right-of-way to the site. Satisfactory provisions for all other utilities and service connections, including water, electricity, sewer, and gas, must be made to City and public utility standards.

Best:

Landmark Solaris Platinum
Presidential Shake
Landmark TL
Matterhorn



LANDMARK SOLARIS PLATINUM

With Landmark Solaris Platinum, you get a fresh, bright color palette but with an industry-leading solar reflectance value of over 60%.



LANDMARK TL SOLARIS

The depth and protection of a tri-laminate shingle.



The colors marked with * can be used to comply with Los Angeles County, California Title 31 cool roof requirements for steep-sloped residential construction.

PRESIDENTIAL SHAKE TL SOLARIS

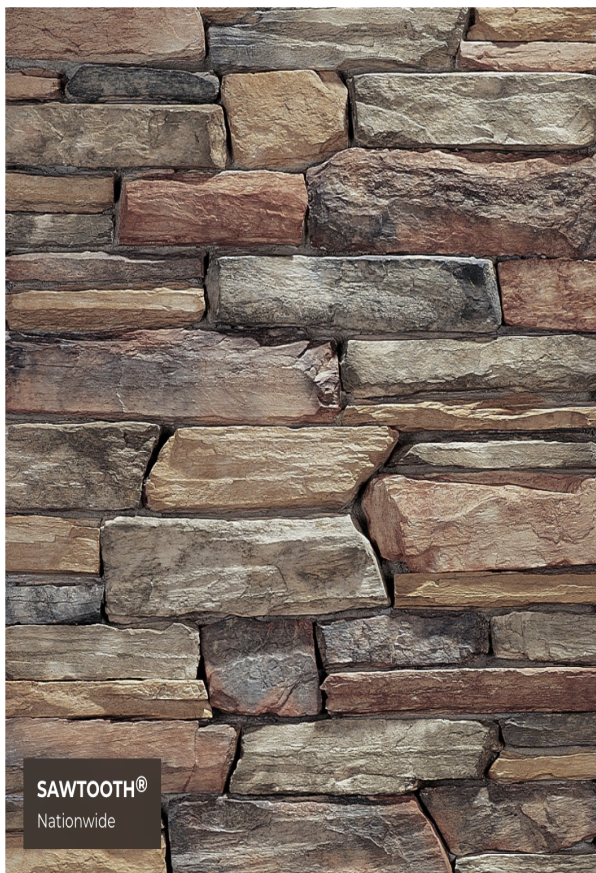
The rustic authenticity of our Presidential Shake TL shingles with the added strength of triple-laminate construction.



Color Charts: Parex USA Color Collection LaHabra Stucco Stucco and EIFS									
Clay 1571L (24)	Rio Bravo 825L (20)	Vega 1570L (23)	Red Rock 3043D (14)	Los Olivos 3040D (15)					
Snowball 10400L (75)	Dove 3003L (53)	Mountain 3014L (56)	Stone Bluff 351L (45)	Ranch 3024L (27)					
Gray White 3013L (61)	Plateau 3019L (50)	Lonestar 3028L (29)	Canvas 3004L (45)	Santiago 3023L (15)					
Waters Edge 3029L (40)	Sea Day 3018L (33)	Dutch Blue 3042L (23)	Sweet Grass 3012L (39)	Marade 3022L (17)					
Pewter 3016L (29)	Teal Med 3037L (16)	Blue Med 3038D (12)	Channel 3017L (21)	Cavern 3031L (17)					

ELDORADO STONE

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RUSTIC LEDGE®

Eldorado Stone® Rustic Ledge is a textured and layered full-scale ledge stone with long dimensional stones. Split along parallel planes, the stones possess distinctive textural foliation and pronounced rock cleavage. Corners available.

The product colors you see are as accurate as current photography and website or display techniques allow. We suggest visiting your nearest dealer to look at product samples before selecting colors.

Height 1" - 4.25" | Length 4.5" - 21.25" | Thickness 0.625" - 2"

Corner Returns Short 2" - 10.5" | Long 4.5" - 17.375"

COLOR



Sawtooth®

JamesHardie

Our Products Project Resources Design Guidance About James Hardie



Unavailable in your area
Custom Colonial Roughsawn

Unavailable in your area
Custom Colonial Smooth

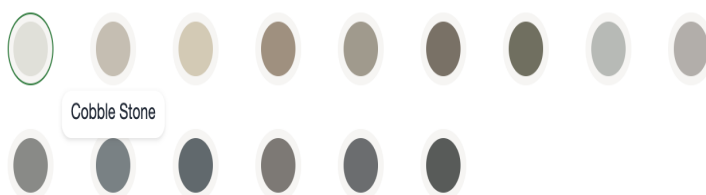
Select your color collection

Statement Collection®

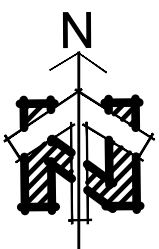
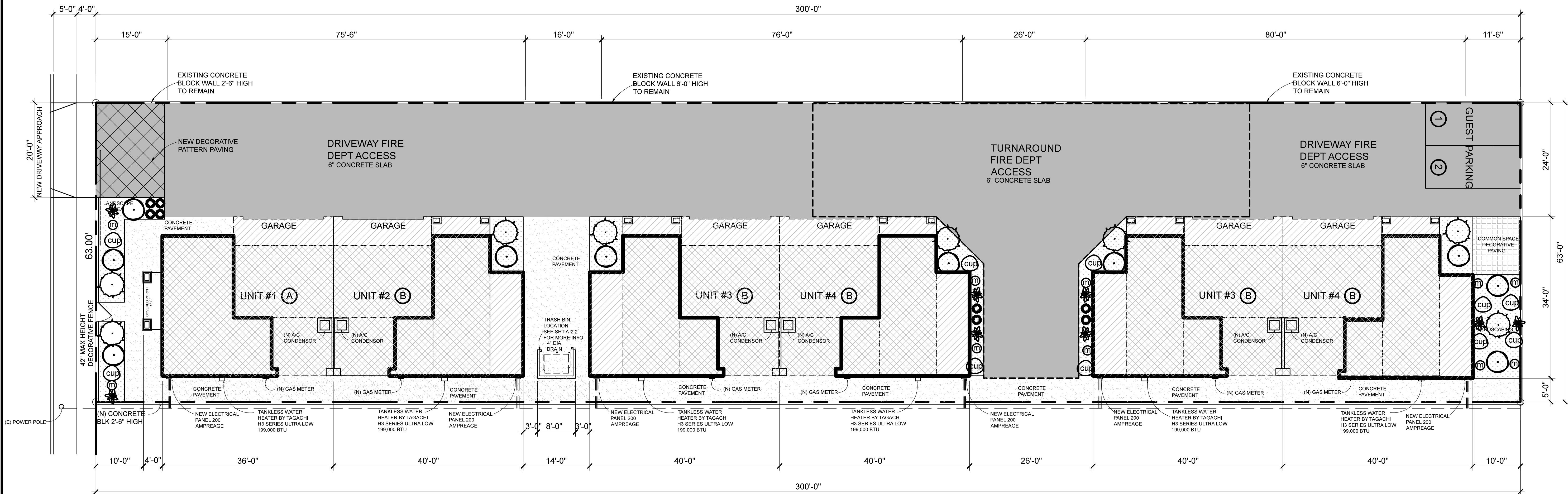
Primed for Paint

Did not find the color you're looking for? [Click here](#)

Select a color



COLOR PALETTE, MATERIAL FINISHES



1 SITE PLAN
SCALE: 3/32" = 1'-0"

LEGEND

	1ST FLOOR FOOTPRINT		CONCRETE PAVEMENT
	2ND FLOOR FOOTPRINT		6" CONCRETE SLAB
	DECORATIVE ENTRANCE PAVING		COMMON SPACE DECORATIVE PAVERS
	GRASS		

LANDSCAPE (PLANT SCHEDULE- TREE)

PLANT SCHEDULE-TREE

SYMBOL	BOTANICAL	COMMON	SIZE	QTY
	CUPRESSUS SEMPERVIRENS	TINY TOWER ITALIAN CYPRESS	15 GAL	10
	GEUERA PARVIFLORA	AUSTRIAN WILLOW	36" BOX STD	10
	CHITALPA TASHKENSIS	CHITALPA TASHKENSIS	24" BOX STD	8

PLANT SCHEDULE (VINES, SHRUBS, GROUNDCOVER)

SYMBOL	BOTANICAL	COMMON	SIZE	QTY
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	10
	PHORMIUM TENAX AMAZING RED	NEW ZEALAND FLAX (SHRUB)	5 GAL	8
	PHLOX SUBULATA	CREeping PHLOX (SUB SHRUB)	1 GAL	8
	CARISSA MACROCARPA	GREEN CARPET NATAL PLUM (GRASS)	1 GAL @ 36" O/C	978 sf



DESIGNER:
SERGIO LOPEZ JR

DESIGN & BUILD
RESIDENTIAL / COMMERCIAL

CELL: (310) 701-8484
E-MAIL: sirjoe14@gmail.com

Seals/Signatures

Approvals
Revisions

No:	Description	Date
△		
△		
△		
△		
△		

(N) 2 STORY RESIDENTIAL UNITS:
TOWNHOMES FOR SALE:

ALI SALEH / MOHAMAD KHALIL
6502 - 6506 FLORA AVE
BELL, CA 90201
TEL: (323) 855.9565

Sheet Title

SITE PLAN
VICINITY MAP
W/ NOTES

Scale: AS NOTED

Drawn By

Job No.

Print Date

02/15/2026

Sheet Number

Of

Sheets

A-1.0



DESIGNER:
SERGIO LOPEZ JR

DESIGN & BUILD
RESIDENTIAL / COMMERCIAL

CELL: (310) 701-8484
E-MAIL: sirjoe14@gmail.com

Seals/Signatures

Approvals
Revisions

No:	Description	Date
△		
△		
△		
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(N) 2 STORY RESIDENTIAL UNITS:

TOWNHOMES FOR SALE:

ALI SALEH / MOHAMAD KHALIL
6502 - 6506 FLORA AVE
BELL, CA 90201
TEL: (323) 855.9565

Sheet Title

(E) SITE PLAN

Scale: AS NOTED

Drawn By
S.LOPEZ

Sheet Number

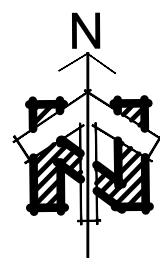
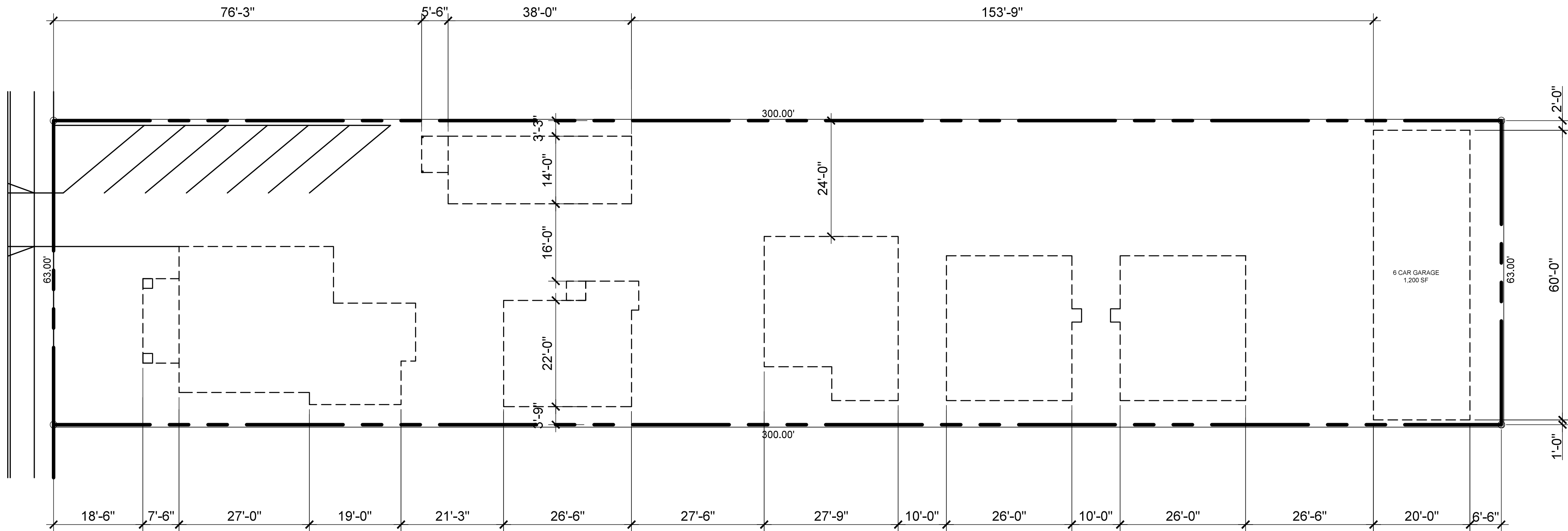
Job No.

A-1.1

Print Date
02/15/2026

Of Sheets

6502 - 6506 FLORA AVE



1 SITE PLAN
SCALE: 1/16" = 1'-0"



DESIGNER:
SERGIO LOPEZ JR

DESIGN & BUILD
RESIDENTIAL / COMMERCIAL

CELL: (310) 701-8484
E-MAIL: sirjoe14@gmail.com

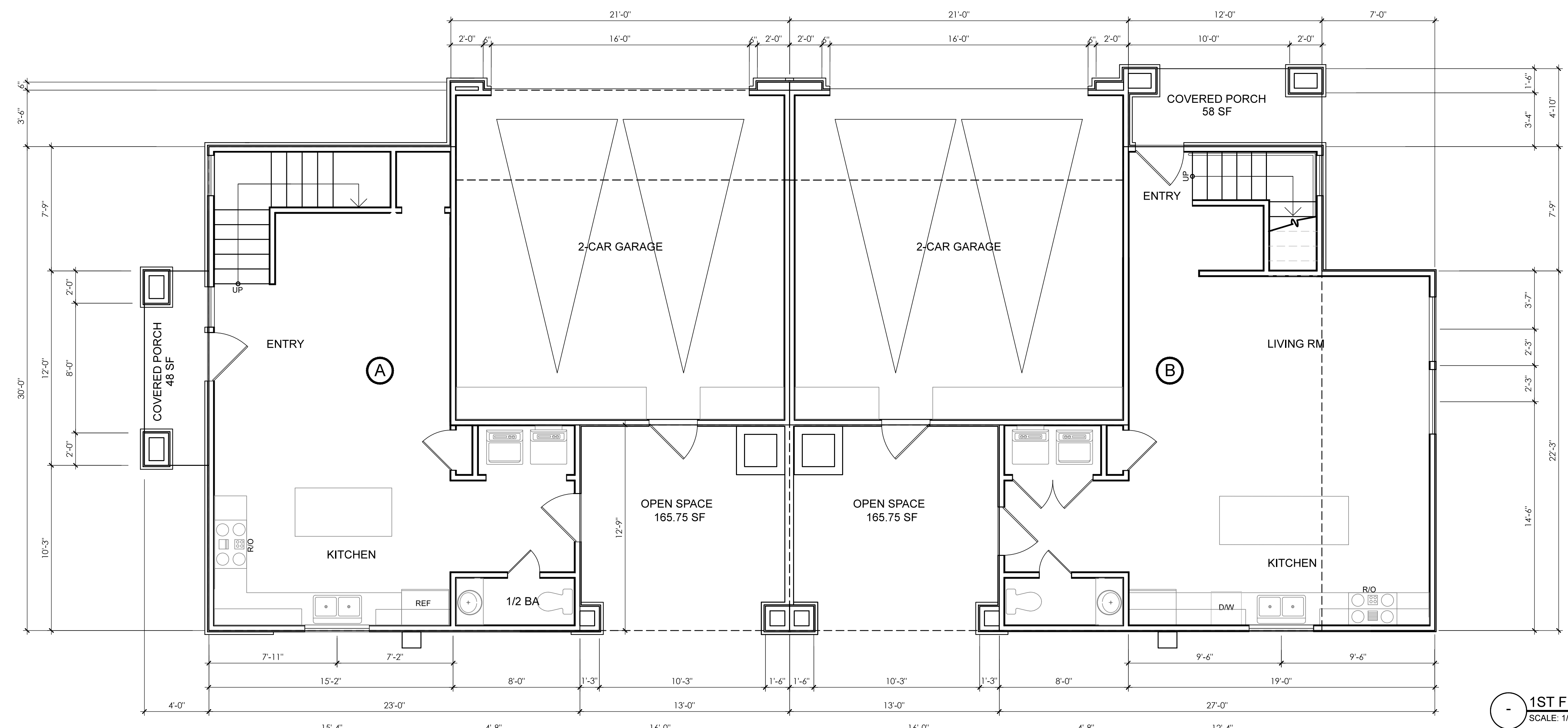
Seals/Signatures

Approvals Revisions		
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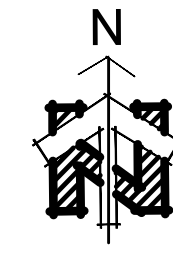
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FLOOR PLANS OPTION A+B	
Scale: AS NOTED	
Drawn By S. LOPEZ	Sheet Number
Job No.	A-2.0
Print Date 02/13/2026	
Of	Sheets



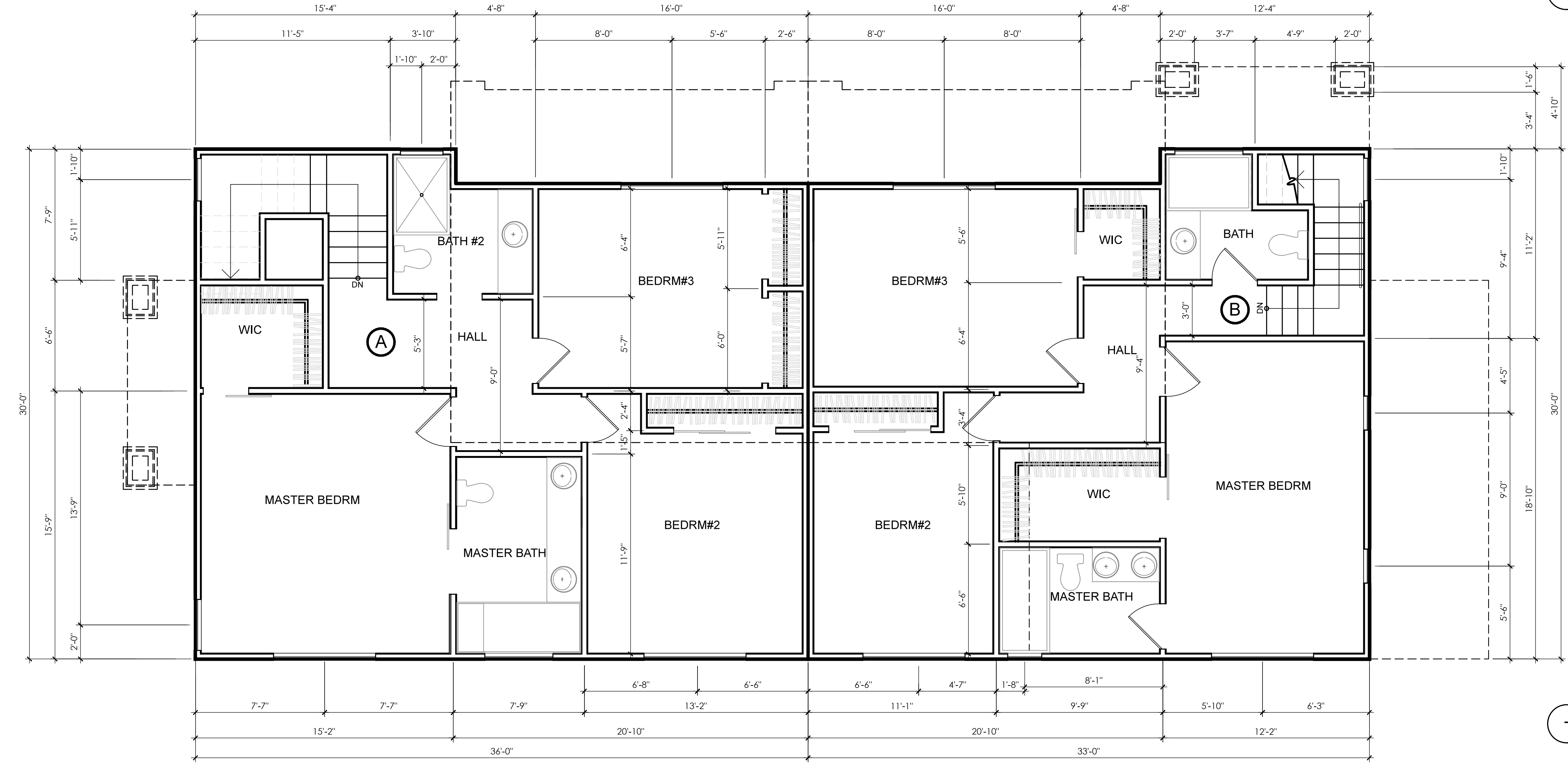
1ST FLOOR PLAN (OPTION A+B)
SCALE: 1/4"=1'-0"

UNIT:	FLOOR AREA (SF)		PORCHES, ENTRYWAYS & OTHER COVERED AREAS	GARAGE
	1ST FLOOR	2ND FLOOR		
UNIT:1 A	551.77 SF	1,049.43 SF	213.75 SF	437.50 SF
UNIT:2 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:3 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:4 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:5 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:6 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF

SMOKE DETECTOR NOTES:
SD SMOKE DETECTOR
1 CARBON MONOXIDE ALARM
SHALL BE INTERCONNECTED
HARD-WIRED WITH BATTERY
BACK-UP
2 ALL SMOKE DETECTORS SHALL
SOUND AN ALARM AUDIBLE IN ALL
SLEEPING ROOMS WHEN IT IS
ACTIVATED
LEGEND:
NEW WALL



2ND FLOOR PLAN (OPTION A+B)
SCALE: 1/4"=1'-0"





DESIGNER:
SERGIO LOPEZ JR

DESIGN & BUILD
RESIDENTIAL / COMMERCIAL

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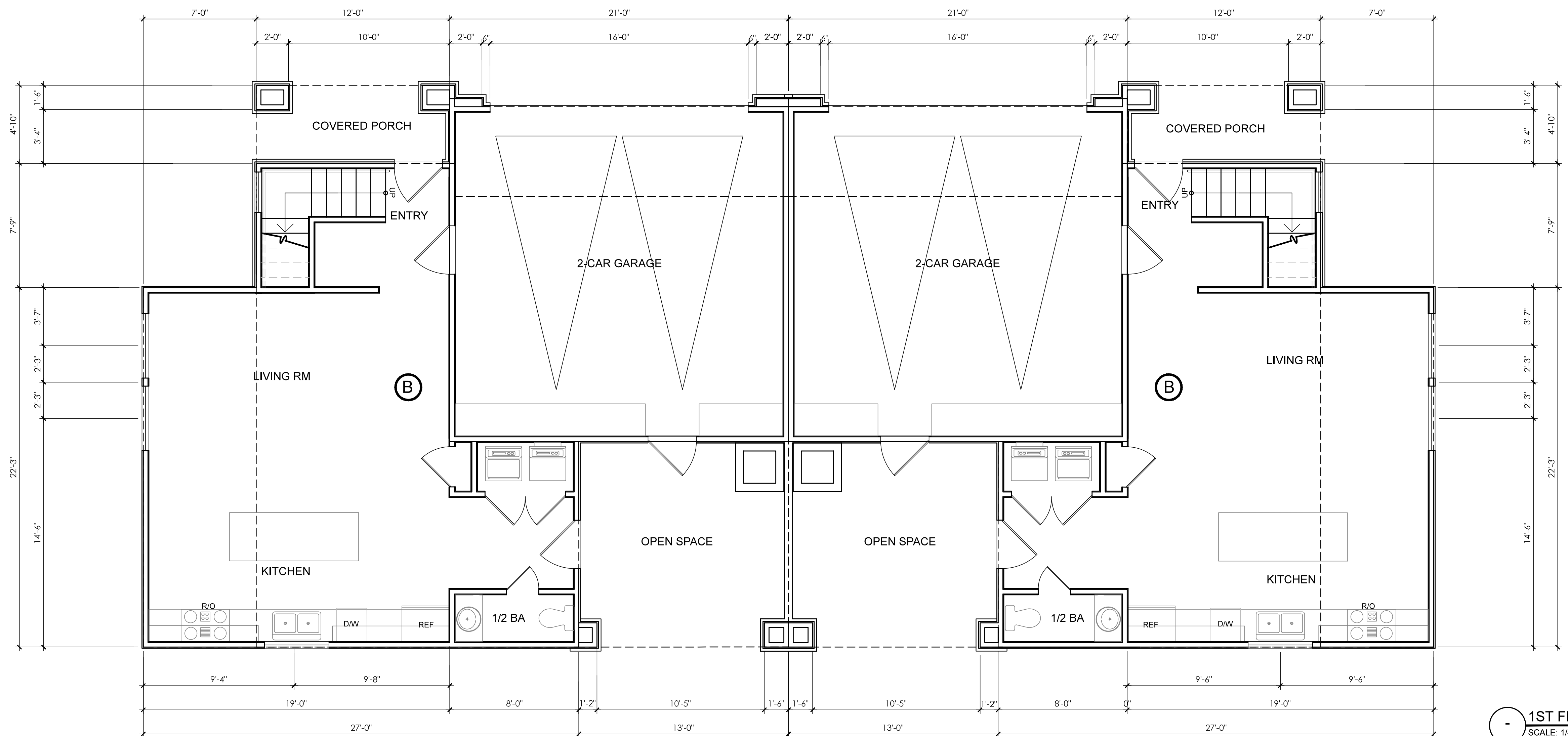
Seals/Signatures

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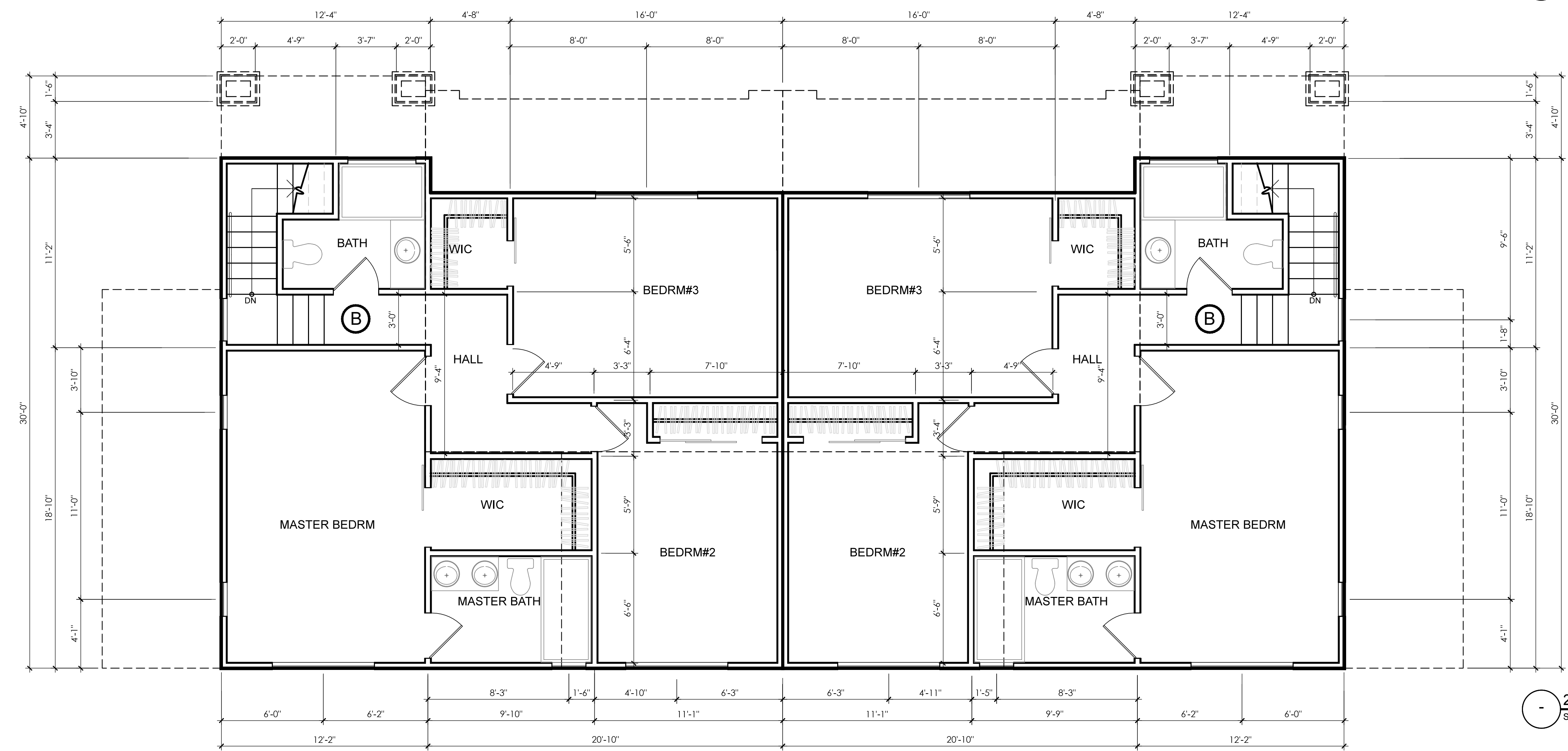
(N) 2 STORY RESIDENTIAL UNITS:
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6502 - 6506 FLORA AVE
BELL, CA 90201
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Sheet Title	
FLOOR PLANS OPTION B+B	
Scale: AS NOTED	
Drawn By S. LOPEZ	Sheet Number
Job No.	A-2.1
Print Date 02/14/2026	
Of	Sheets



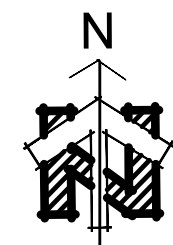
1ST FLOOR PLAN (OPTION B+B)
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN (OPTION B+B)
SCALE: 1/4"=1'-0"

UNIT:	FLOOR AREA (SF)		PORCHES, ENTRYWAYS & OTHER COVERED AREAS	GARAGE
	1ST FLOOR	2ND FLOOR		
UNIT:1 A	551.77 SF	1,049.43 SF	213.75 SF	437.50 SF
UNIT:2 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
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UNIT:4 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:5 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF
UNIT:6 B	617.78 SF	960.26 SF	223.75 SF	437.50 SF

- SMOKE DETECTOR NOTES:**
- SD SMOKE DETECTOR
 - 1 CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACK-UP
 - 2 ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS WHEN IT IS ACTIVATED
- LEGEND:**
- NEW WALL



No:	Description	Date
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Sheet Title

TRASH
ENCLOSURE

Scale: AS NOTED

Drawn By
S.LOPEZ

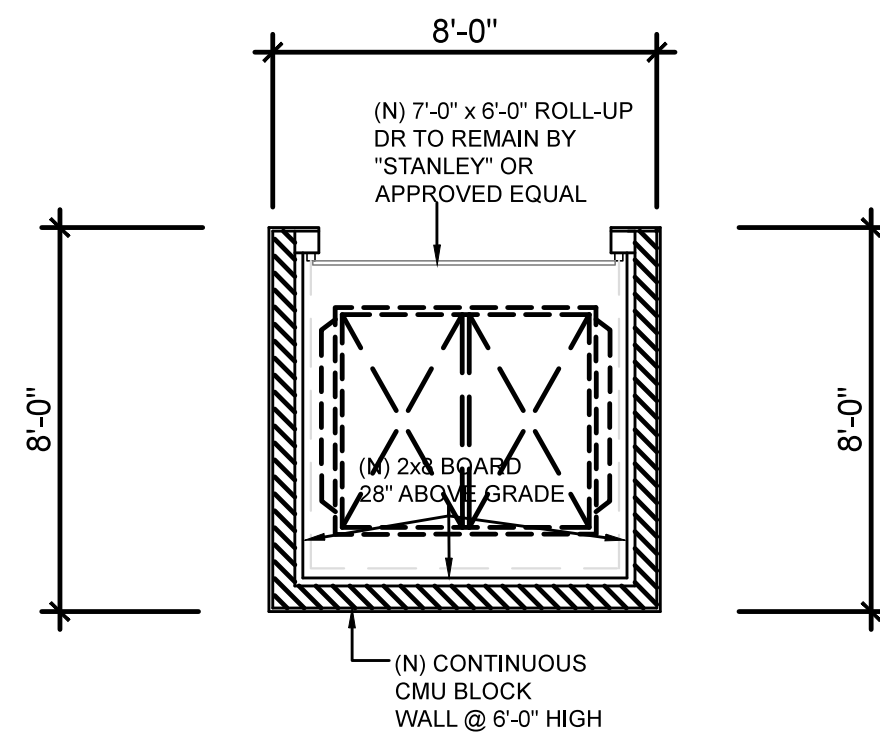
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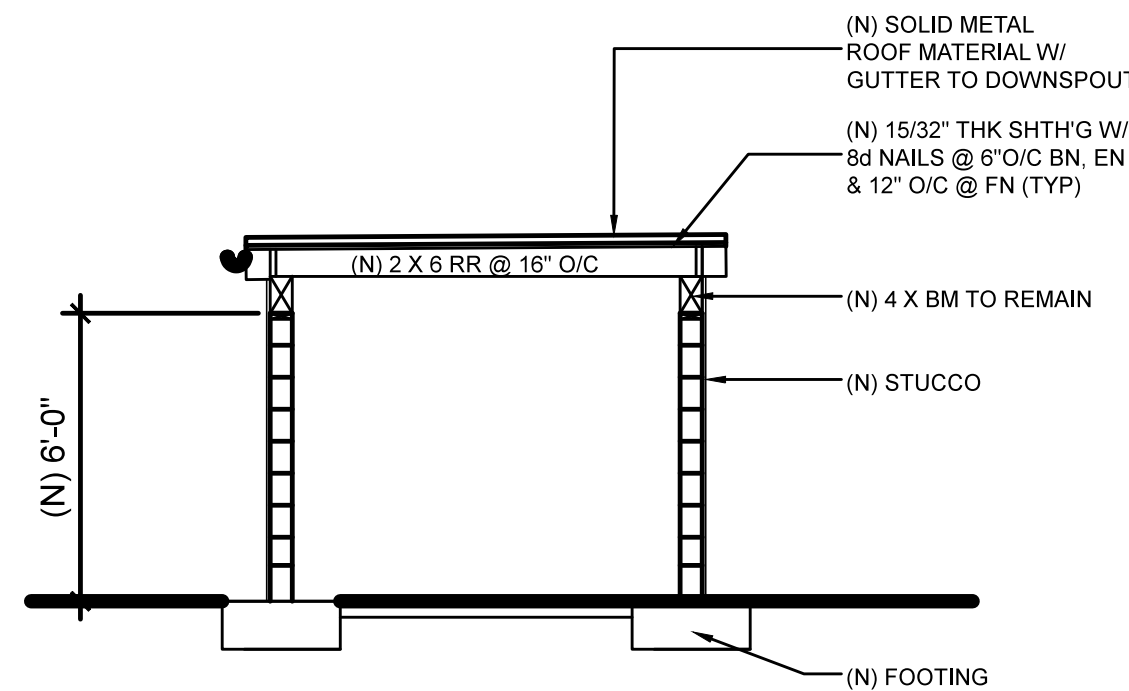
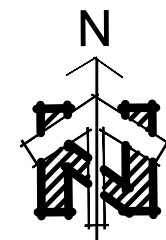
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Print Date
02/15/2026

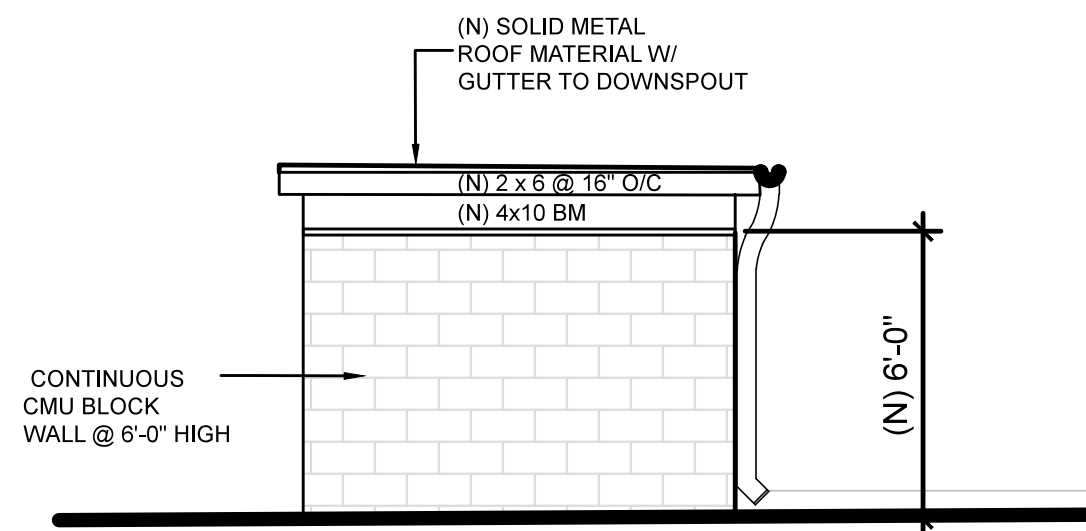
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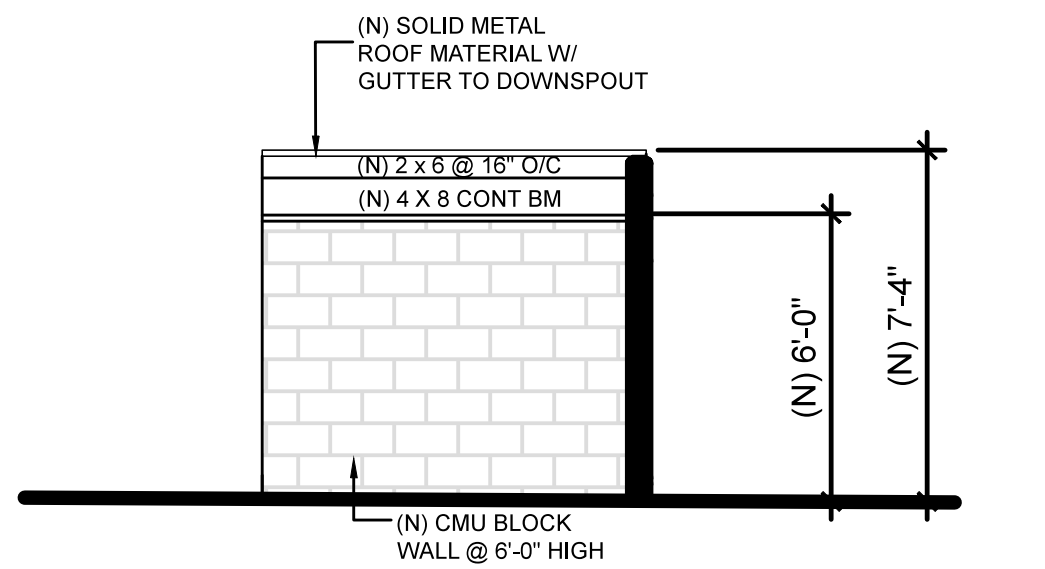
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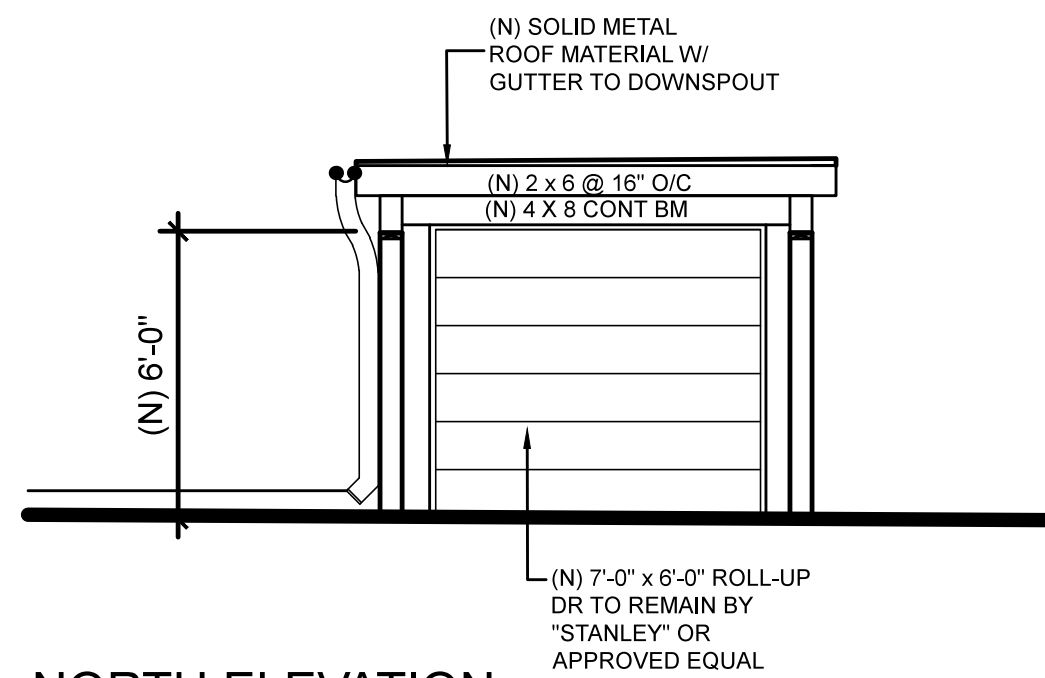
SECTION A-A SCALE: 1/4"=1'-0"



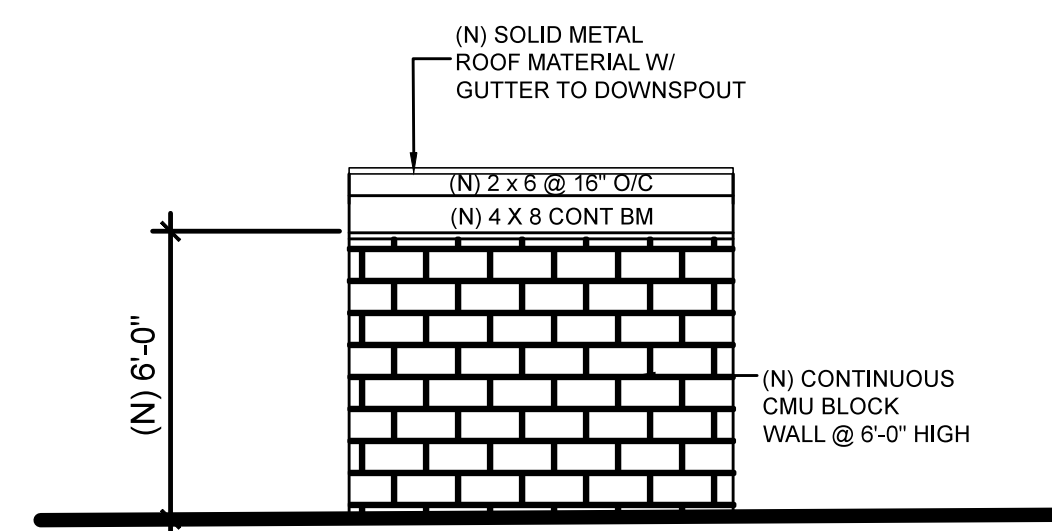
EAST ELEVATION SCALE: 1/4"=1'-0"



WEST ELEVATION SCALE: 1/4"=1'-0"



NORTH ELEVATION SCALE: 1/4"=1'-0"



SOUTH ELEVATION SCALE: 1/4"=1'-0"

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Sheet Title

EXTERIOR
ELEVATIONS
OPTION A & B

Scale: AS NOTED

Drawn By
S. LOPEZ

Sheet Number

Job No.

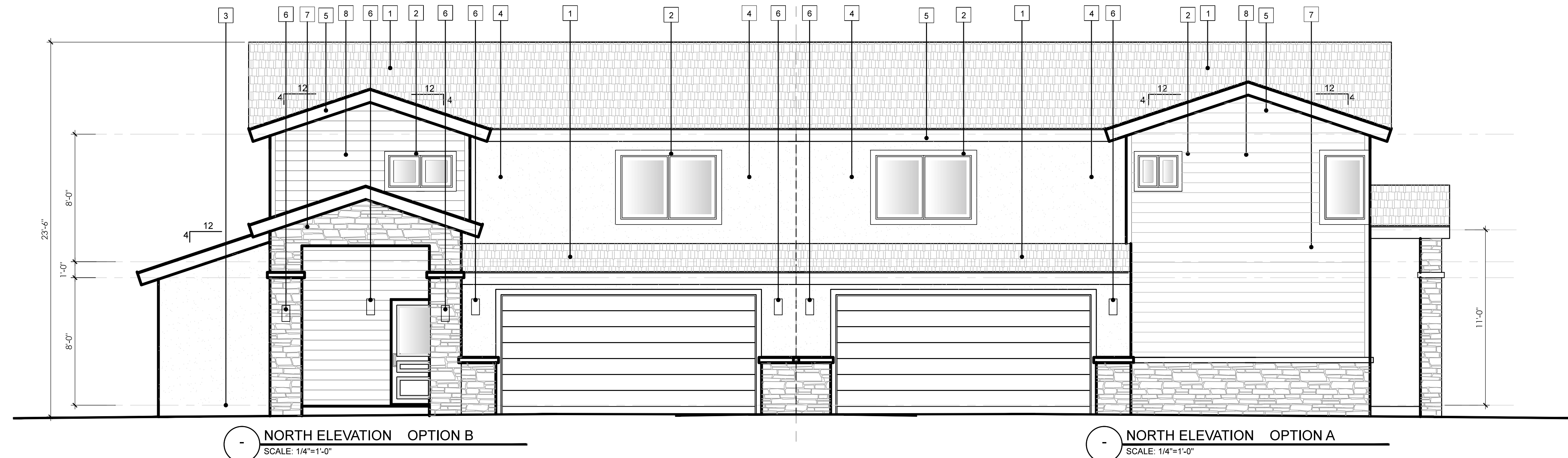
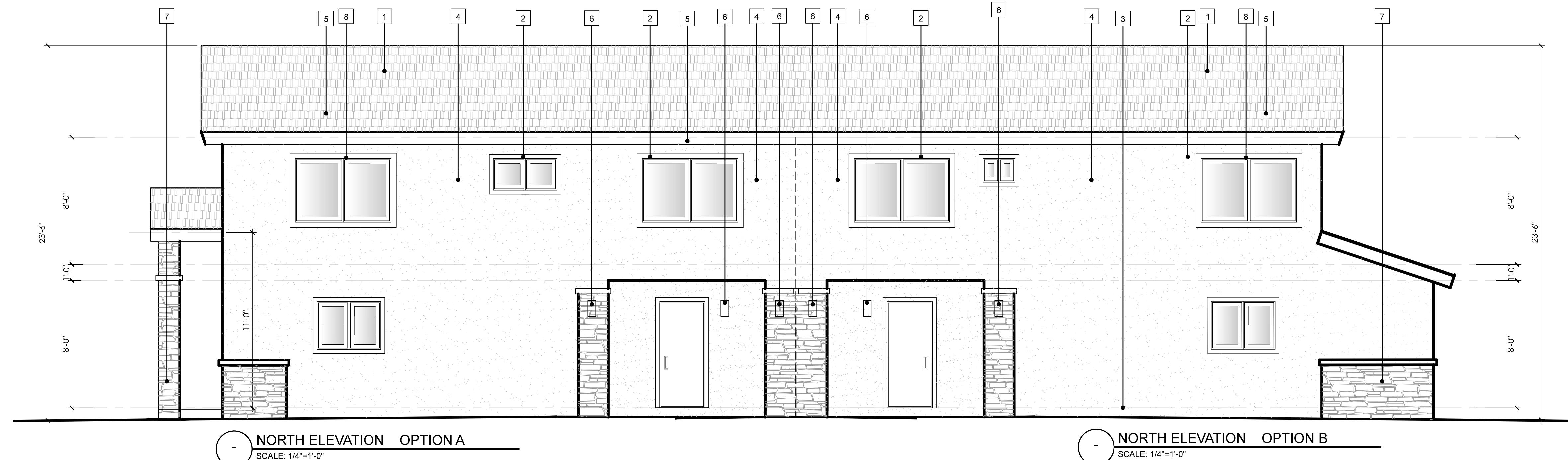
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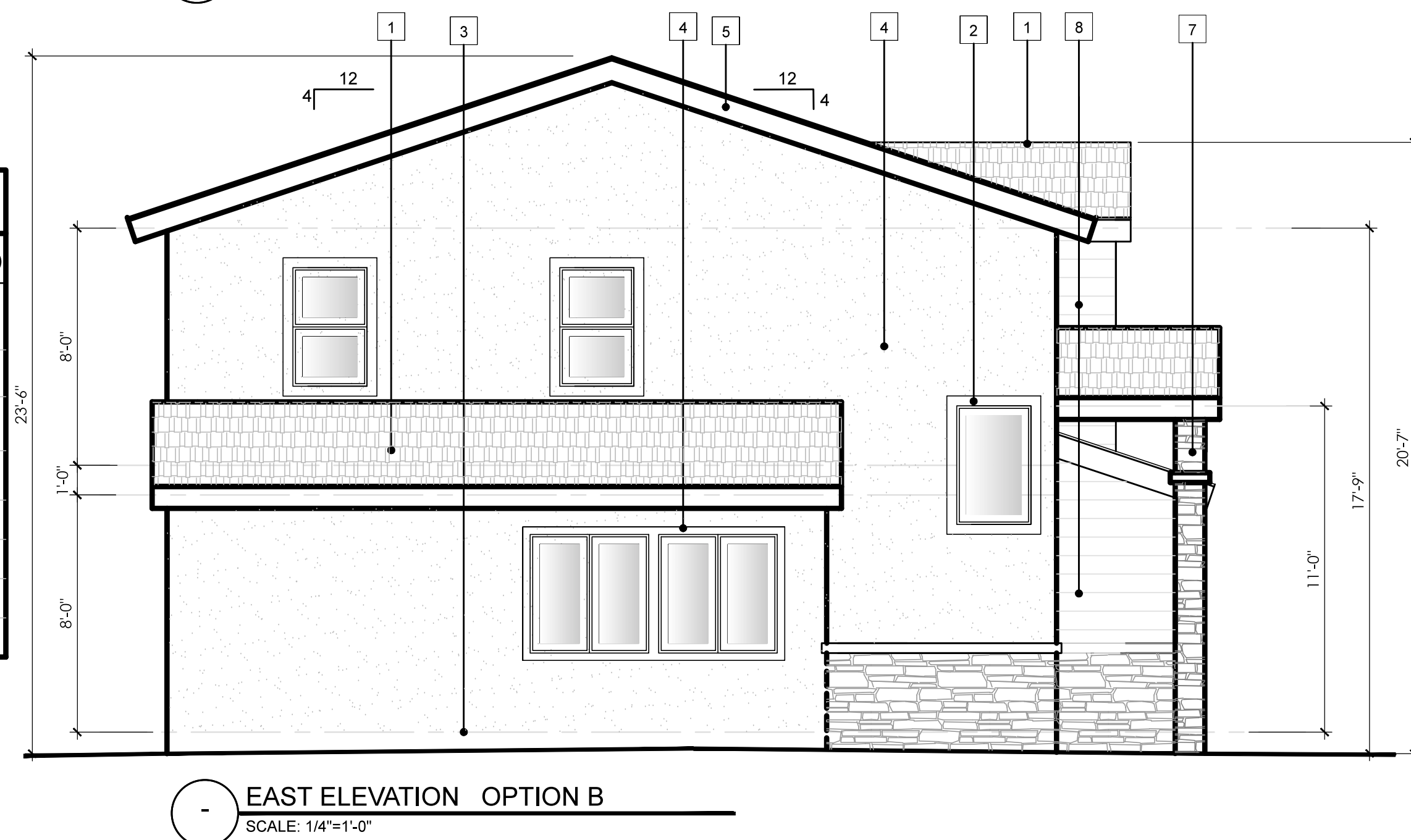
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Of

Sheets



EXTERIOR FINISH LEGEND			
MARK	ITEM DESCRIPTION	MANUFACTURER / PRODUCT	REMARKS (COLOR SELECTION)
1	50 YR. COMPOSITION ASPHALT SHINGLES CLASS "A" ROOFING BY "CERTAINTED" PRESIDENTIAL SHAKES SOLARIS	CERTAINTED ROOFING PRODUCTS (800)233-8990	COLOR MOIRE BLACK ESR-1389 SRI VALUE 0.34 THERMAL EMITTANCE 0.85 VALUE & MINIMUM 3 YEAR AGE SOLAR REFLECTANCE.
2	EXTERIOR WINDOWS / DOORS / PATIO GLASS DOORS	MILGARD "ULTRA SERIES"	EXTERIOR FRAME IN BARK AND THE INTERIOR FRAME BARK WITH BARK
3	EXTERIOR PLASTER "J" WEEP SCREED AT THE PERIMETER OF THE BUILDING	PHILLIPS MANUFACTURING/ JW3HDG=3 / 8"	TO BE PAINTED AS PER STUCCO (SELECTED BY OWNER)
4	(N) EXTERIOR STUCCO TO BE SANDBLASTED SMOOTH LACED	OMEGA (714) 935.0900	FOR PENETRATIONS PROVIDE TWO LAYERS GRADE "D" PAPER O PLYWD SUBSTRATE COLOR(OMEGA COOL GREY #247)
5	2 x 10 FASCIA BOARD	BEHR PREMIUM PLUS EXTERIOR PAINTS	COLOR - ELEMENTAL GRAY PPU26-06
6	(N) LIGHT FIXTURE	PRUDENTIAL LIGHTING PRODUCTS (213) 477-1662	"HERITAGE" 6616 BY STERNBERG LIGHTING
7	EXTERIOR VERSETTA STONE	LEDGESTONE STYLE STONE SIDING	COLOR - MISSION POINT
8	HORIZONTAL MODERN EXTERIOR WOOD CLADDING	ENGINEERED WOOD SIDING	COLOR - LIGHT POPLAR



No:	Description	Date
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Sheet Title

EXTERIOR
ELEVATIONS
OPTION B+B

Scale: AS NOTED

Drawn By

Sheet Number

Job No.

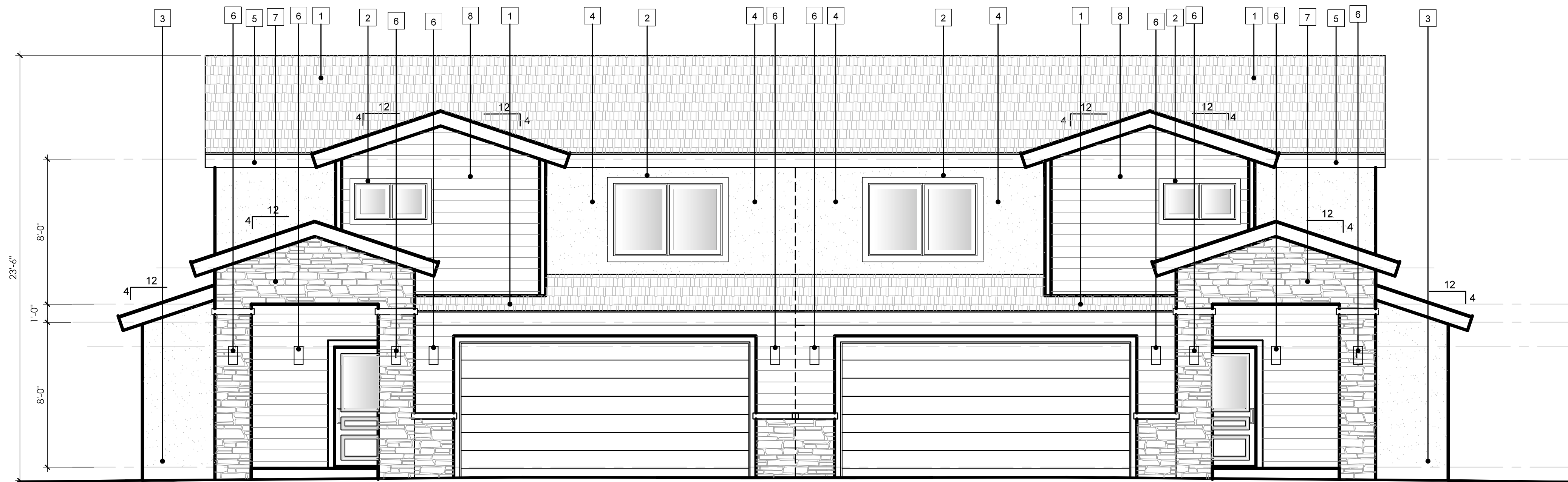
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02/13/2026

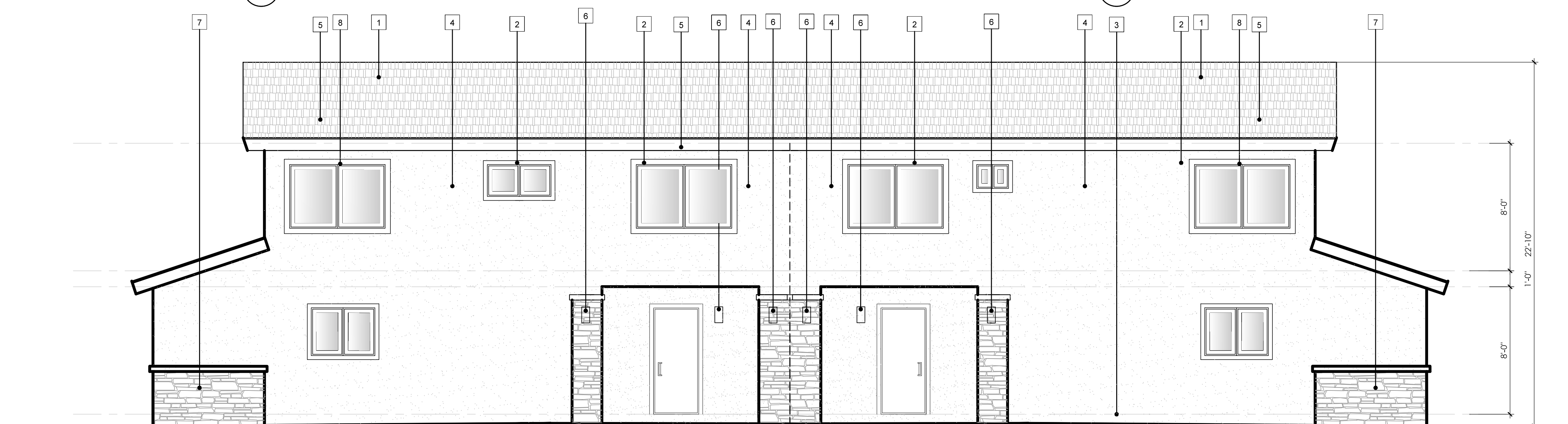
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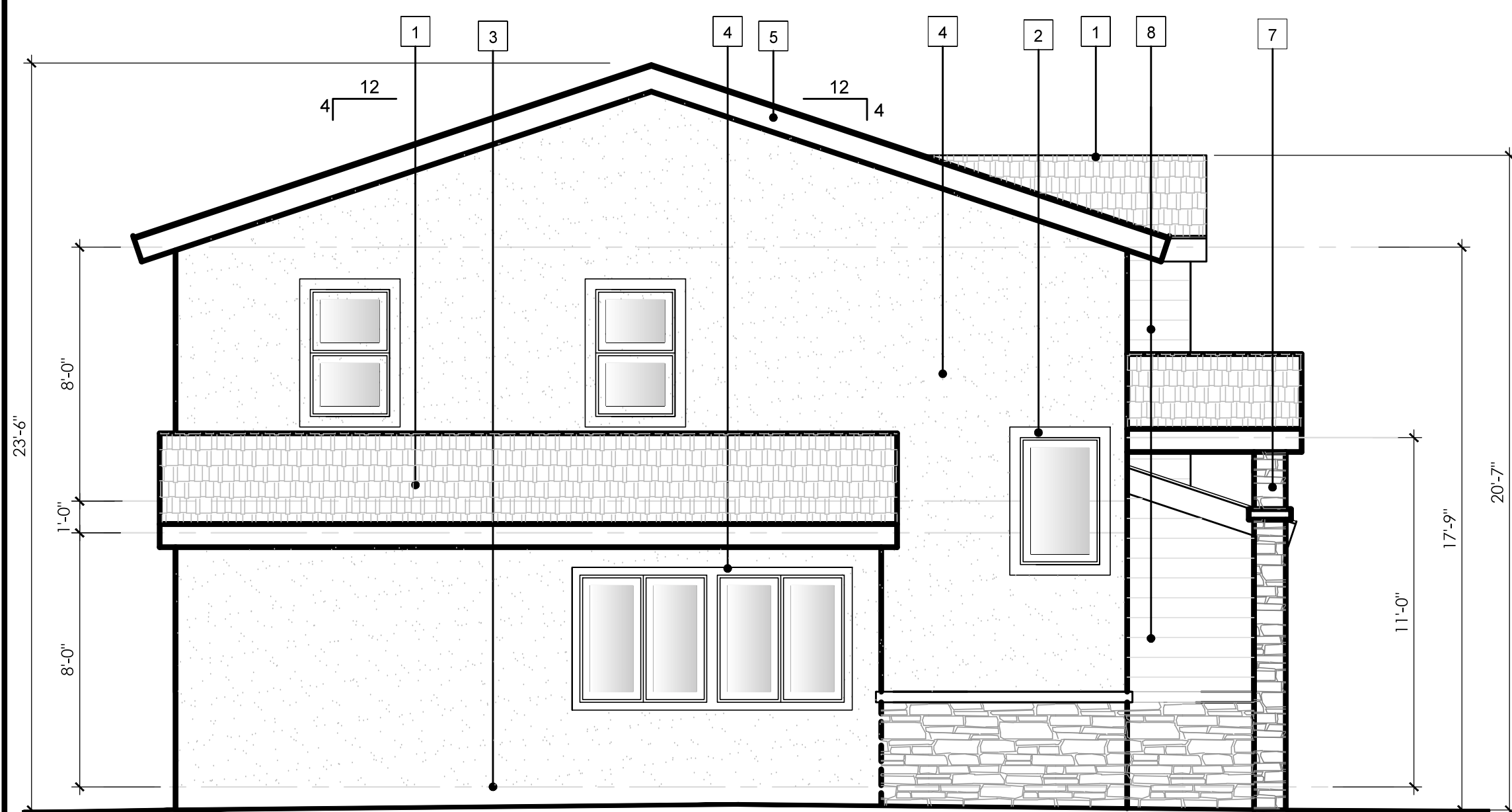
NORTH ELEVATION OPTION D
SCALE: 1/4"=1'-0"

NORTH ELEVATION OPTION C
SCALE: 1/4"=1'-0"



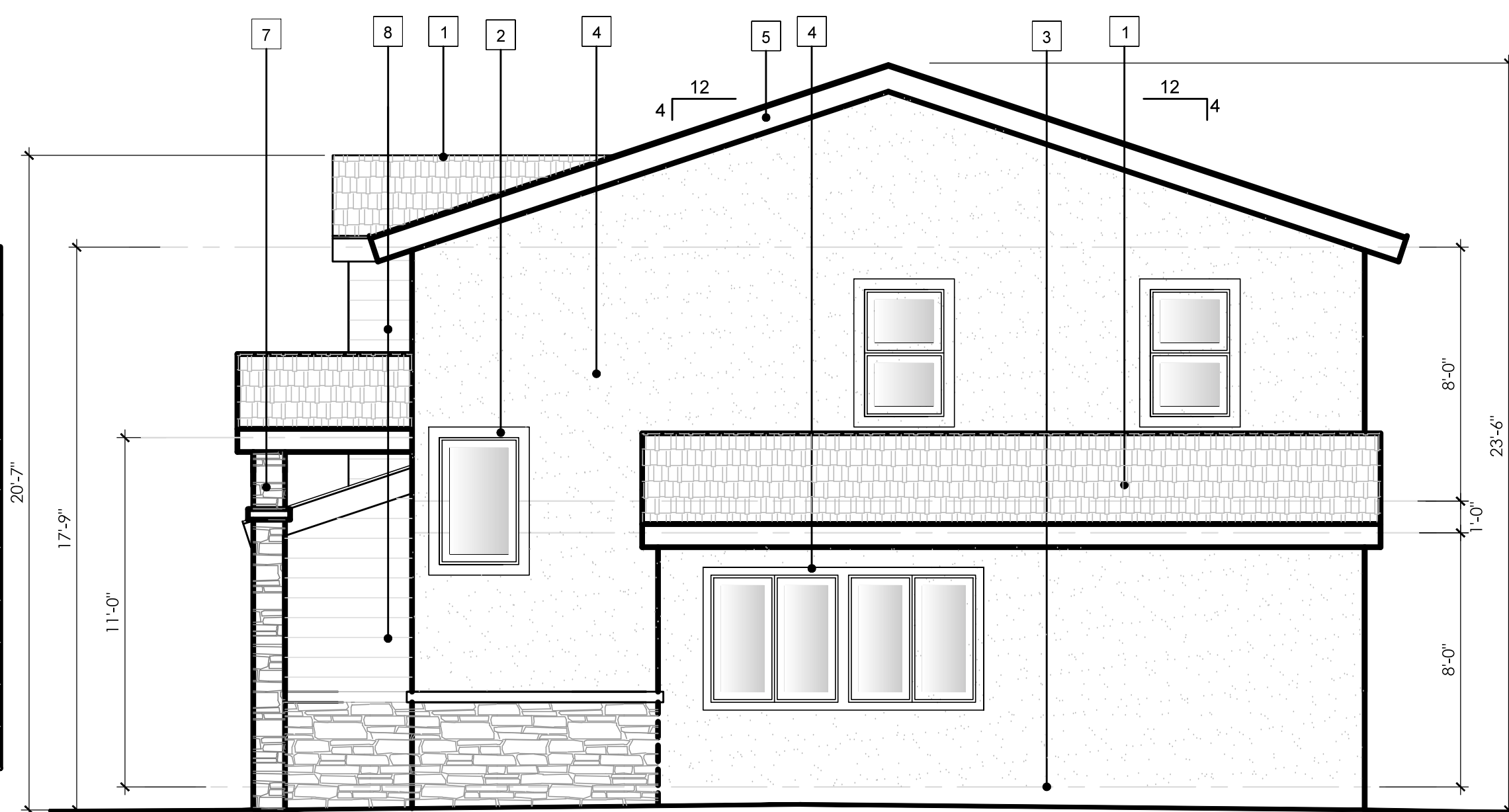
NORTH ELEVATION OPTION A
SCALE: 1/4"=1'-0"

NORTH ELEVATION OPTION B
SCALE: 1/4"=1'-0"



EAST ELEVATION OPTION B
SCALE: 1/4"=1'-0"

EXTERIOR FINISH LEGEND			
MARK	ITEM DESCRIPTION	MANUFACTURER / PRODUCT	REMARKS (COLOR SELECTION)
1	50 YR. COMPOSITION ASPHALT SHINGLES CLASS "A" ROOFING BY "CERTAINEED" PRESIDENTIAL SHAKES SOLARIS	CERTAINTED ROOFING PRODUCTS (800)233-8990	COLOR MOIRE BLACK ESR-1389 SRI VALUE 0.34 THERMAL EMITTANCE 0.85 VALUE & MINIMUM 3 YEAR AGE SOLAR REFLECTANCE.
2	EXTERIOR WINDOWS / DOORS / PATIO GLASS DOORS	MILGARD "ULTRA SERIES"	EXTERIOR FRAME IN BARK AND THE INTERIOR FRAME BARK WITH BARK
3	EXTERIOR PLASTER "J" WEEP SCREED AT THE PERIMETER OF THE BUILDING	PHILLIPS MANUFACTURING/ JV3HDDG-3 / 8"	TO BE PAINTED AS PER STUCCO (SELECTED BY OWNER)
4	(N) EXTERIOR STUCCO TO BE SANDBLASTED SMOOTH LACED	OMEGA (714) 935.0900	FOR PENETRATIONS PROVIDE TWO LAYERS GRADE "D" PAPER O/ PLYWD SUBSTRATE COLOR (OMEGA COOL GREY #247)
5	2 x 10 FASCIA BOARD	BEHR PREMIUM PLUS EXTERIOR PAINTS	COLOR - ELEMENTAL GRAY PPU26-06
6	(N) LIGHT FXTURE	PRUDENTIAL LIGHTING PRODUCTS (213) 477-1662	"HERITAGE" 6616 BY STERNBERG LIGHTING
7	EXTERIOR VERSETTA STONE	LEDGESTONE STYLE STONE SIDING	COLOR - MISSION POINT
8	HORIZONTAL MODERN EXTERIOR WOOD CLADDING	ENGINEERED WOOD SIDING	COLOR - LIGHT POPLAR



WEST ELEVATION OPTION C
SCALE: 1/4"=1'-0"



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Approvals
Revisions

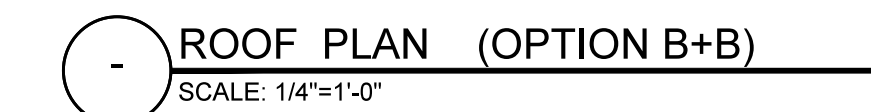
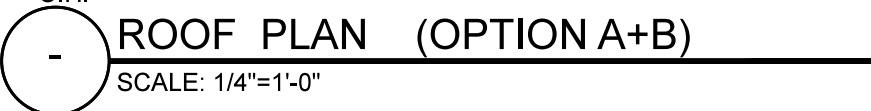
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ROOF PLANS

A-4.0

Of Sheets



AGENDA ITEM 7A

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, May 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 7:04 p.m.

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

PRESENT: Commissioner Bedier, Rodarte, Sleiman, and Chair Mesa.

ABSENT: Vice-Chair Vallejo

Staff Present: Interim Community Development Director Javier Ochiqui, Assistant City Attorney Matthew Cohen, Planning Commission Secretary Marisa Craft, Associate Planner Jason Garcia, and Assistant Planner Ashley Medel.

3. **Pledge of Allegiance was led by Chair Mesa**

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: Michael, Luz, Rigoberto Banderas, Nora Saenz, Yudith Mesa, and Clarissa.

5. **Presentation(s):**

None

6. **Public Hearings**

- a. Request for approval of a Site Plan Review (SPR 2025-22) to allow new construction of a two detached, two-story single-family residential units, including the demolition of an existing detached garage, on a property located at 3716 Bell Avenue, in the R-3 (High Density Multiple-family Residential) zone.

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

1. *Find that the project is categorically exempt from the CEQA under Section 15303, (Class 3) "New Construction or Conversion of Small Structures", make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Site Plan Review (SPR 2025-22)** 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 2026-01PC*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (“SPR”) NO. 2025-22 TO ALLOW THE CONSTRUCTION OF TWO (2) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 3716 BELL AVENUE, IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE (“BMC”), CHAPTER 17.92.

Interim Community Development Javier Ochiqui introduced the item.

Associate Planner Jason Garcia provided a report on the item.

Discussion ensued amongst the staff and commissioners.

Chair Mesa opened the public hearing.

Public Speakers

Nora Saenz

Chair Mesa closed the public hearing.

Discussion continued amongst the staff and commissioners.

The commissioners gave direction to add the condition for the property owner to add a cement/rock wall facing the street.

Assistant City Attorney Matthew Cohen read the title of the resolution.

It was moved by Commissioner Bedier to approve Item 6A with the commission's direction to add a condition. 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 Chair Mesa

Noes: None

Abstain: None

Absent: Vice-Chair Vallejo

Motion Passed.

7. Regular Session:

None

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

Chair Mesa requested a list of projects that are in progress. He shared that he enjoyed the city's 5k event and thanked the staff.

9. Community Development Director's Comments:

No comments were made.

10. City Attorney Comments:

No comments were made.

- 11. Adjournment:** *Chair Mesa adjourned the meeting to the next Regular Planning Commission Meeting on June 3, 2026, at 7:52 p.m.*