



**NOTICE OF PUBLIC HEARING
CITY OF BELL PLANNING COMMISSION
(REGULAR MEETING)**

6502 Flora Avenue, SPR 2026-07, ENT-6

NOTICE IS HEREBY GIVEN that on **Wednesday, November 4, 2026, at 7:00 p.m.**, the Planning Commission of the City of Bell will conduct a public hearing at the **Bell Community Center (6250 Pine Avenue, Bell, CA 90201)**. The purpose of the hearing is to consider a request to permit the construction of a previously approved multifamily development at **6502 Flora Avenue**. The project's initial design and zoning code compliance were previously approved under **Site Plan Review 2026-07**. Additionally, entitlement case number **ENT-6** approved **Vesting Tentative Tract Map No. 85299** to establish an airspace division for six (6) condominium units. The current request is to allow project construction to begin prior to the recordation and approval of the Final Map.

All parties wishing to speak for or against the matter should attend the public hearing and express their thoughts on the proposed project. Any person desiring to provide written comments on this matter must do so prior to or at the Public Hearing. Written comments can be sent via U.S. Mail or by hand delivery to the City Clerk, 6330 Pine Avenue, Bell, CA 90201, prior to said public hearing. For further details, contact Javier Ochiqui, Community Development Director, at jochiqui@cityofbell.gov.

NOTICE IS FURTHER GIVEN that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15311, (Class 11) "Accessory Structures", in that the project involves the installation of minor structures accessory to an existing commercial facility, including on-premise signs, and thereby is exempt from CEQA.

In accordance with Government Code Section 65009, if any person(s) challenges the action of the City on this project in court, said person(s) may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written comments delivered to the City of Bell, at the above address, either at the public hearing or prior to the public hearing.

In the City's efforts to comply with the requirements of the Americans with Disabilities Act, the City requires that any person in need of any special equipment, assistance, or accommodation(s) to communicate at the public hearing must inform City staff a minimum of 48 hours prior to the scheduled meeting.

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