



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

Site Plan Review 2026-07 and Tentative Map TPM 2026-01

NOTICE IS HEREBY GIVEN that on **WEDNESDAY, JUNE 3, 2026 at 7:00 p.m.** the Planning Commission of the City of Bell will conduct a public hearing (regular meeting) **at the Bell Community Center located at 6250 Pine Avenue, Bell, CA 90201** to consider a request for approval of a Site Plan Review ("SPR") to allow the new construction of a 6-unit, two-story, multiple-family residential development (townhomes), in conjunction with a Tentative Map ("TPM") to allow 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.

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 Mel Lee, Contract Planner, at mellee@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 15303(b) "New Construction" and is thereby exempt from CEQA. The project site is surrounded by urban uses and will be developed with multiple-family residential units.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, 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 type of 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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