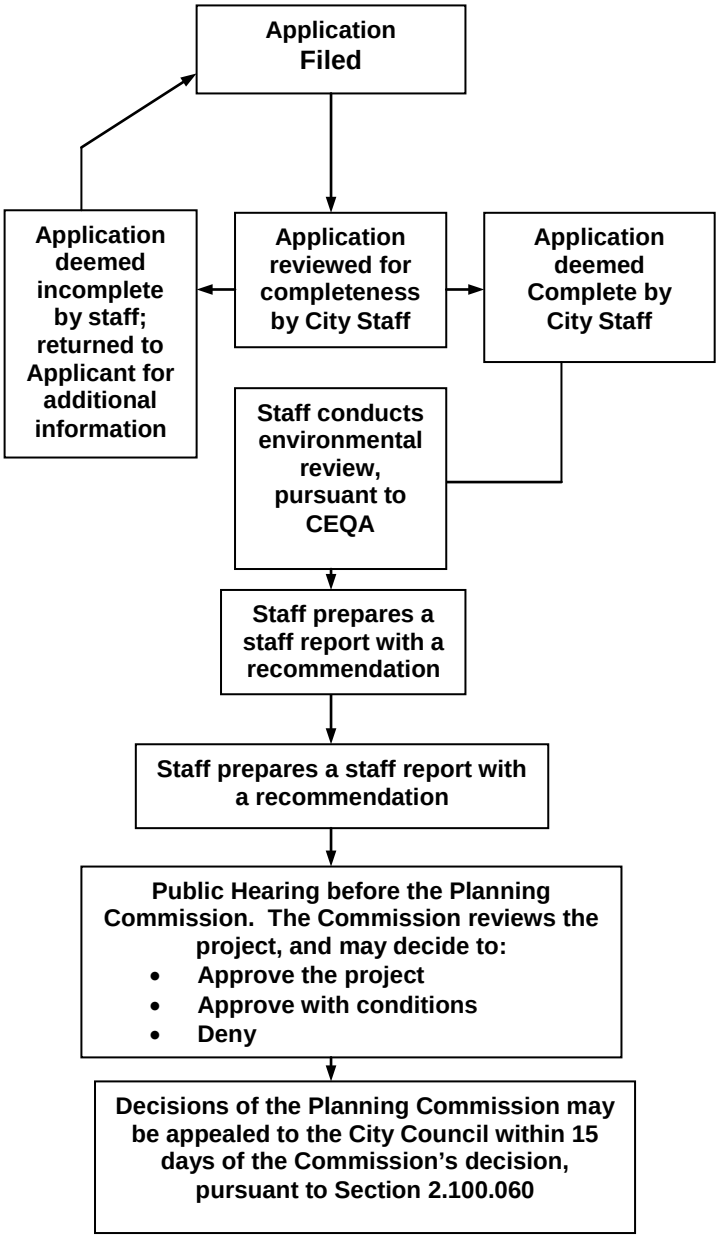City of Bell entitlement process for projects requiring Planning Commission review: