



NOTICE OF PUBLIC HEARING CITY OF BELL PLANNING COMMISSION (REGULARLY SCHEDULED MEETING)

Site Plan Review (SPR 2026-01), Conditional Use Permit (CUP 2026-01), and Master Sign Program (MSP 2026-01)

NOTICE IS HEREBY GIVEN that on **Wednesday, August 5, 2026, at 7:00 p.m.**, the Planning Commission of the City of Bell will conduct a public hearing **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 2026-01), Conditional Use Permit (CUP 2026-01), and Master Sign Program (MSP 2026-01) request for the construction of a new +/- 1,025-square-foot, single-story coffee shop with a drive through lane, associated parking, and landscaping improvements at 7020 & 7030 Atlantic Avenue in the Heavy Commercial (C-3) zone and Mixed Use Overlay Zone (MUOZ).

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 Jonathan Kwan, Contract Planner, at jonathank@csgengr.com.

NOTICE IS FURTHER GIVEN that in accordance with the California Environmental Quality Act (CEQA), this project is exempt from CEQA pursuant to CEQA Guidelines 15332 (Class 32, In-fill Development Projects). The City has determined that the project qualifies for this categorical exemption as it meets the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. Therefore, the Class 32 exemption is appropriate for the proposed project.

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 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.

Published: 7-26-26