



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, October 5, 2022 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 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, October 5, 2022. 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 Rodrigo Rodarte
Commissioner Ali Sleiman
Commissioner Jessica Vallejo
Vice-Chair Rihan Bedier
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 Hearing(s):

- a. Consideration of Resolution No. 2022-05PC Regarding Adoption of the 2021-2029 Housing Element.

Recommendation: *It is recommended that the City of Bell Planning Commission read by title only, waive further reading and adopt Resolution 2022-05 PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE THIRD DRAFT OF THE 2021-2029 HOUSING ELEMENT AND SUBMISSION OF IT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND APPROVE THE ADOPTION OF AN ADDENDUM TO THE CITY'S 2030 GENERAL PLAN UPDATE AND BICYCLE MASTER PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

- b. Consideration of Site Plan Review (SPR) No. 2021-04 and Conditional Use Permit (CUP) No. 2021-02 to Allow the Construction of Three Two-Story Multi-Family Residential Units Located At 6211 Heliotrope Avenue.

Recommendation: *Staff is presenting three options for consideration by the Planning Commission:*

1. Approve the project as proposed and approve a parking waiver as stipulated in Section 17.76.020 (18) of the BMC. Direct staff to bring back a resolution of approval and the appropriate findings for the Site Plan Review and Conditional Use Permit for Planning Commission review at the next regularly scheduled Planning Commission meeting in November.
2. Deny the parking waiver and continue the item to a date uncertain and direct the applicant to redesign the project so that it includes a dedicated guest parking space and a dedicated accessible parking space.
3. Open the public hearing and direct staff to return at the next regularly scheduled Planning Commission meeting in November with a resolution of denial.

7. Regular Session:

- a. Sign Permit No. 2022-32, installation of a temporary mural located on the Northeast wall facing the intersection of Atlantic Avenue and Bell Avenue.

Recommendation: *It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-06PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SIGN PERMIT NO. 2022-32, A REQUEST FOR A TEMPORARY MURAL IN THE C-3 ZONE LOCATED AT 6801 ATLANTIC AVENUE

- b. Annual Reorganization – Election of Chair and Vice-Chair.

Recommendation: *It is recommended that the Planning Commission elect a Chair and Vice-Chair.*

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 Planning Commission Meeting is scheduled for Wednesday, November 2, 2022 at 7pm.*

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, Angela Bustamante, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on October 2, 2022 at least seventy two (72) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, Planning Commission Secretary

City of Bell Agenda Report

DATE: October 5, 2022

TO: Chair and Planning Commissioners

FROM: Manuel Acosta, Director of Community Development

PREPARED BY: Paula Kelly, Special Projects, Planning Division

SUBJECT: Consideration of Resolution No. 2022-05PC Regarding Adoption Of The 2021-2029 Housing Element

RECOMMENDATION:

It is recommended that the City of Bell Planning Commission read by title only, waive further reading and adopt Resolution 2022-05 PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE THIRD DRAFT OF THE 2021-2029 HOUSING ELEMENT AND SUBMISSION OF IT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND APPROVE THE ADOPTION OF AN ADDENDUM TO THE CITY'S 2030 GENERAL PLAN UPDATE AND BICYCLE MASTER PLAN FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

BACKGROUND:

On May, 09, 2018, the City of Bell City Council approved Resolution No. 2018-18 to certify the Final Environmental Impact Report, and approved the 2030 Comprehensive General Plan Update and Bicycle Master Plan.

The purpose of the 2030 Comprehensive General Plan Update and Bicycle Master Plan was to conform with mandates implemented by the California state law. The State required each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the City and any land outside of the City boundaries that bears a relationship to its planning activities.

A General Plan is the foundation for local land use planning and provides a vision for a City's foreseeable planning period. The 2030 General Plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private, within the City. The City's General Plan serves as a "blueprint" for future growth and development. The plan includes policies and programs designed to provide decision makers with a strong foundation to guide land use related decisions. To date, the 2030 General Plan is the official statement of policy governing the City Council, Planning Commission, and administrative decisions regarding zoning, subdivisions, and public improvements.

DISCUSSION:

Several laws regarding housing were adopted during the preparation period of the 5th Cycle Housing Element Update with the intention to expand housing production in California, streamline the process for cities to zone for multi-family housing, and increase residential density. These laws needed to be addressed in the 6th Cycle Housing Element.

On January 27, 2021, the City Council selected The Arroyo Group (TAG) to prepare updates for the 6th Cycle, 2021-2029 Housing Element.

It's worth noting that for the 6th Cycle, in light of the fact that there is a critical shortage of affordable housing in California, HCD has been more rigorous in their review of the Housing Element.

After submittal of the Draft 6th Cycle Housing Element to HCD, the City received a letter from HCD dated November 5, 2021. The letter stated that in order to obtain certification from HCD, additional revisions to the Housing Element would be required. Revisions to the Housing Element were made, and the Housing Element was taken to City Council for adoption on February 9, 2022. The City Council adopted the 6th Cycle Housing Element on February 9, 2022 and submitted it to HCD for certification on February 10, 2022. On April 12, 2022, the City received another letter from HCD stating that additional revisions to the Housing Element would be required in order to obtain HCD certification.

City staff and The Arroyo Group met with HCD staff on July 8, 2022 to discuss the April 12, 2022 HCD letter and to obtain additional guidance on revising the 6th Cycle Housing Element to meet HCD requirements.

The revised draft of the 6th Cycle Housing Element was submitted to HCD on July 23, 2022.

The City received preliminary comments on the Housing Element draft from HCD on August 2, 2022. The City then met with HCD staff to discuss the preliminary comments and suggested responses on August 17, 2022. On August 30, 2022, staff sent a revised draft to HCD.

On September 15, 2022, HCD sent a comment letter on the revised draft. Among other things, the letter stated that AB 215 (Chapter 342, Statutes of 2021) requires the City to post draft revisions on its internet website and email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the City's Housing Element at least seven days before submitting the draft revision to HCD. In this case, the required notice period will run from September 23, 2022 through September 30, 2022, well before the scheduled City Council public hearing on October 12, 2022. The draft was sent to all individuals and organizations who requested notice, and redlined and clean version of the Housing Element posted on the City website on September 21, 2022.

2021-2029 Housing Element

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It incorporates policies for providing adequate housing and includes programs for that purpose. The City of Bell is required to update its 6th Cycle Housing Element as mandated by state law for the housing planning period between 2021-2029 and receive certification by HCD no later than October 15, 2022. The City of Bell's 2021-2029 Housing Element is a blueprint for how the City can promote better, more secure,

and affordable housing in keeping with the City's General Plan and all the legal requirements from the State of California.

This 6th Cycle Housing Element defines how the City will meet the requirements from the Regional Housing Needs Allocation (RHNA). In efforts to support future housing needs, state law requires the City make the effort to encourage the development of a certain number of housing units (Table 1) and identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need (Table 1.1). The Southern California Association of Governments (SCAG) 6th Cycle Housing Element RHNA for the City of Bell is two hundred twenty-nine (229) units that are allocated across three (3) income ranges: very-low, low, moderate, and above moderate income.

Table 1: 6th Cycle RHNA

6th Cycle Regional Housing Needs Allocation for Bell	
	Units
Very-Low Income (<50% of AMI)	43
Low-Income (50 to 80% of AMI)	24
Moderate-Income (80 to 120% of AMI)	29
Above Moderate Income (>120% of AMI)	133
Total	229

Table 1.1: RHNA Site Inventory for Bell

	Lower	Moderate	Above Moderate	Total
RHNA	43	29	133	229
Surplus Land				
5209 Florence Ave.	28	17	67	112
4378 Florence Ave.	8	4	18	30
4375 Gage Ave. 6303-6317 Pine Ave.	9		27	36
7020 and 7030 Atlantic Ave.	4	3	9	16
Privately Owned Available				
6200/6216/6230 Atlantic Ave.		6	19	25
6240 Atlantic Ave.		2	7	9
4570 Gage Avenue	44			44
ADUs	17		7	24
Total	110	32	154	296

In addition, the Housing Element Update incorporates goals, policies and programs that reflect changes to state law that include the following:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.
- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts to provide opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

Housing Element Revisions

The draft of the Housing Element has been prepared in "track changes" format so that revisions in response to the HCD's comments and a meeting with HCD staff on September 15, 2022 (see Attachment 1 for comment letter).

COMMUNITY OUTREACH EFFORTS:

Community outreach plans were implemented for the Housing Element Update to solicit input from the community to gain public comments and feedback. The community outreach efforts occurred during the months of April, May and October 2021. The outreach efforts were comprised of community outreach meetings via Zoom, in-person meetings held at Bell Veterans' Park and pop-up events held at Northgate Gonzalez Market and the Bell Community Services Center. The last public outreach event for the Housing Element was held at Bell's Halloween Carnival event on Sunday, October 31, 2021. There was also mobile home park canvassing, business canvassing, text message outreach and social media (Instagram, Facebook, Twitter) posts. Outreach was conducted in English, Spanish and Arabic.

ENVIRONMENTAL REVIEW:

An environmental analysis shows the impacts of the proposed General Plan Elements (Housing, Health and Safety and Environmental Justice) would be less than those analyzed in the 2030 General Plan and Bicycle Master Plan that was certified on May 09, 2018. The preparation of a subsequent or supplemental Environmental Impact Report (EIR) under CEQA Guideline Sections 15162 and 15163 will not be required. Therefore, the City determined that an Addendum to the to the previous EIR is the appropriate California Environmental Quality Act (CEQA) document to address the General Plan updates in accordance with CEQA Guideline Section 15164. CEQA Guideline Section 15164(c) provides that an addendum need not be circulated for public review. Refer to Attachment 2. (Addendum to the City of Bell 2030 Comprehensive General Plan Update and Bicycle Master Plan EIR) to review the full environmental document.

FISCAL IMPACT:

On November 13, 2019, the City Council approved a mid-year budget expenditure for FY 2020- 21 in the amount of \$160,000 for a General Plan update. The General Plan update has been funded with SB2 Grant Funding in an amount not to exceed \$160,000.

In order to address HCD concerns regarding the most recent drafts, the City extended the contract with The Arroyo Group for one year on May 25, 2022 and increased the maximum contract sum by \$21,219.00 to reflect the costs associated with the one-year extension. The \$21,918.00 will be paid with funds from the Permanent Local Housing Allocation Program. The amendment increased the maximum contract sum from \$150,000.00 to \$181,918.00. In order to address further comments from HCD, The Arroyo Group requested a budget increase of

\$8,000 in August, 2022. Per Section 1.8 Additional Services – of the current agreement, staff can approve additional services up to \$18,000 within the current agreement. Therefore, the contract amendment of \$8,000, has been approved. This brings the contract total to \$189,918.

ATTACHMENTS:

1. Resolution 2022-05 PC
2. HCD Letter dated September 15, 2022 (under separate cover)
3. Third Draft 2021-2029 Housing Element – “track changes” format - <https://www.cityofbell.org/home/showpublisheddocument/16483/637998892477130000>
4. Third Draft 2021-2029 Housing Element – “clean” format - <https://www.cityofbell.org/home/showpublisheddocument/16481/637998890740430000>
5. Addendum to the City of Bell 2030 Comprehensive General Plan & Bicycle Master Plan EIR (under separate cover)

RESOLUTION NO.2022-05PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT (GENERAL PLAN AMENDMENT NO 2020-02), SUBMIT IT TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND ADOPT AN ADDENDUM TO THE CITY'S 2030 GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

WHEREAS, State Law requires that local agencies adopt General Plans containing mandatory elements; and

WHEREAS, the General Plan is the City's basic planning document; and

WHEREAS, the City of Bell adopted a comprehensive update to the 2030 General Plan Update, Bicycle Master Plan, and EIR in May 2018; and

WHEREAS, State law also provides for periodic review, updates, and amendments of its various Plans; and

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a 6th Cycle Housing Element that has been updated according to the Southern California Association of Governments Regional Housing Needs Assessment ("RHNA") planning cycle; and,

WHEREAS, for the 6th Cycle, in light of the fact that there is a critical shortage of affordable housing in California, HCD has been more rigorous in their review of the Housing Element. Several laws regarding housing were adopted during the preparation period of the 5th Cycle Housing Element Update with the intention to expand housing production in California, streamline the process for cities to zone for multi-family housing, and increase residential density. These laws needed to be addressed in the 6th Cycle Housing Element; and

WHEREAS, the City began preparation of a comprehensive update to the General Plan in 2021 that consisted of conducting numerous community outreach meetings and public meetings with the Planning Commission and the City Council; and,

WHEREAS, the State of California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort. The City launched a multi-lingual online housing needs survey, conducted virtual stakeholder meetings on April 20, 2021 and April 24, 2021, held (2) in-person community workshops on May 4, 2021 and May 8th 2021, and held (2) in-person pop-up events on April 26, 2021 and April 27, 2021. The last public outreach event for the Housing Element was held at Bell's Halloween Carnival event on Sunday, October 31, 2021. There was also mobile home park canvassing, business canvassing, text message outreach and social media (Instagram, Facebook, Twitter). Outreach was conducted in English, Spanish and Arabic. Issues raised during these public participation events were addressed in the 2021-2029 Housing Element Update; and,

WHEREAS, the City of Bell acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously

identified significant impacts made more severe by Housing Element revisions, new circumstances, or new information associated with the Housing Element Therefore, the City has determined that an Addendum to the Environmental Impact Report (EIR) is the appropriate CEQA document to address the Housing Element Update in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review; and

WHEREAS, copies of the 2021-2029 Housing Element and an Addendum to the 2030 General Plan and Bicycle Master Plan EIR were made available for public inspection on the City of Bell Website and at the City of Bell City Hall, 6330 Pine Avenue, Bell, CA, 90201; and

WHEREAS, after submittal of the Draft 6th Cycle Housing Element to HCD, the City received a letter from HCD dated November 5, 2021. The letter stated that in order to obtain certification from HCD, additional revisions to the Housing Element would be required. Revisions to the Housing Element were made, and the Housing Element was taken to City Council for adoption on February 9, 2022. The City Council adopted the 6th Cycle Housing Element on February 9, 2022 and submitted it to HCD for certification on February 10, 2022. On April 12, 2022, the City received another letter from HCD stating that additional revisions to the Housing Element would be required in order to obtain HCD certification; and

WHEREAS, City staff and The Arroyo Group met with HCD staff on July 8, 2022 to discuss the April 12, 2022 HCD letter and to obtain additional guidance on revising the 6th Cycle Housing Element to meet HCD requirements; and

WHEREAS, the revised draft of the 6th Cycle Housing Element was submitted to HCD on July 23, 2022; and

WHEREAS, on the July 23, 2022, the City received preliminary comments from HCD on August 2, 2022; and met with HCD staff to discuss the preliminary comments and suggested responses on August 17, 2022. On August 30, 2022, staff sent a revised draft to HCD. On September 15, 2022, HCD sent a comment letter on the revised draft. Among other things, the letter stated that AB 215 (Chapter 342, Statutes of 2021) requires the City to post draft revisions on its internet website and email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the City's housing element at least seven days before submitting the draft revision to HCD. The draft was posted on the City website on September 21, 2022 and sent to all who submitted comments on the Housing Element on September 21, 2022. As such, by the time the City Council approves the Housing Element on October 12, 2022, this requirement will be met.

WHEREAS, the proposed Housing Element Update (third draft) provides an update to the General Plan as follows: Sites Inventory, Surplus Land Act, Affordable Housing Distribution; 100% Commercial Development Potentials, Affirmatively Furthering Fair Housing, Constraints, and Outreach; and

WHEREAS, the Planning Commission considered the 2021-2029 Housing Element and approval of an Addendum to the Bell General Plan Update and Bicycle Master Plan EIR during a noticed public hearing on October 5, 2022. After taking public comment and closing the public hearing, the Planning Commission recommended that the City Council adopt General Plan Amendment No. 2020-02.

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. That the Planning Commission hereby adopts Resolution No.2022-05 PC recommending the City Council adopt the City of Bell 2021-2029 Housing Element Update and approving the Addendum to the Bell General Plan Update and Bicycle Master Plan Final EIR.

SECTION 3. That the Secretary of the Planning Commission of the City of Bell, California, shall certify to the adoption of this resolution.

SECTION 4. All legal prerequisites to the adoption of this Resolution have occurred.

PASSED, APPROVED AND ADOPTED this 5th day of October, 2022.

Luis Mesa, Chair

ATTEST:

Angela Bustamante, City Clerk

APPROVED AS TO FORM:

Christy Marie Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that Resolution No. 2022-05 PC is the original resolution adopted by the Bell Planning Commission at a special meeting held on the 5th day of October, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angela Bustamante, City Clerk

**City of Bell
Planning Commission
Agenda Report**

DATE: October 5, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Paula Kelly, Special Projects, Planning Division

APPROVED

BY: Manuel Acosta, Community Development Director

SUBJECT: Consideration of Site Plan Review (SPR) No. 2021-04 and Conditional Use Permit (CUP) No. 2021-02 to Allow the Construction of Three Two-Story Multi-Family Residential Units Located At 6211 Heliotrope Avenue

RECOMMENDATION:

Staff is presenting three options for consideration by the Planning Commission:

1. Approve the project as proposed and approve a parking waiver as stipulated in Section 17.76.020 (18) of the BMC. Direct staff to bring back a resolution of approval and the appropriate findings for the Site Plan Review and Conditional Use Permit for Planning Commission review at the next regularly scheduled Planning Commission meeting in November.
2. Deny the parking waiver and continue the item to a date uncertain and direct the applicant to redesign the project so that it includes a dedicated guest parking space and a dedicated accessible parking space.
3. Open the public hearing and direct staff to return at the next regularly scheduled Planning Commission meeting in November with a resolution of denial.

PROPOSAL:

Pursuant to Bell Municipal Code (BMC), Chapter 17.92, Section 17.76.020(18) and Chapter 17.96, the applicant, Mervett Tehfe, is requesting that the City of Bell Planning Commission approve a SPR and CUP to allow for the construction of three for rent multi-family units located at 6211 Heliotrope Avenue in the R-3 zone.

BACKGROUND:

The subject property is located on an interior lot near the intersection of Heliotrope Avenue and Randolph Street (Figure 1.). The lot size is seven thousand five hundred square feet (7,500) and contains an existing eight hundred thirty-six (836) square foot single family residence with two (2) bedrooms, (1) bathroom, and a detached four hundred (400) square foot garage. The existing single-family dwelling and garage is proposed to be demolished, to allow for the construction of a two-story multi-family building with three (3) units, each with a two (2) car garage, three (3) bedrooms and either two and one-half (2.5) or three (3) bathrooms.

GENERAL INFORMATION:

Below is a map depicting the location of the proposed project.

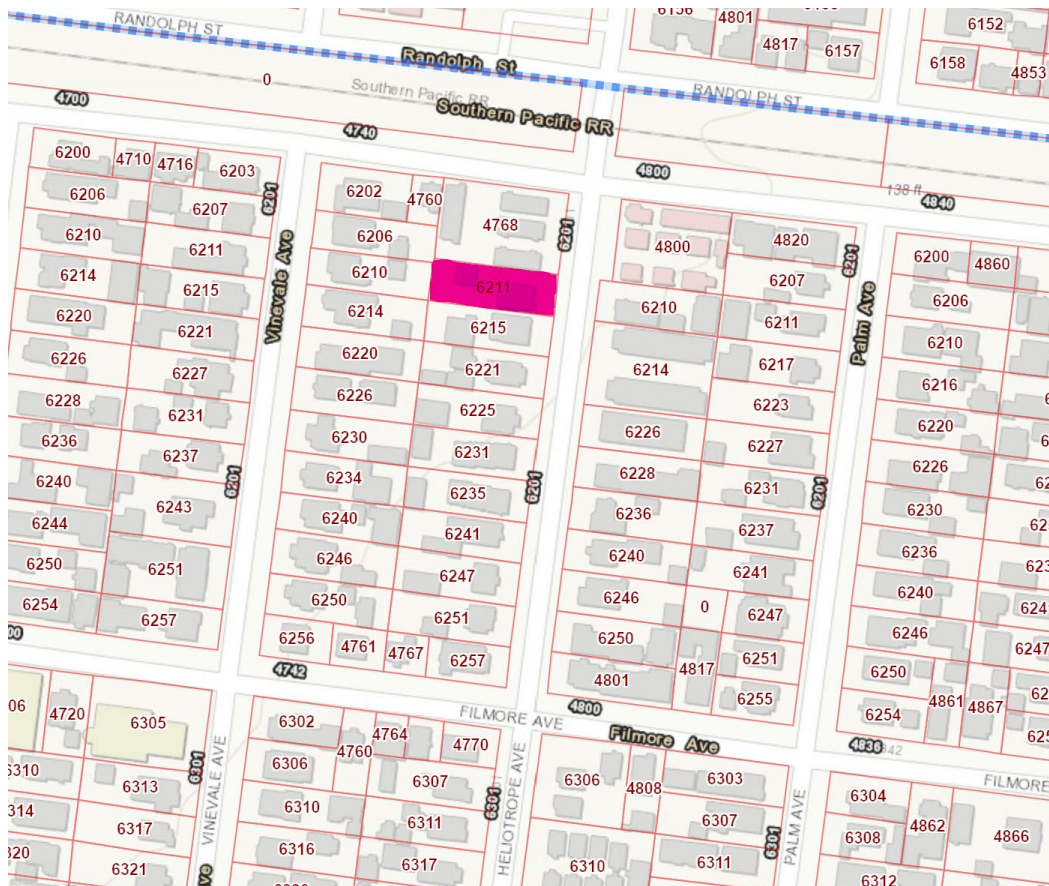


Figure 1. 6211 Heliotrope Avenue

ITEM	DESCRIPTION
ASSESSORS PARCEL NUMBER	6316-016-024
Property Owner	TEHFE, MERVETT SLEIMAN
ZONING	R-3
GENERAL PLAN LAND USE DESIGNATION	Medium Density Residential
SURROUNDING LAND USES AND ZONING	North: High Density Multi-Family Residential; R-3 South: High Density Multi-Family Residential; R-3 East: High Density Multi-Family Residential; R-3 West: High Density Multi-Family Residential; R-3

DISCUSSION / ANALYSIS:

A. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

Table 1 below shows a breakdown of the building square footage. Of the three units being proposed, units "A" and "B" will have one (1) living room; one (1) kitchen; one (1) dining room; one (1) laundry room; three (3) bedrooms; two and a half (2 ½) bathrooms; and an enclosed 400 sq. ft. attached garage. Unit "C" will have the same amenities as Units "A" & "B" except instead of two and a half bathrooms (2 ½), it will contain 3 bathrooms including one (1) ADA compliant bathroom on the first floor.

Table 1. Breakdown of Square Footage

UNIT	1st FLOOR SQUARE FOOTAGE	2nd FLOOR SQUARE FOOTAGE
A	390 Square Foot Living Space 400 Square Foot Garage	843.27 Square Foot Living Space
B	390 Square Foot Living Space 400 Square Foot Garage	845.96 Square Foot Living Space
C	366.7 Square Foot Living Space 400 Square Foot Garage	906.64 Square Foot Living Space
Total	2,346.7 Square Feet	2,595.87 Square Feet

Table 2. Proposed and Required Development Standards

Development Standard	Proposed	Required
Building Height	24 feet	35 feet(or three stories, whichever is less)
Front Setback	15 feet	15 feet
North Side Setback	5 feet	5 feet
South Side Setback	5 feet	5 feet
Rear Setback	17 feet	10 feet
Lot Coverage	35.6%	50%
Lot Width	50 feet ¹	60 feet

Note, Unit C has an ADA accessible bathroom on the first floor; however all of the bedrooms for this unit are located on the second floor.

B. PRIVATE OPEN SPACE

According to Section 17.24.050(H) of the BMC, private open space area for each unit is required as follows:

Private Open Space. A minimum of one hundred fifty (150) square feet of private open space shall be provided for each dwelling unit located on the lot. "Private open space" means open space which is:

1. Located immediately adjacent to, and on the same lot as, the dwelling unit it is designed to serve; and
2. Available for use only by the occupants of the dwelling unit which it is designed to serve; and
3. Easily accessible by the occupants of the dwelling unit which it is designed to serve; and

¹ A 50-foot lot width is allowed in this case, because the parcel was created prior to December 31, 1989 (BMC Section 17.24.050 (B) (1)).

4. Located on the ground level with a minimum of ten (10) feet in its least dimension.

Per the Code, a total of 450 square feet of private open space for the three units is required. The common open space shown at the rear of the units is located on a 2% slope for drainage purposes and is located within the required side yard setback. Therefore, these areas cannot be designated as open space. The plans do show private open space on the north and front sides of the property as follows: 598 square feet for Unit A, 290 square feet for Unit B and 235 square feet for Unit C. These private open spaces will meet the BMC requirements.

C. PARKING REQUIREMENTS

The plans do not meet the City's parking requirements.

Table 3. Parking Requirements

PARKING REQUIREMENTS	
Parking Ratio	(2) parking spaces for each multi-family dwelling unit (3) = 6 enclosed off-street parking spaces (1) guest parking for each 3 dwelling units = (1) guest parking space
Required # of parking spaces	7
Provided # of parking spaces	6 enclosed spaces, 1 ADA compliant van accessible space
Deficient # of parking spaces	(1) guest parking space

Per Section 17.76.020 of the BMC, the off-street parking requirement for multi-family dwellings is two parking spaces for each dwelling unit located within a 20-foot by 20-foot garage, and one guest parking space for each three dwelling units. Based on this parking requirement, the Code requires a total of six (6) enclosed off-street parking spaces plus one (1) guest parking space for the proposed three (3) unit multi-family residential building. The site has a deficiency of one (1) guest parking space, (unless the Planning Commission approves the parking waiver as described in option 1).

Section 17.76.020(18) of the BMC provides "Notwithstanding the foregoing, the off-street parking and loading space requirements for any use for which a conditional use permit is required, shall be set by the granting body as a part of the conditional use permit process." That is the Planning Commission has the authority to waive the parking requirement.

D. SITING, LANDSCAPING AND DESIGN

The project site has a yard width of fifty (50) feet along Heliotrope Avenue with a one hundred fifty (150) foot depth. The proposed project complies with all front yard, side yard, and rear yard setbacks as well as maintaining the proposed height under thirty (35) feet. The property currently has an existing chain link fence that will be removed and replaced with a six (6) foot tall decorative concrete block wall along the side and rear property line and a three foot five inch decorative concrete block wall on the north and south of the front yard. The length of this 3.0' to 3.5' "fence" or "block wall" along the front yard setback is not indicated on the plans (15 feet in the front yard is required). The words "fence" and "block fence" are both used on the site plan and it is not clear what is meant by these terms. The plans need to be corrected to indicate where a "fence" or "block wall" is to be located and the plans also need to include colored elevations of the fences/walls and specify the dimensions and materials to be used.

The Applicant is proposing landscaping in all common open space areas, as well as a three (3) foot high decorative concrete wall to surround all common open space areas on the north side of the building, and in the front yard.

D. COMPATABILITY OF USE

The project is located on an interior lot located near the intersection of Heliotrope Avenue and Randolph Street. On the north, south, east, and west, there are multi-family residentially zoned lots. Accordingly, the proposed multi-family residential use is compatible with the uses in the immediate area.

Figure 2. Aerial Photo

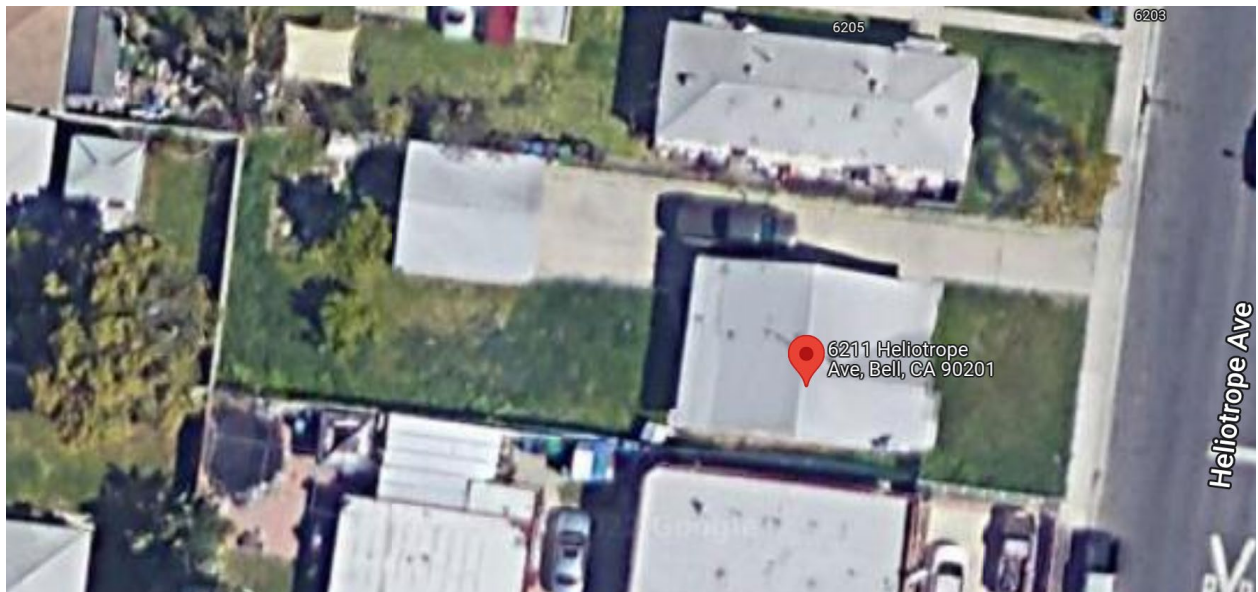


Figure 3. Street View



E. GENERAL PLAN CONSISTENCY

The City's General Plan Land Use Element Designates the subject property for Medium Density Residential use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Housing Element which permits higher density residential development that includes multiple-family developments.

However, the proposed three (3) unit multi-family project cannot be accommodated on the site in terms of the guest parking requirement, unless the Planning Commission approves the parking waiver as described in Section 17.76.020(18) of the BMC (Option 1).

ENVIRONMENTAL REVIEW

Staff has reviewed the Site Plan Review and CUP applications and determined that the proposed project qualifies for a Class 32 Categorical Exemption pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act ("CEQA") Guidelines, Title 14, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 et seq.

SITE PLAN REVIEW & CONDITIONAL USE PERMIT FINDINGS

Staff is seeking direction from the Planning Commission on which option to select of the three options presented above. Depending upon the Planning Commission's direction, staff will return with the appropriate resolution and findings, either with or without substantiation, at the next regularly scheduled Planning Commission meeting in November.

In order to approve the Site Plan Review, the following findings from Section 17.92.040 (C)(3) must be 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.***

In order to approve the Conditional Use Permit, the following findings from Section 17.96.040 must be made:

- A. That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use; and***

B. The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use; and

C. That all buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site; and

D. That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site; and

E. That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the city's general plan. (Ord. 1129, 1997; Ord. 946)

ATTACHMENT(S):

1. Site Plan and Elevations

GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CBC, 2016 EDITION OF THE NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR OR THE OWNER OR HIS DESIGNER.
- ACTUAL FIELD DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION(S) OR CHANGES TO THE PLAN(S).
- SCOPE - ALL LABOR, MATERIALS, AND SERVICE REQUIRED FOR THE COMPLETION OF WORK SHOWN ON THESE DRAWINGS, INCLUDING ANY WORK NOT SPECIFIED BUT REQUIRED TO ACCOMPLISH THE INDICATED WORK.
- CODE - ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES ADOPTED WITH THE LATEST RULES OF NFPA AND OSHA. PARTICULAR ATTENTION SHALL BE PAID TO THE STATE OF CALIFORNIA HANDICAPPED ACCESS REGULATIONS (TITLE 24) & A.D.A. NOTHING IN THESE PLANS OR SPECIFICATION SHALL BE CONSTRUED TO PERMIT WORK NOT ACCORDING TO CODE.
- GUARANTEE - GUARANTEE ALL MATERIAL AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER UNLESS SPECIFIED IN SPECIFICATION.
- EXAMINATION OF THE SITE - BEFORE SUBMITTING HIS/HER BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND COMPARE IT WITH THE PLANS AND NOTES AND TO SATISFY HER/HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. THE CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE CONDITION OF THE EXISTING STRUCTURES AND EQUIPMENT THAT MAY AFFECT THIS WORK. SHE SHALL LIKEWISE DETERMINE WITH THE OWNER UNDER WHAT SECURITY CONDITIONS, OR SPECIAL HOURS OF OPERATION LIMITATIONS, THE WORK SHALL SUBSEQUENTLY BE PERFORMED. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR THE CONTRACTOR'S FAILURE OR NEGLIGENCE TO MAKE SUCH EXAMINATIONS OR DETERMINATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS/HER BID.
- VERIFICATION - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITION OF EXISTING CONSTRUCTION PRIOR TO STARTING CONSTRUCTION AND ORDERING MATERIALS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO NOTIFY PRIOR TO ORDERING OR COMMENCING OF WORK SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR SUCH VERIFICATION.
- CONSTRUCTION SUPERVISION - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND NOTES.
- CONSTRUCTION OBSERVATION - THE ARCHITECT AND ENGINEERS SHALL HAVE ACCESS TO THE WORK AT ALL TIMES FOR THE PURPOSE OF OBSERVING CONSTRUCTION.
- TEMPORARY BRACING - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS ITS COMPLETED FORM.
- SAFETY - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- RECORD DRAWINGS - THE CONTRACTOR SHALL REQUEST A COMPLETE SET OF PRINTS WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THE SET. AT THE END OF THE PROJECT AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO THE OWNER.
- GENERAL CONDITIONS - THE OWNER'S GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION PART A SHALL GOVERN THE WORK OF THE CONTRACTOR AS IF FULLY REPRODUCED HERE. COPIES MAY BE EXAMINED BY THE OFFICE OF THE ARCHITECT. DIMENSIONS - DIMENSION LINES ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS NOTED OTHERWISE. AT EXISTING CONDITIONS, DIMENSIONS ARE TO FACE OF EXISTING WALL (F.O.X.W.), WHETHER IT BE CONCRETE OR GYPSUM CONSTRUCTION.
- REPAIR - THE CONTRACTOR SHALL REPAIR AND OR REPAINT ALL AREAS DAMAGED BY DEMOLITION OR CONSTRUCTION AND SHALL FINISH TO MATCH ADJOINING SURFACES.
- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL, UNDISTURBED SOIL AND IN THE EVEN AN EXCAVATION REVEALS UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT MIN. 2% SLOPE.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- SMOKE DETECTORS SHALL BE CONNECTED TO A 120V CIRCUIT.
- PROVIDE LOW CONSUMPTION WATER CLOSET WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- EXTERIOR WALLS AND OPENINGS FIRE HAZARD NOTES:
 - EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED.
 - EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING
 - NON-COMBUSTIBLE CONSTRUCTION OR
 - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/4-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK OR
 - MINIMUM 20-MIN RATED OR
 - MEET SFM 12-7A-1
 - WHEN ANY PORTION OF AN ATTACHED OR DETACHED ACCESSORY STRUCTURE (CARPORTS, DECKS, PATIOS, DECKING, SURFACES, STAIRS, LANDINGS, BALCONIES, PORCHES,...) IS WITHIN 10-FT. OF THE PRIMARY STRUCTURE, THE ENTIRE STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE CONSTRUCTION AND
 - IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 PARTS A AND B OR
 - HEAVY TIMBER CONSTRUCTION OR
 - EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION
 - SHALL BE FINISHED TO 70" ABOVE DRAIN INLET OF APPROVED MOISTURE RESISTANT MATERIALS. [CBC 807.1.3]
 - GLASS ENCLOSURE DOORS AND PANELS SHALL BE TEMPERED OR APPROVED PLASTIC. [CBC 2406.4]
- A MINIMUM 12" x 12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. [CBC 405.2]
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (PC 402.2)
- ALL SHOWERS & TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE. (PC 418)
- ALL NEW, REPLACEMENT & EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 508.2)
- DRAINAGE:
 - PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
 - OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.

SECURITY REQUIREMENTS

- DOORS AT EXTERIOR OF BUILDINGS AND INTERIOR DOORS AT CORRIDORS AND GARAGES:
 - SWINGING WOODEN DOORS SHALL BE:
 - OPENABLE FROM THE INSIDE WITHOUT USE OF KEY
 - SOLID CORE MINIMUM 1-3/4" THICK OR COVERED ON THE INSIDE WITH 16-GAUGE SHEET METAL FASTENED BY SCREWS AT MAXIMUM 6" ON CENTER
 - SINGLE SWINGING DOORS, THE ABOVE LEAF ON A PAIR OF DOORS, THE BOTTOM, AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE DEAD BOLT AND A DEAD LOCKING LATCH:
 - THE DEAD BOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR BY AN INDIVIDUAL LOCK
 - LOCK(S) SHALL BE OPERATED FROM THE INTERIOR SIDE BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - DEAD BOLTS
 - SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT MATERIALS
 - STRAIGHT DEAD BOLT SHALL HAVE A MINIMUM 1" THROW WITH AT LEAST 5/8" EMBEDMENT INTO HOLDING DEVICE RECEIVING PROJECTED BOLT
 - HOOD SPACE OR EXPANDING LUG DEAD BOLT SHALL HAVE MINIMUM 3/4" THROW
 - ALL DEAD BOLTS OR LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED A MINIMUM OF 1/2"
 - DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBIT. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES ACCESSIBLE FROM THE OUTSIDE.
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS INSTALLED IN HOLLOW METAL DOORS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND SHALL BE SO INSTALLED THAT, WHEN SUBJECTED TO TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
- OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE, METAL SLIDE, BAR, BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OF OPERATION
- WINDOWS:
 - GLAZING WITHIN 40 INCHES OF A REQUIRED LOCKING DEVICE ON A DOOR WHEN IN THE CLOSED AND LOCKED POSITION SHALL BE FULLY TEMPERED GLASS, APPROVED BURGULARY RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS, OR GRILLES IN AN APPROVED MANNER.
 - SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECTED TO THE TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
 - OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES WHICH RENDER THE BUILDING AS SECURE AS THE DEVICES REQUIRED FOR OTHER OPENINGS. IN GROUP B, H, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE SLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE.
 - LOUVERED WINDOWS, EXCEPT THOSE ABOVE THE FIRST STORY IN GROUP R OCCUPANCIES WHICH CANNOT BE REACHED WITHOUT A LADDER, SHALL BE OF MATERIAL OR GUARDED AS SPECIFIED FOR OTHER OPENINGS AND INDIVIDUAL PANES SHALL BE SECURELY FASTENED BY MECHANICAL FASTENERS REQUIRING A TOOL FOR REMOVAL AND NOT ACCESSIBLE FROM THE OUTSIDE WHEN THE WINDOW IS IN THE CLOSED POSITION.

BMP'S FOR CONSTRUCTION

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN AN PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING, AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM BY RAIN OR OTHER MEANS.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

M/E/P NOTES

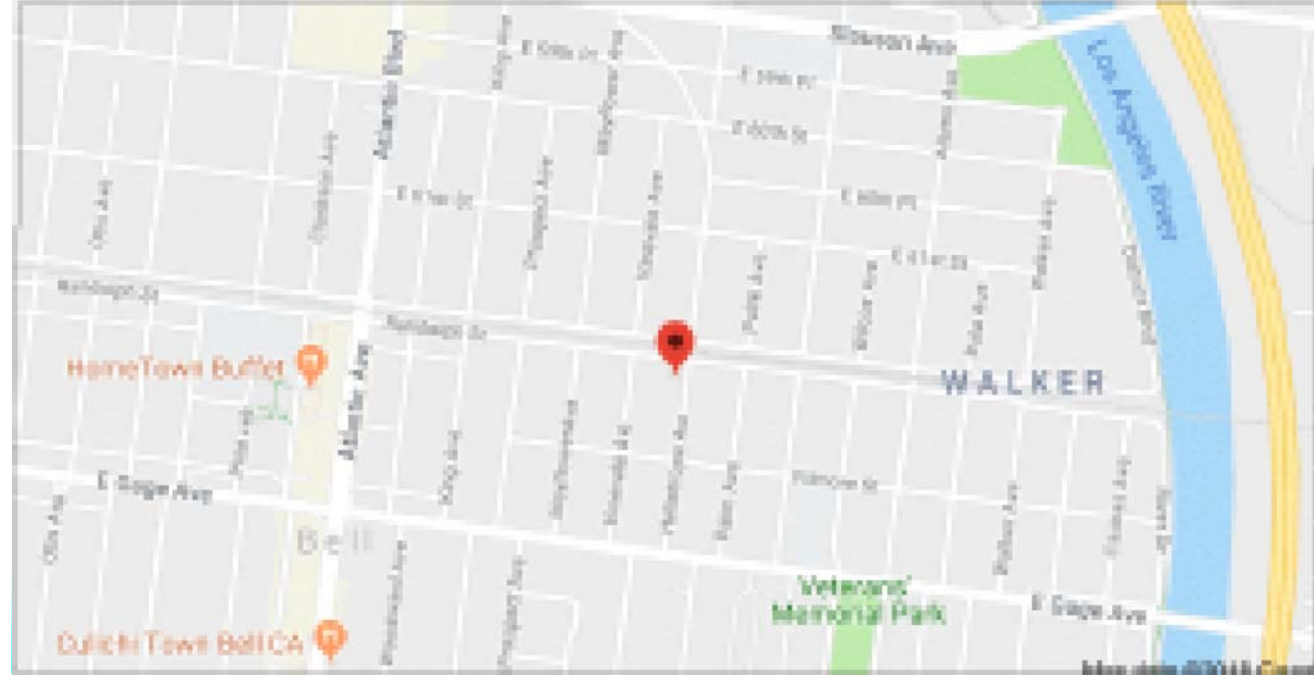
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). [CEC 210.12(B)]

CMA - CARBON MONOXIDE ALARM COMPANY: BRK BRANDS, INC.
3901 W. LIBERTY STREET ROAD, AURORA, IL 60504-8122
CONTACT: MARK DIPPNER
PHONE: (630) 851.7330 EXT: 1422
FAX: (630) 851.9309
DATE ISSUED 12.09.2010 LISTING EXPIRES: 06.30.2011
DESCRIPTION: MODELS "FIRST ALERT" CO500 AND CO511 SINGLE / MULTIPLE STATION, BATTERY OPERATED, CARBON MONOXIDE ALARMS.
NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED & HARD-WIRED WITH BATTERY BACKUP

R.F.A CALCULATIONS

DESCRIPTION	PROPOSED AREAS			TOTAL
	(N) UNIT A	(N) UNIT B	(N) UNIT C	
LIVING SPACE	1,233.27	1,235.96	1,273.34	3,742.57 SF
GARAGE	400	400	400	1,200 SF
BMO	TOTAL	1,711.92	1,711.92	1,631.92
	EXEMPT			4,942.57 SF

VICINITY MAP



ASSESSOR MAP



SCOPE OF WORK

- PROPOSED 3 ATTACHED MULTI FAMILY UNITS FOR RENT:

1 UNIT (A)	1,633.27 SQFT
1 UNIT (B)	1,635.96 SQFT
1 UNIT (C)	1,673.34 SQFT
- 3 TWO CAR GARAGE	400 sq. ft. EACH
- ALL LANDSCAPING PLANT ARE LIVE LANDSCAPE.	

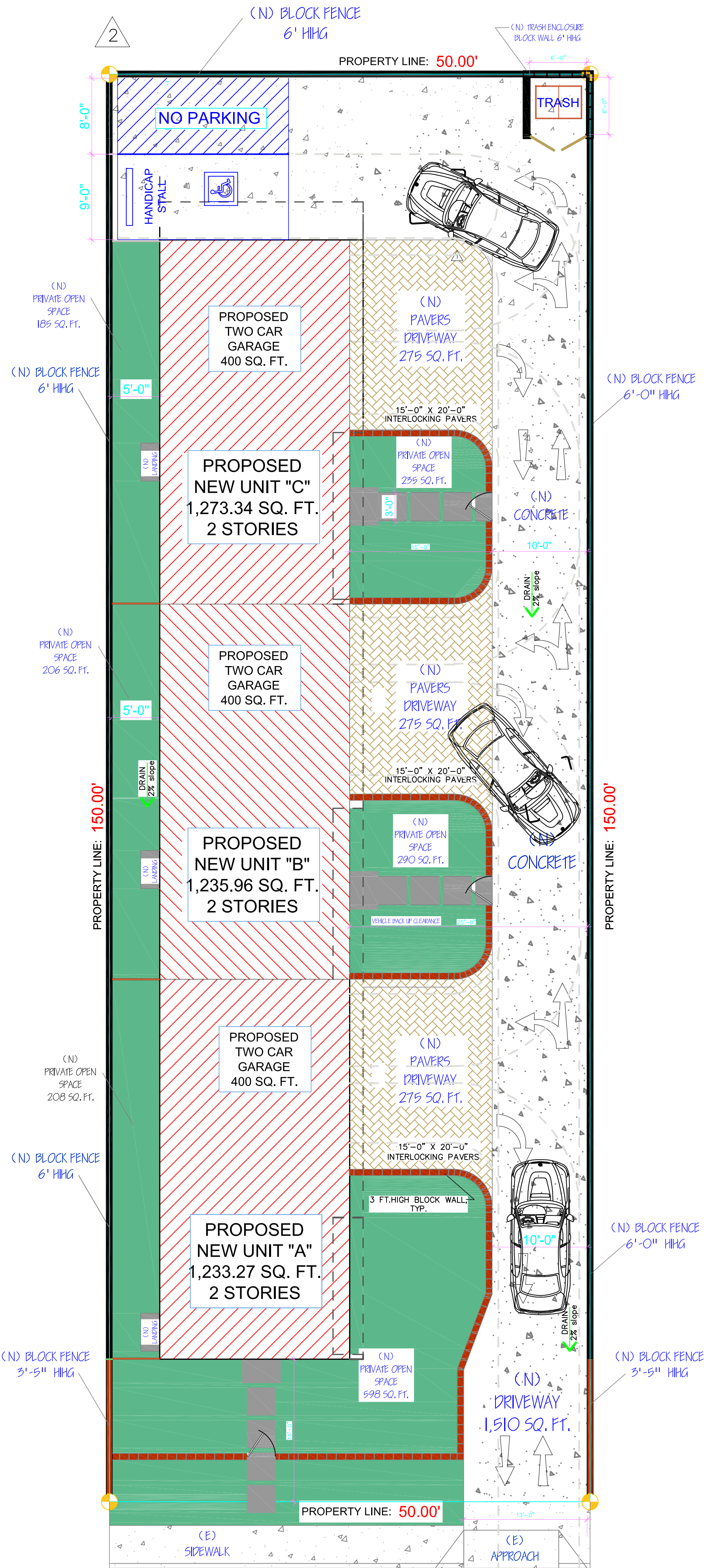
LEGAL DESCRIPTION

APN	6316-016-024
(E)PROPERTY TYPE	Single Family Residential
TRACT NUMBER	3766
YEAR BUILT	1924/1924
LOT AREA	7,500 SF
(E) S.F.R.	836 SF
ZONING	R-3
(E)BEDROOMS/BATHROOMS	2/1
UNIT	1
2ND STORY OF THE STRUCTURE MEETS THE FRONT, SIDES AND REAR SETBACK REQUIREMENTS :	
FRONT (EAST)	15.0 FEET.
NORTH SIDE	25.0 FEET
SOUTH SIDE	5.0 FEET
REAR (WEST)	17.5 FEET
PROPOSED 1ST FLOOR SQUARE FOOTAGE	2,346.7 SF
PROPOSED 2ND FLOOR SQUARE FOOTAGE	2,595.87 SF
LOT SQUARE FOOTAGE:	7,500 SF
LOT COVERAGE (LESS THAN 50%):	2,667 SF

SHEET INDEX

ARCHITECTURAL

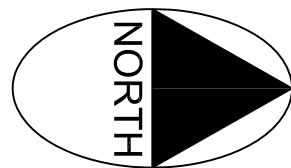
A-1:	PROPOSED DEMOLITION PLAN/ NOTES
A-2:	PROPOSED SITE PLAN/ NOTES
A-3:	PROPOSED 1st. FLOOR PLAN
A-4:	PROPOSED 2nd. FLOOR PLAN
A-5:	PROPOSED ROOF PLAN
A-6:	PROPOSED NORTH & WEST ELEVATIONS
A-7:	PROPOSED SOUTH & EAST ELEVATIONS



6211 HELIOTROPE AVE.

(N) SITE PLAN

SCALE: 1/8"=1'-00"



REVISIONS

#	DATE	SUMMARY
1	03/15/2021	
2	03/06/2022	
3	05/15/2022	
4	07/01/2022	

DESCRIPTION:

PROPOSED NEW 3 UNIT 3,545 sq. ft.
PROPOSED 3 TWO CAR GARAGE
400 sq. ft. EACH.

OWNER: MRS. MERVETT SULEIMAN TEHFE
PHONE: 714-653-8066
6211 HELIOTROPE AVE.
BELL, CA. 90201

RY'S PLANNING & DESIGN

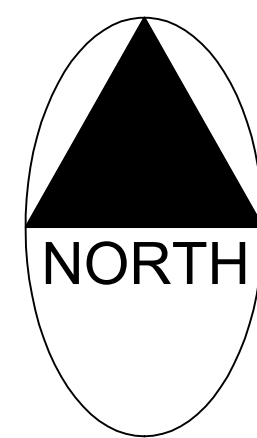
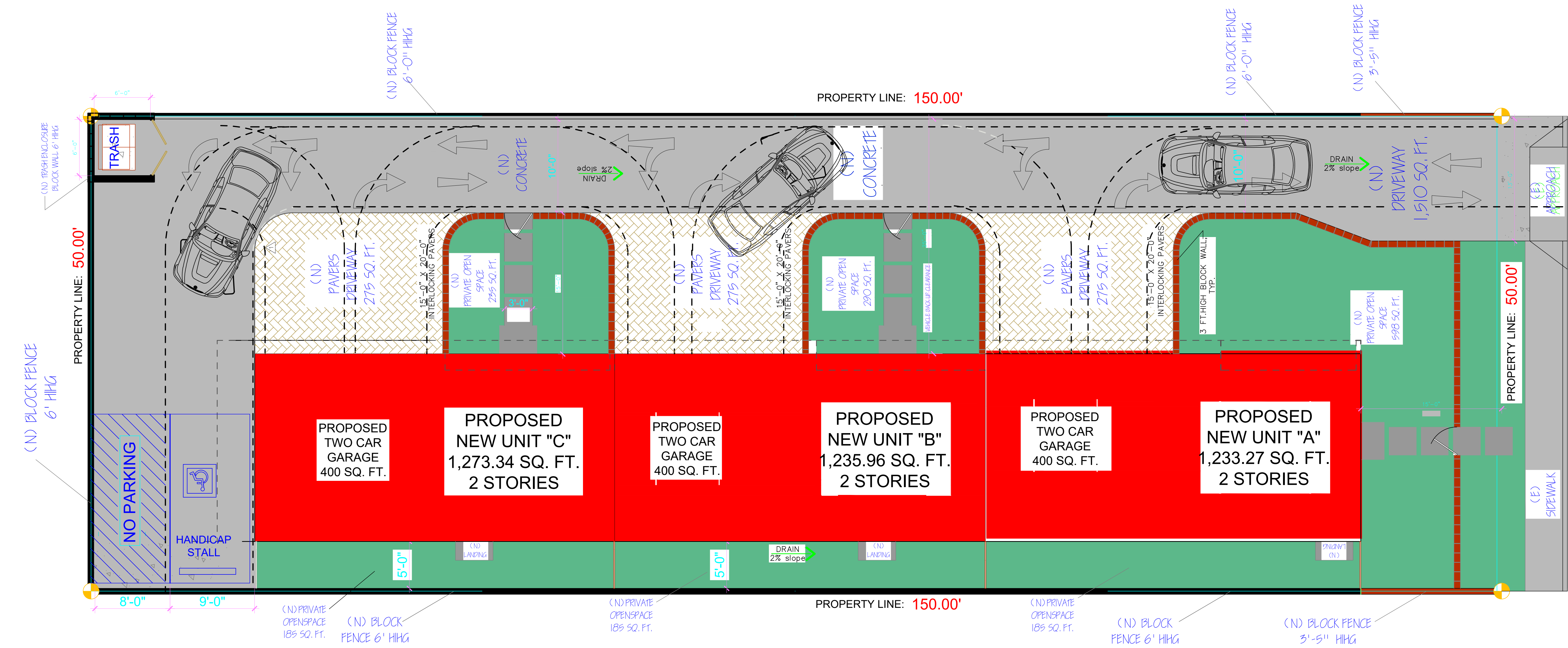
2714 FREE LANE, MAINTSANTA ANA, CALIFORNIA
TEL (562)569-4786

DRAWN BY: R.S. DATE: 08-22-2022

CHECKED BY: R.S. PROJECT : 014-2020

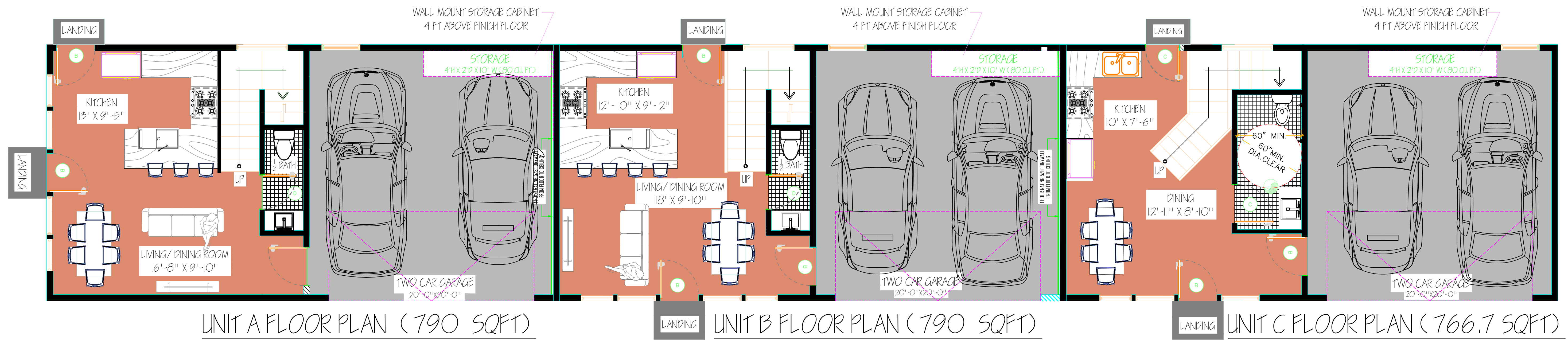
SHEET NO.

A-2

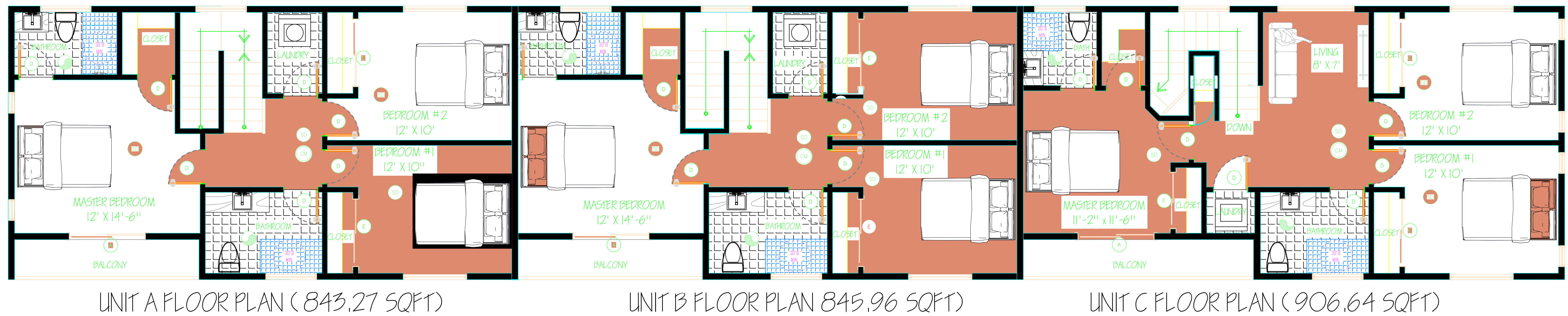


6211 HELIOTROPE AVE.

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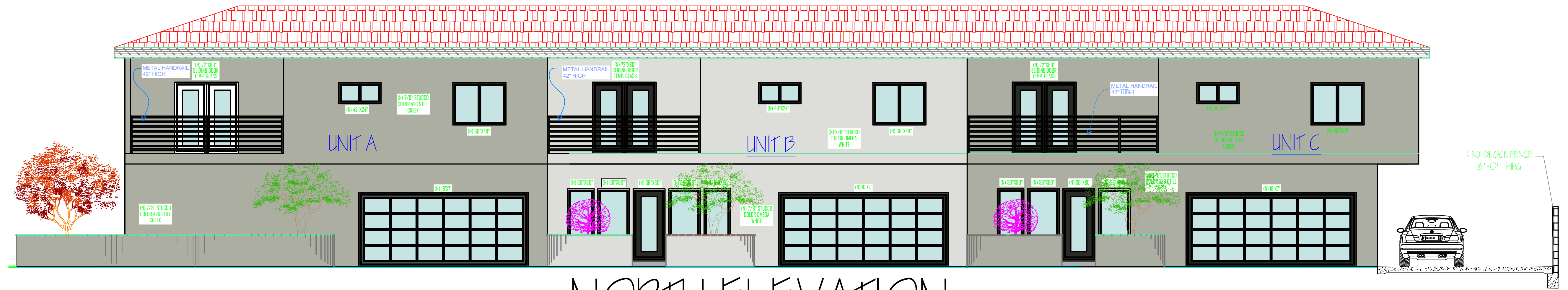


FIRST FLOOR PLAN

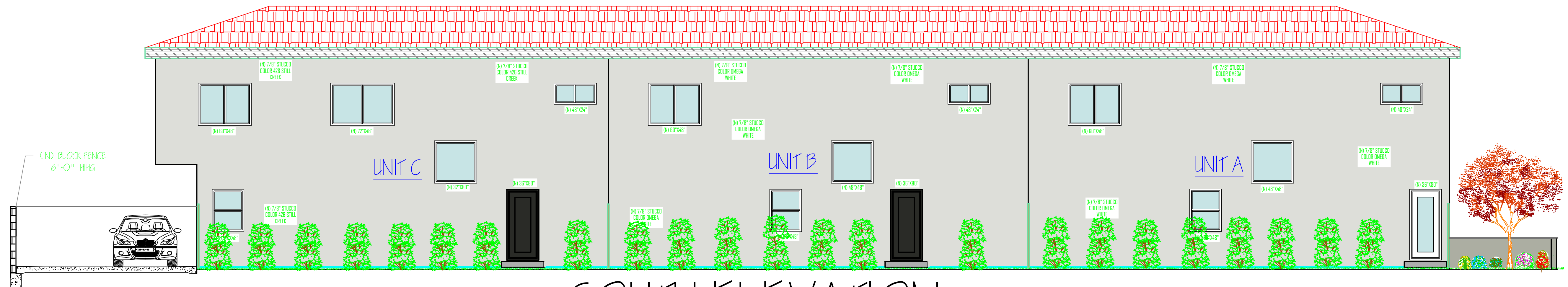


SECOND FLOOR PLAN

6211 HELIOTROPE AVE



NORTH ELEVATION

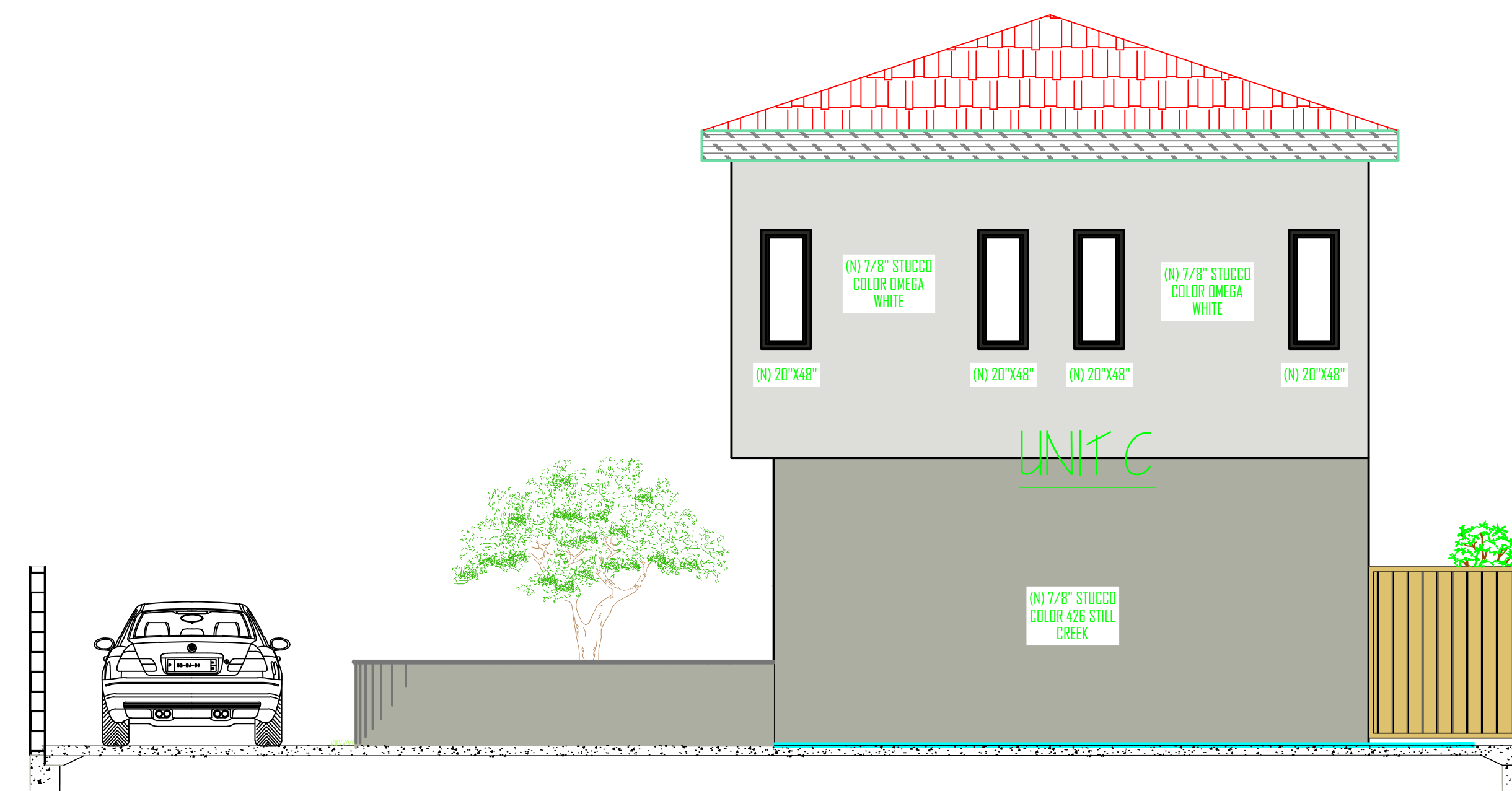


SOUTH ELEVATION

6211 HELIOTROPE AVE



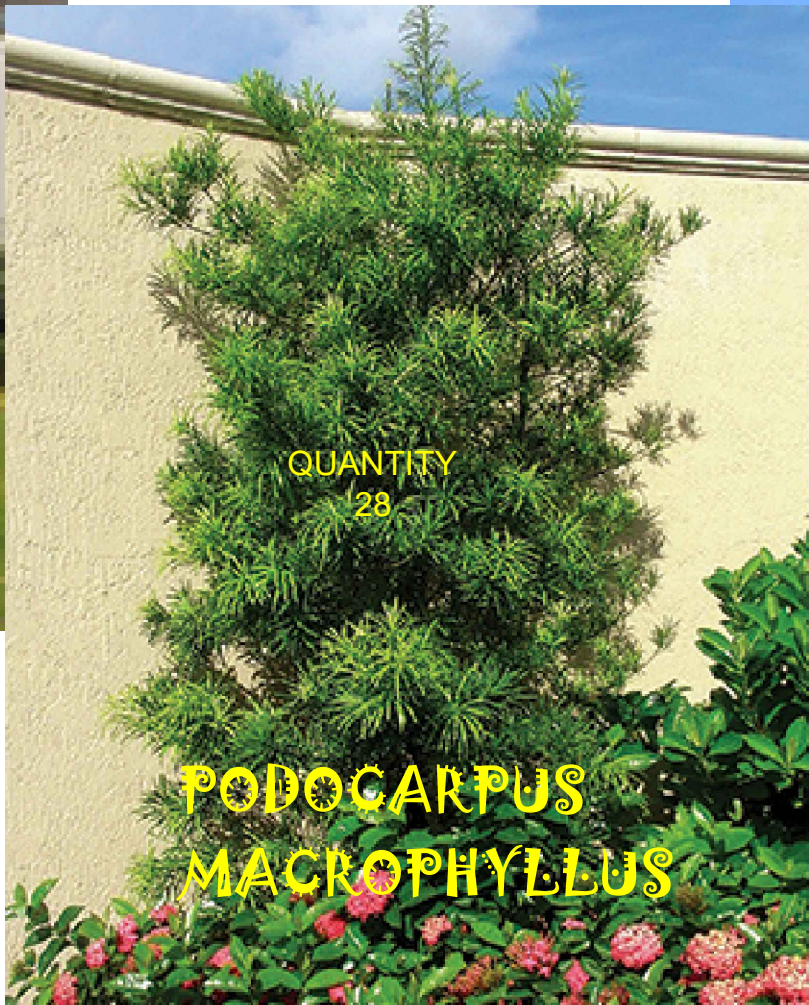
EAST ELEVATION



WEST ELEVATION

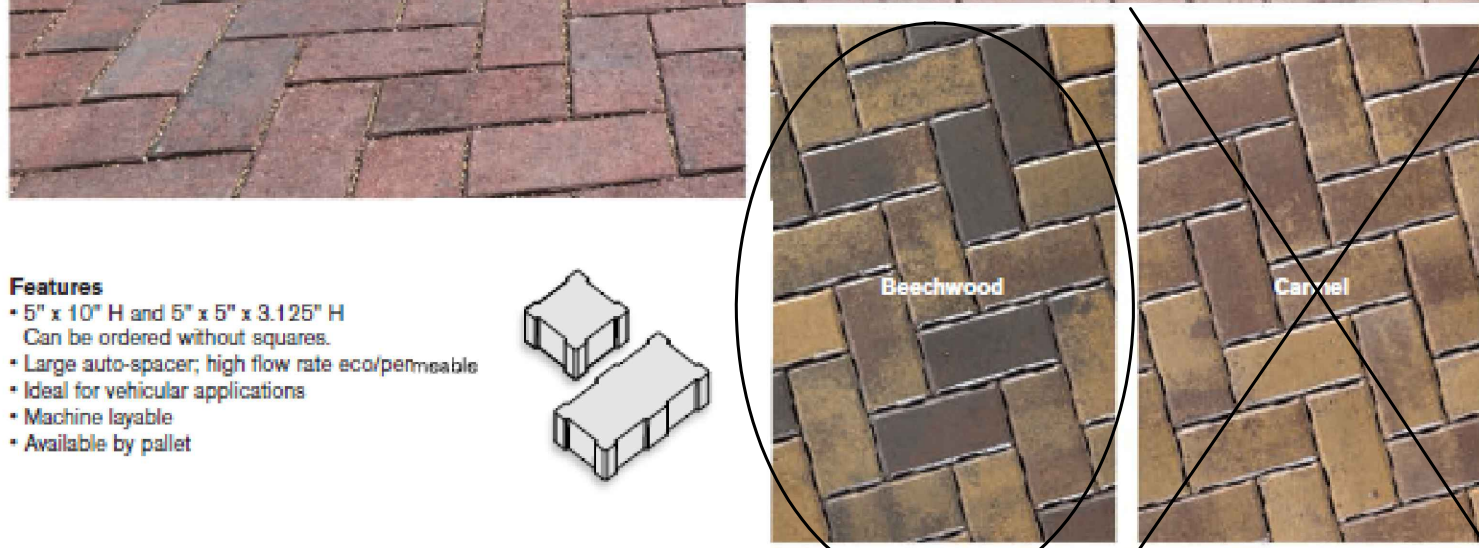
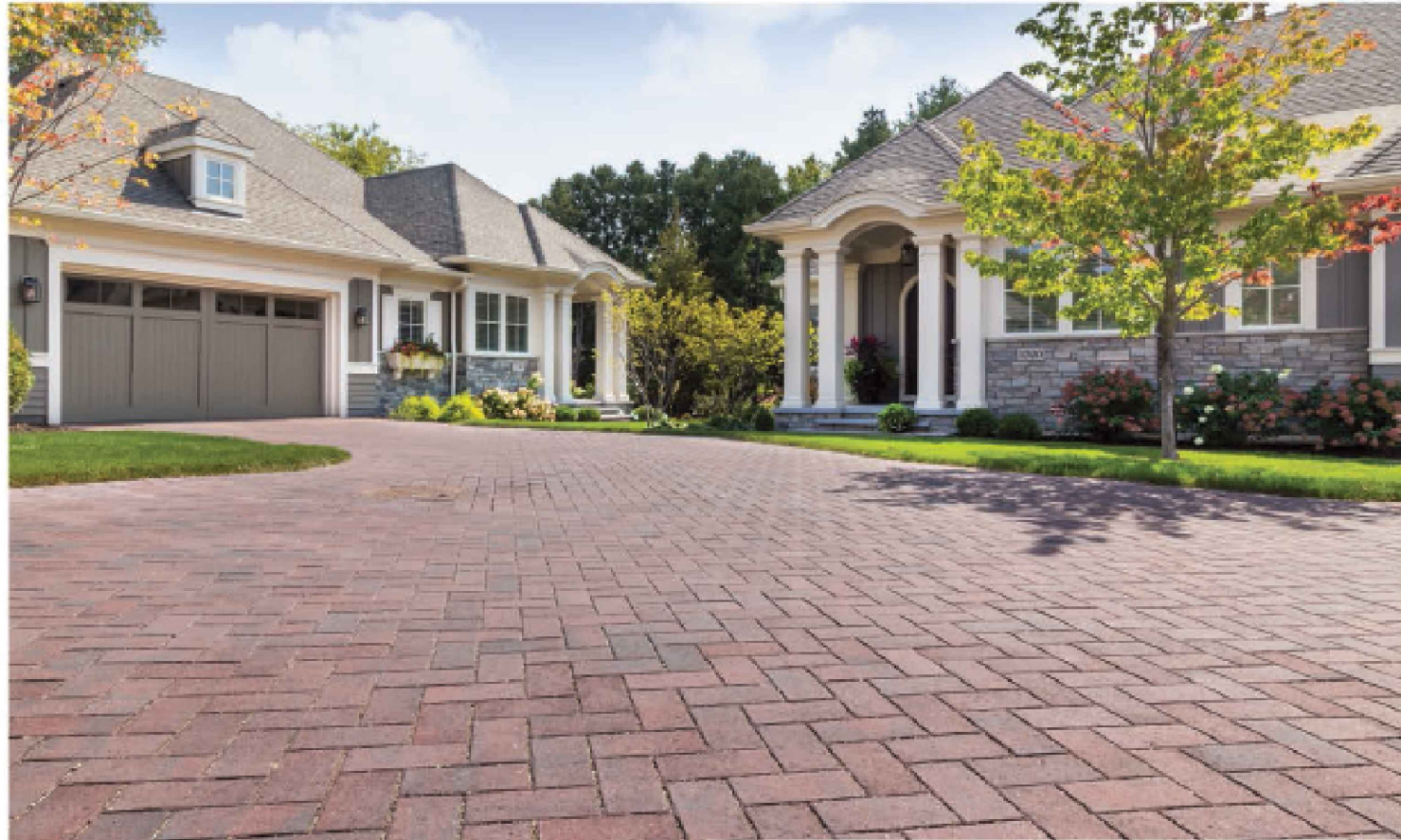
6211 HELIOTROPE AVE

LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLANT FORM
	LARGESTROMEA INDICA RUBRA	CRAPE MYRTLE	24" BOX	TREE
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA	24" BOX	TREE
	CERCIS OCCIDENTALIS	RED BUD	24" BOX	TREE
	PODOCARPUS MACROPHYLLUS 'MAKI'	FERN PINE	15 GAL.	LARGE SHRUB
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	LARGE SHRUB
	RAPHIOLEPIS 'MAJESTIC BEAUTY'	N/A	15 GAL.	LARGE SHRUB
	ROSA CORBIN	ICEBERG ROSE	5 GAL.	MEDIUM SHRUB
	PHORMIUM TENAX 'JACK SPRATT'	FLAX	5 GAL.	MEDIUM SHRUB
	AGAPATHUS 'PETER PAN'	LILLY OF THE NILE	5 GAL.	MEDIUM SHRUB
	SALVIA OFFICINALIS	COMMON SAGE	5 GAL.	MEDIUM SHRUB
	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	JAPANESE PITTOSPORUM	1 GAL.	SMALL SHRUB
	LOROPETALUM CHINENSIS	CHINESE FRINGE FLOWER	1 GAL.	SMALL SHRUB
	INTERLOCK PAVERS	N/A	N/A	N/A
	MEDALLION TALL FESCUE	GRASS	N/A	SOD
	CONCRETE PAVEMENT	N/A	N/A	N/A
	CMU WALL FENCE	N/A	3 FEET HIGH	N/A



holland eco 8cm permeable paver

interlock



- Features**
- 5" x 10" H and 5" x 5" x 3.125" H
 - Can be ordered without squares.
 - Large auto-spacer, high flow rate eco/permeable
 - Ideal for vehicular applications
 - Machine layable
 - Available by pallet

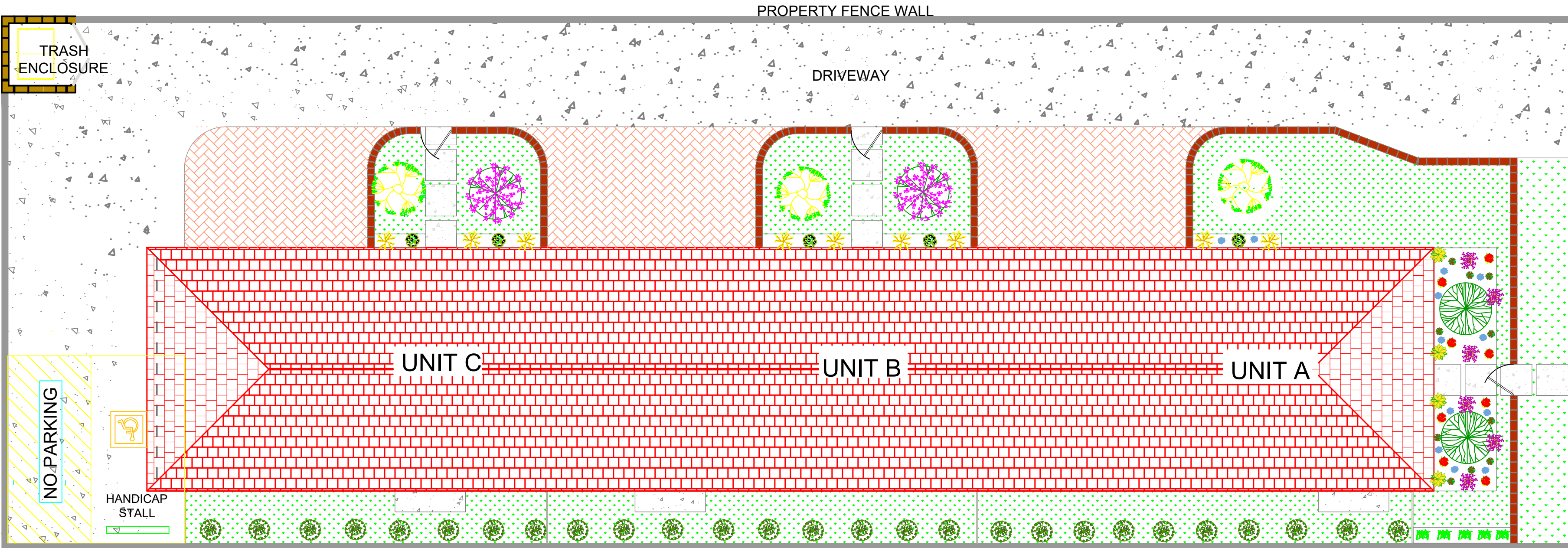
Size	Face Area	Weight	Units/Layer	Layers	Units/Pallet	Pallet Weight
4.875 x 9.75 x 3.125" H	0.34 sq. ft.	13 lbs.	28 (10.6 sq. ft.)	8	224 (84.7 sq. ft.)	3,050 lbs.
4.875 x 4.875 x 3.125" H	0.17 sq. ft.	6.54 lbs.	7			

Dimensions shown are nominal. Pallet square footage is accurate, layers and bands square footages have been rounded to nearest whole number.

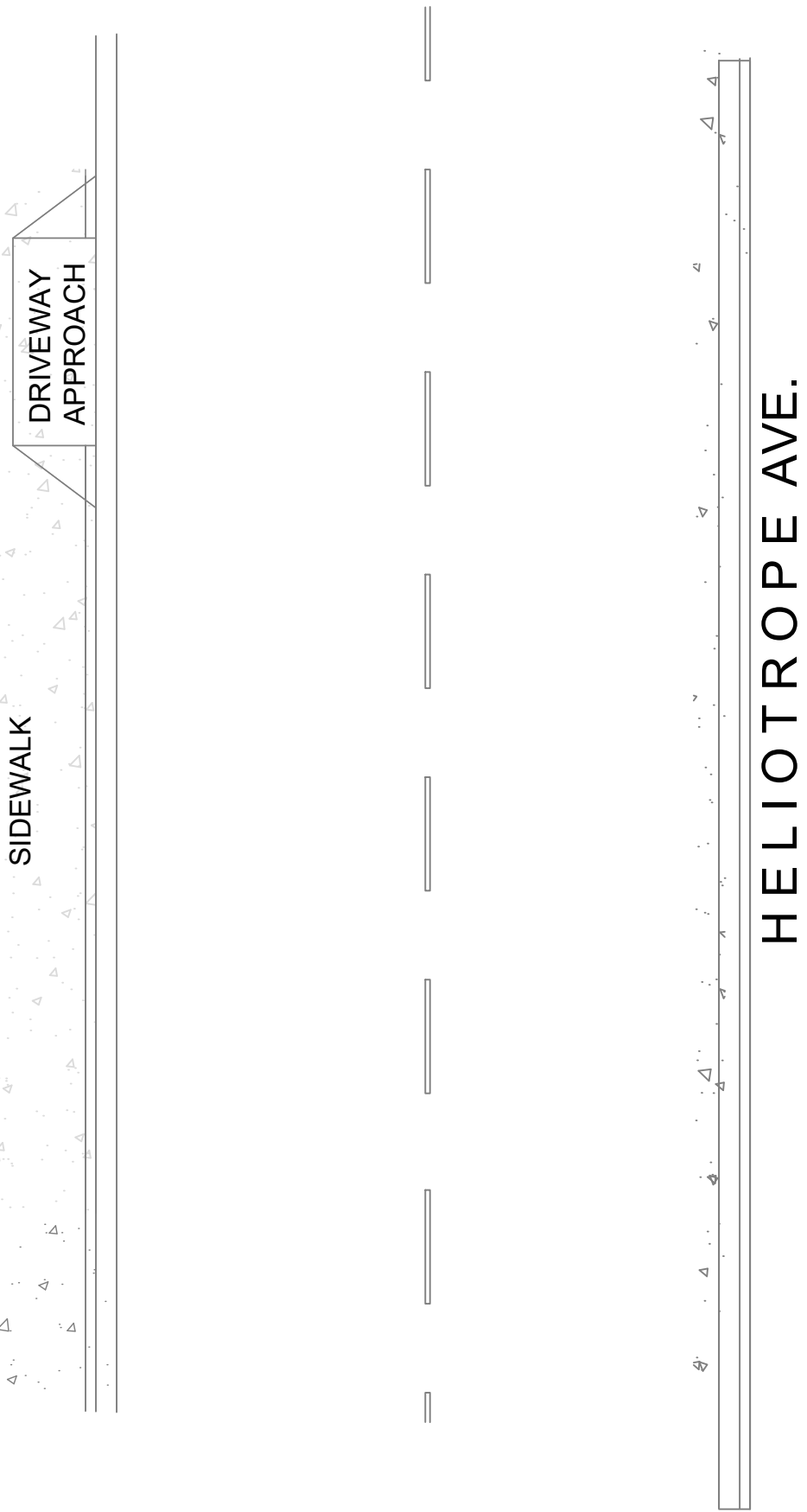


Manufactured by:
7200 N. Broadway, Rochester, MN 55908
Phone: 507-269-8850 • Fax: 507-535-1497
www.rochesterconcrete.com

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6211 HELIOTROPE AVE., BELL, CALIFORNIA



**City of Bell
Planning Commission**

DATE: October 5, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Jason Garcia, Assistant Planner

SUBJECT: Review of Proposed Sign at 6801 Atlantic Avenue

SUBJECT: Sign Permit No. 2022-32, installation of a temporary mural located on the Northeast wall facing the intersection of Atlantic Avenue and Bell Avenue.

RECOMMENDATION:

It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-06PC titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
BELL APPROVING SIGN PERMIT NO. 2022-32, A REQUEST FOR A
TEMPORARY MURAL IN THE C-3 ZONE LOCATED AT 6801 ATLANTIC
AVENUE**

PROPOSAL:

The City Council approved this temporary mural on September 28th, 2022, and also directed staff to take this proposal to the Planning Commission for their recommendation. Consideration of Sign Permit No. 2022-32, to allow a temporary mural with an image of a Hispanic female soccer player wearing a Mexico jersey holding a soccer ball. The painting also includes a depiction of the Feathered Serpent (Quetzalcoatl) as a representation of the Hispanic culture. (refer to Sign Plan, Attachment 2).

DISCUSSION:

Per the Bell Municipal Code Chapter 17.84.050, Subsection 4(a-c), the Planning Commission may approve a sign made of non-traditional materials or design elements based on the following findings:

- a. The proposed sign is consistent with the policies and goals of the City of Bell General Plan;*

The proposed mural is consistent the following goals and policies of the City of Bell General Plan:

Land Use and Sustainability Element Policy 4. "...The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility."

Land Use and Sustainability Element Policy 5. “The City of Bell shall encourage a high level of quality in construction and site design features.”

- b. The colors, placement, size, and overall design of the sign are consistent with the architecture of the building or structure on which the sign is to be placed;*

The mural compliments the existing building color as the light color of the wall and green colors of the mural work together to produce a vibrant art piece. The size of the mural is only a fraction of the large blank walls surrounding the existing building along Atlantic avenue and Bell avenue.

- c. The proposed sign will not adversely affect traffic, health, and safety of the general public.*

The proposed signage will not adversely affect traffic, health, or safety. It is art piece with no moving parts or distracting features. The mural can be seen from vehicles traveling down Atlantic Avenue and from vehicles at the traffic stop at the intersection of Atlantic and Bell Avenue.

Therefore, staff recommends the Planning Commission review Sign Permit No. 2022-32 and approve the proposed graphic.

ATTACHMENTS:

1. Sign Permit Application
2. Sign Plan
3. Resolution 2022-06PC

Case No: Sign Permit No. 2022-23

Acct: 4315 \$148



Sign and Temporary Sign Permit Application

City of Bell - Community Development Department - Planning Division

A Project Information

6001 S ATLANTIC AVE, Bell, CA 91732 Northgate Gonzalez Market
Property Address Business Name

September 23rd - December 31st 2022
For temporary signage, list the dates the temporary signs will be installed

Please list all existing and proposed signs for the business in the table below.

New	Existing	Type of Sign (e.g. wall, monument, etc.)	Size (Square Footage)
✓		mural on SIDE OF Store	
Total Square Footage of Signs for Business			

B Applicant Information

Teresa Gonzalez Anaya
Name

Northgate Gonzalez Markets
Business Name

[Redacted]
Mailing Address

[Redacted] [Redacted] [Redacted]
City State Zip

[Redacted] [Redacted]
Phone Fax

[Redacted]
Email

I declare under the penalty of perjury that to the best of my knowledge that the information provided on this application is true and correct.

[Redacted] 9.15.2022
Applicant's Signature Date

Site Plan

Indicate the location of all proposed temporary signs. Include the building, business location, streets, and north arrow.

Diagram of Temporary Sign

Indicate the length, width, and copy of the proposed banner.

SEE ATTACHED

Certification of Applicant

With my signature below I hereby acknowledge and certify the following:

- All information on this application is true and correct.
- The property owner or authorized agent has reviewed and approved the proposed temporary sign(s)
- I have received and will comply with all of the City of Bell Municipal Code requirements regarding temporary signs.
- Failure to comply with the Municipal Code requirements or the removal the temporary signs at the end of the display period may result in the issuance of an administrative citation and/or other legal action being taken the City.

Applicant's Signature: _____

Date: 9.15.2022



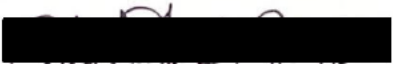
"At Risk" Plan Check Acknowledgement

By executing this At-Risk Plan Check Acknowledgement, I formally indicate my knowledge and acceptance of the risks associated with the initiation of an early plan check review by the City of Bell Building Division of the project construction drawings for my proposed construction project involving the property located at: 6801 S. ATLANTIC AVE, BELL, CA 91732
Bell, CA.

By executing this At-Risk Plan Check Acknowledgement, I formally indicate my knowledge and acceptance of the fact that I may incur both extra cost and effort associated as a result of requesting commencement of the plan check review process prior to securing the requisite approval from the Planning Division for my project.

By executing this At-Risk Plan Check Acknowledgement, I am also indicating my knowledge and acceptance of the fact that plan check fees will not be refunded if the necessary Planning Division approvals for this project are not granted.

ACKNOWLEDGEMENT:


Applicant's/Owner's Signature

9/15/2022
Date

Teresa Gonzalez Anaya
Printed Name

Planning Case/Entitlement File Number

Authorization by Planner

Date

City of Bell- Community Development Department - Planning Division

6330 Pine Avenue , Bell, CA 90201 - Phone (323) 588-6211

Ver: 3.19.2020



City of Bell Hold Harmless Certificate

The undersigned shall save, keep, hold, and represent the City of Bell, its officers and agents harmless from all damages, costs or expenses in law, equity, and any liability that may at any time arise or be set up because of damages to property, or of personal injury received by reason of or in the course of performing work which may arise from or be a result of the involvement of the undersigned in the following project:

Address of project: 4801 S. ATLANTIC Blvd

Bell, California 90201

Furthermore, the undersigned hereby certifies that he/she will be responsible for all conditions of approval in conjunction with the aforementioned project.

Executed at: Anaheim, California

Dated: September 15, 2022

Print Name: Teresa Gonzalez Anaya

Address: [REDACTED]

[REDACTED], State: [REDACTED], Zip: [REDACTED]

Signature: [REDACTED]

Mural Design at Northgate Gonzalez Market

at 6801 Atlantic Ave, Bell

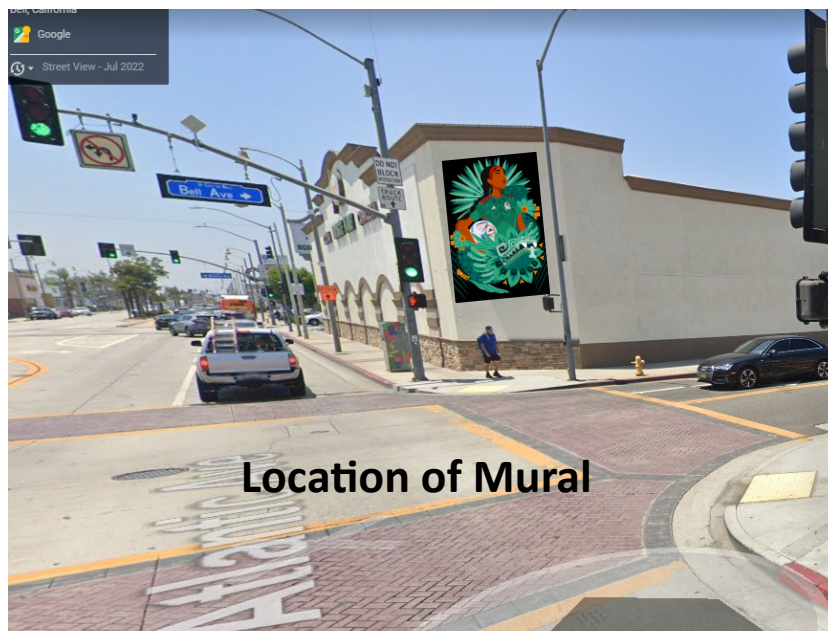


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RESOLUTION 2022-06PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SIGN PERMIT NO. 2022-32, A REQUEST FOR A TEMPORARY MURAL IN THE C-3 ZONE LOCATED AT 6801 ATLANTIC AVENUE

WHEREAS, on September 20, 2022, Teresa Gonzalez Anaya ("Applicant") filed an application requesting the approval of Sign Permit No. 2022-32 ("Application"); and

WHEREAS, on September 28, 2022, the Bell City Council approved the concept of the temporary mural and directed staff to take this request to the Planning Commission for their recommendation; and

WHEREAS, the Applicant is requesting to install a temporary mural at 6801 Atlantic Avenue, in the C-3 zone, and in accordance with Chapter 17.84 of the Bell Municipal Code ("BMC"); and

WHEREAS, the City reviewed the project's environmental impacts 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") and deemed the project to be exempt pursuant to section 15301 (Class 1 Existing Facilities) of the CEQA Guidelines (Title 4, Chapter 3 of the California Code of Regulations); and

WHEREAS, on October 5, 2022, the Planning Commission heard a presentation from City staff and reviewed the sign permit request per Section 17.84.070 (B) of the BMC , 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 October 5, 2022 meeting including, without limitation, the staff report submitted by the Planning Division.

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 meeting conducted with regard to the Application, including a written staff report, verbal testimony, and a sign permit application the Planning Commission hereby specifically finds as follows:

The City's General Plan Land Use Element designates the subject property for Commercial Use. The proposed mural will be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element. *The proposed mural is consistent the following policies of the City of Bell*

General Plan:

Land Use and Sustainability Element Policy 4. "... The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility."

Land Use and Sustainability Element Policy 5. "The City of Bell shall encourage a high level of quality in construction and site design features."

- A. The project is a temporary mural for a permitted commercial business which is consistent with and allowed in the C-3 zone. The project is compliant with all code standards.

As conditioned, the sign will enhance the business through its simple design and integrate harmoniously with the neighborhood. The proposed graphics are consistent with the architecture of the building as they will be placed on the existing walls. The temporary mural colors, size, and placement will serve as a form of cultural presence for the Hispanic community represented through the aesthetic design elements and features.

- B. As conditioned, the sign will be aesthetically compatible with the neighboring commercial and residential uses and will improve the community appearance by preventing extremes of dissimilarity or monotony.

The sign will be proportionate to the building and will improve the overall aesthetics of the area, therefore, upgrading the properties in the immediate neighborhood and surrounding areas with an accompanying betterment of conditions affecting the public health, safety, comfort, and welfare. The location of the proposed graphic design does not adversely *affect* traffic as it can only be seen along Atlantic avenue and at the intersection of Atlantic avenue and Bell avenue. The proposed mural does not adversely affect health and safety as it is being used as a form of cultural appreciation to a predominately Hispanic community.

SECTION 3. The City, as the Lead Agency, determined that the proposed CUP 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 mural will be installed on an existing facility/building. The project does not involve any expansion of use or expansion/additions to the existing building or site. Therefore, the proposed project is categorically exempt from the CEQA, pursuant to Section 15301 (Class 1 Existing Facilities), of 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 Sign Permit No. 2022-32.

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 5th day of October 2022.

Luis Mesa, Chair

ATTEST:

Angela Bustamante, City Clerk

APPROVED AS TO FORM:

Christy Marie Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that Resolution No. 2022-06 PC is the original resolution adopted by the Bell Planning Commission at a special meeting held on the 5th day of October, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angela Bustamante, City Clerk