AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, December 7, 2022 at 7:00 p.m.

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF AB 361 WHICH ALLOWS FOR THE CITY COMMISSIONS AND/OR CITY STAFF TO PARTICIPATE VIA TELECONFERENCE

On September 16, 2021, Governor Newsom signed AB 361, which modified the Brown Act to allow for teleconferencing participation at local legislative body public meetings during a proclaimed state of emergency. As urgency legislation, this law took effect immediately. Pursuant to Government Code section 54953(e)(1)(B), the Planning Commission is holding its December 7, 2022 meeting via teleconference. To ensure the health and safety of the public by limiting human contact that could spread COVID-19, the Bell Community Center will not be open to the public.

The public is encouraged to view the meeting through the City's website at http://www.cityofbell.org/?NavID=101

PUBLIC COMMENT: If you wish to make a comment you may provide input electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "For Public Comment" and submit your written comment by 4pm on Wednesday, December 7, 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).

Public comment could also be submitted by telephone during the meeting, by calling 1-669-444-9171 no later than 7PM. City staff will be using the Zoom audio communication platform for this meeting. Each speaker is limited to 3 minutes and will be given the opportunity to speak in the order your phone call is received. After you submit your comment, you will be disconnected but will still have access to view the meeting live on the City's website at http://www.cityofbell.org/?NavID=101

If participating via Zoom or phone, during the Public Comment Period, use the "raise hand" function on your computer or *9 by phone and wait for the Chair to announce your name/phone number. When you are prompted, please unmute your line.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)
Phone Number: 1-669-444-9171
Meeting ID: 828 7279 4514
Password: 811943

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):**

   a. Planning Commission Briefing

6. **Public Hearing(s):**

PUBLIC TESTIMONY can be provided electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "Public Hearing Item #___" and submit your written comment by 4pm on Wednesday, December 7, 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).

Public Testimony could also be submitted by telephone by calling 1-669-444-9171 and entering the following Meeting ID: 828 7279 4514 and Password: 811943

a. Consideration of Conditional Use Permit (CUP) No. 2022-01 to allow a smog check center and auto repair business to operate at 4335 Gage Avenue in the C-3R zone.

   Recommendation: *It is recommended that the Bell Planning Commission:*

   1. Receive the presentation by staff, open the public hearing, and take public testimony; and

   2. Read by title only, waive further reading and adopt Resolution 2022-08PC titled:

      A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-01 TO ALLOW A SMOG CHECK CENTER AND AN AUTO REPAIR BUSINESS TO OPERATE AT 4335 GAGE AVENUE

b. Consideration of Conditional Use Permit (CUP) No. 2022-02 to operate a food product and a janitorial supply business called Dairy King Milk Farms Food Service and ProSource Facility Supply located at 5516-5518 & 5528 Bandini Blvd.

   Recommendation: *It is recommended that the Bell Planning Commission:*

   1. Receive the presentation by staff, open the public hearing, and take public testimony; and

   2. Read by title only, waive further reading and adopt Resolution 2022-09PC titled:

      A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-02 TO ALLOW A FOOD PRODUCT AND A JANATORIAL SUPPLY BUSINESS TO OPERATE AT 5516-5518 & 5528 BANDINI BLVD

c. Consideration of an Ordinance of the City of Bell, California, amending Chapter 17.08 (Definitions) and Chapter 17.84 (Signs) of Title 17 (Zoning) of the Bell Municipal Code (BMC), relating to digital billboards.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2022-10PC titled:*

A RESOLUTION OF THE CITY OF BELL PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT NO. 2022-01 TO ADOPT AN ORDINANCE AMENDING CHAPTER 17.08 (DEFINITIONS) AND CHAPTER 17.84 (SIGNS) OF TITLE 17 (ZONING) OF THE BELL MUNICIPAL CODE, RELATING TO DIGITAL BILLBOARDS

7. Regular Session:

a. 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: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2022-07PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (SPR) NO. 2021-04, AND CONDITIONAL USE PERMIT (CUP) NO. 2021-02 TO ALLOW THE CONSTRUCTION OF A TWO-STORY MULTI-FAMILY BUILDING OF 3 UNITS LOCATED AT 6211 HELIOTROPE 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, January 4, 2023 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 December 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
Planning Commission
Agenda Report

DATE: December 7, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Jason Garcia, Assistant Planner

SUBJECT: Consideration of Conditional Use Permit (CUP) No. 2022-01 to allow a smog check center and auto repair business to operate at 4335 Gage Avenue in the C-3R zone

PROPOSAL

The applicant, Julio Gonzales, is requesting that the City of Bell Planning Commission consider a request for CUP No. 2022-01 to allow a smog check center and auto repair business to operate at an existing building at 4335 Gage Avenue.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Receive the presentation by staff, open the public hearing, and take public testimony; and

2. Read by title only, waive further reading and adopt Resolution 2022-08 titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-01 TO ALLOW A SMOG CHECK CENTER AND AN AUTO REPAIR BUSINESS TO OPERATE AT 4335 GAGE AVENUE

BACKGROUND

An application was submitted in November 2021 with a request to allow a smog check center and auto repair shop to operate in the C-3R zone. The subject site is located on the northeast corner of Gage Avenue and Flora Avenue. The property is currently comprised of a one thousand five hundred and seventy (1,570) square foot building located on an eight thousand five hundred and eighty-six (8,586) square foot lot. The building exterior is a striped red, white, and blue with a channel letter sign on the front of the building and an existing freestanding sign on the south side of the property.

General Information

ITEM	DESCRIPTION
ASSESSORS PARCEL NUMBER	6317-025-004
PROPERTY OWNER	Ramirez, Jorge E. and Vasquez, Raul O
ZONING	C-3R
LAND USE DESIGNATION	Commercial
SURROUNDING LAND USES AND ZONING	**North:** Medium Density Residential; R3 **South:** Commercial; C-3R **East:** Commercial; C-3R **West:** Commercial; C-3R

DISCUSSION/ANALYSIS:

DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The property is currently occupied by an existing one thousand five hundred and seventy (1,570) square foot building whose previous use was also a smog check center. There is a slatted chain link fence surrounding the north half of the property, and within the chain link fence, there is a three hundred and twenty-four (324) square foot storage shed. The lot is approximately sixty-six (66) feet wide and one hundred thirty (130) feet deep for a total lot area of eight thousand five hundred eight-six (8,586) square feet.

The property currently has a total of eleven (11) parking spaces (3 compact spaces, 7 standard parking spaces, and accessible parking space). There is landscaping on the southwest side of the property and bollards on the south and southeast side of the property.

BUSINESS OPERATIONS

The property will house two businesses within the existing building: a smog check center and an auto repair shop. The proposed hours of operation for the businesses are from 8:00 am to 5:00 pm, seven days a week. Two employees will staff the businesses.

COMPATIBILITY OF USE

The site is adjacent to a dental clinic on the west side of the property and The City of Bell Technology Center on the east. Located on the property's north side is an alleyway separating

north the property from multi-family zoned residential properties. To the south of the site are uses that include a beauty salon/barber shop, a furniture store, a photography studio, and residential use.

AERIAL PHOTO



Existing Building



PARKING

PARKING REQUIREMENTS	
Parking Ratio	(1) parking space for every 200 sq. ft. of gross floor area devoted to the use (1,570/200) = 8
Required # of parking spaces	8
Existing # of parking spaces	11

GENERAL PLAN CONSISTENCY

The City's General Plan, Land Use Element, designates the subject property for commercial use. The proposed use is consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element.

ENVIRONMENTAL REVIEW

Staff has reviewed the Conditional Use Permit application and determined that the proposed project qualifies for a Class 1 Categorical Exemption under Section 15301(a) (Existing Facilities), Title 14, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 et seq. Consequently, staff has prepared a Notice of Exemption.

PUBLIC NOTICE

In conformance with applicable law, staff sent out notices to all the surrounding property owners and occupants within 300 feet of the project location. forty-two (42) owners and occupants were notified of the proposed application and project proposal. The notice was also posted at three specific sites in the City. It was published ten days before December 7, 2022, in a general circulation newspaper, adjudicated in the city for public notice.

CONDITIONAL USE PERMIT FINDINGS OF FACT

Pursuant to Chapter 17.96.040 of the Bell Zoning Code, the required findings are as follows:

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

The site size, shape, and topography are adequate to accommodate the smog check center and auto repair shop. The site was previously occupied by and used as a smog check facility without significant impacts on the surrounding uses. The smog check facility and auto repair shop use are similar to the previous uses.

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.

The business and parking lot is accessible via Gage Avenue. The width of the apron and pavement type used on Gage Avenue are adequate to handle the traffic that the smog

check center and auto repair shop will generate.

C. 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 site's immediate vicinity.

The smog check center and auto repair shop will be located within an existing commercial building and will not involve changes to the architectural design of the building. The proposal involves minor modification to the façade, including a change in building color (since the existing colors do not conform to the requirements of section 17.25.020 of the BMC), and relocation/redesign of the nonconforming wall signs. As conditioned, the color and exterior signage will improve the streetscape and, therefore, will be more compatible with the existing uses in the area.

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.

The smog check center and auto repair shop are compatible with existing and prospective uses of land within the vicinity. The two businesses will be located within an existing commercial building. The smog check and auto repair shop use are similar to the operation of the smog check facility that occupied the lot without significant impacts to the surrounding commercial and residential uses.

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).

The property is zoned C-3R with a General Plan land use designation of Commercial. Auto repair shops are permitted in the C-3R zone, provided a Conditional Use Permit is obtained. The auto repair shop is consistent with the General Plan designation for the area suitable for commercial use. The businesses have the ability to promote economic stability by providing an additional service to the community, which would be consistent with the General Plan's policy of diversifying the commercial base.

ATTACHMENTS:

1. Resolution No 2022-08
2. Site Plan, Floor Plan, and Elevations

RESOLUTION 2022-08-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-01 TO ALLOW A SMOG CHECK CENTER AND AN AUTO REPAIR BUSINESS TO OPERATE AT 4335 GAGE AVENUE

WHEREAS, on November 17, 2021, Julio Gonzalez ("Applicant") filed an application requesting the approval of Conditional Use Permit ("CUP") No. 2022-01 described herein ("Application"); and

WHEREAS, the Applicant, is requesting to operate a smog check facility along with an auto repair shop located on a corner lot on Gage Avenue and Flora Avenue in the C-3R zone, and in accordance with Chapter 17.96.030, Section (6) 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, notice of the Planning Commission's December 7, 2022 public hearing on CUP No. 2022-01 was published in compliance with State law, in a local newspaper of general circulation and on the City of Bell website. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner and occupant within a 300-foot radius of the project site, indicating the date and time of the public hearing for CUP No. 2022-01 in accordance with California Government Code 65091; and

WHEREAS, on December 7, 2022, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Conditional Use Permit, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

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 public hearing, including written staff reports, verbal testimony, site plans, and Conditions of Approval ((("Conditions") attached hereto as Exhibit "A") and pursuant to section 17.96.040 of the Bell Zoning Code, the Planning commission finds as follows:

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

The size, shape, and topography of the site are adequate to accommodate the smog check and auto repair shop. The site was previously occupied by and used as a smog

check facility without significant impacts to the surrounding uses. The smog check facility and auto repair shop use are similar to the previous uses.

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.

The business and parking lot are accessible via Gage Avenue. The width of the apron and pavement type used on Gage Avenue are adequate to handle traffic that will be generated by the smog check center and auto repair shop.

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.

The smog check center and auto repair shop will be located within an existing commercial building and will not involve changes to the architectural design of the building. The proposal involves minor modification to the façade including a change in building color, since the existing colors do not conform to the requirements of Chapter 17.25.020 of the BMC, and relocation/redesign of the nonconforming wall signs. As conditioned, the color and exterior signage will improve the streetscape, and therefore, will be more compatible with the existing uses in the area.

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.

The smog check center and auto repair shop are compatible with existing and prospective uses of land within the vicinity. The two businesses will be located within an existing commercial building. The smog check and auto repair shop use are similar to the operation of the smog check and auto repair shop that occupied the lot for more than 30 years without significant impacts to the surrounding commercial and residential uses.

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.

The property is zoned C-3R with a General Plan land use designation of Commercial. Auto repair shops are permitted in the C-3R zone provided that a Conditional Use Permit is obtained. The auto repair shop is consistent with the General Plan designation for the area as suitable for commercial use. The businesses will promote economic stability through the provision of an additional service to the community which would be consistent with the General Plan's policy of diversifying the commercial base.

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 smog check and vehicle repair shop will be conducted within an existing facility and will not operate beyond the limits of the existing facility. The project does not involve any expansion of use or expansion/additions to the existing building or site. A CUP is required due to the type of use of the businesses. 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 recommends that the City Council adopt the Notice of Exemption and direct staff to file same as required by law.

SECTION 4. 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 7th day of December 2022.

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Christy Marie Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 7th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante,
Planning Commission Secretary

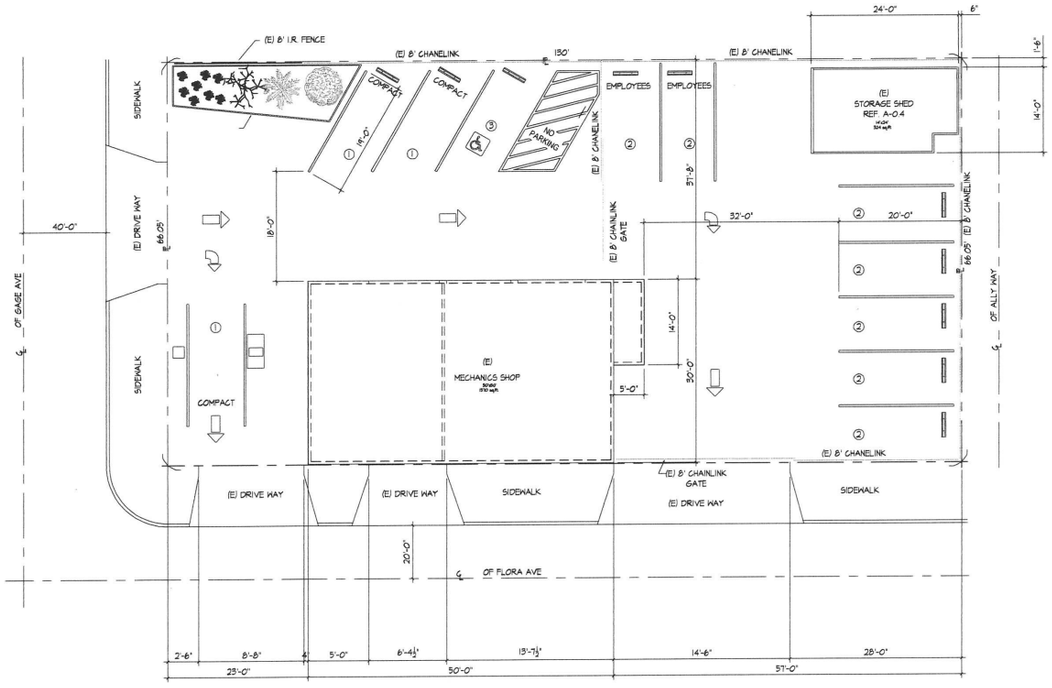
Exhibit "A"

CONDITIONS OF APPROVAL

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy clearance.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted plans labeled Conditional Use Permit 2022-01.
3. All site work and other facilities or features shall be located and maintained substantially as shown on the plan labeled Conditional Use Permit 2022-01, except as otherwise stated in these conditions.
4. The applicant shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed by the granting of this Conditional Use Permit.
5. The hours of operation shall be limited to 8:00 am to 5:00 p.m. of each day. The parking lot lights shall be turned off between the hours of 7:00 p.m. and 8:00 a.m. in order to prevent any negative impacts on the adjacent residence.
6. Should any negative impacts be identified due to this use, as determined by the Community Development Director, this approval shall be subject to reevaluation by the Planning Commission.
7. Any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170, or as may be amended. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing to determine whether such permit should be revoked or amended.
8. An increase in the use, be it in size or in intensity, permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit pursuant to the modification procedures in Bell Municipal Code Section 17.96.190.
9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
10. All exterior building surfaces, including but not limited to doors and windows shall be properly cleaned and maintained at all times.
11. The applicant agrees that all tenant improvements shall be built in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2019 California Building Code.
12. The applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.
13. The applicant agrees to maintain the property and all related on-site improvements thereon, including, without limitation, buildings, parking areas, lighting, signs and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal; and (ii) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition. Prior to the commencement of such work, all applicable permits shall be obtained from all appropriate divisions.

14. The applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be provided to the City of Bell for its file.
15. The applicant shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning this Conditional Use Permit. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense.
16. All vehicle services shall be conducted solely within the existing service bays.
17. Outdoor storage of equipment shall be prohibited. Overnight storage of customer vehicles within the parking lot shall be prohibited. If a customer's vehicle is required to be kept overnight, the vehicle shall be stored within a fully enclosed service bay and not withing public view.
18. No motor vehicles, commercial or otherwise, shall be parked on the property except in the proposed marked parking spaces and/or queuing stalls, including any vehicles waiting to be worked on or waiting for inspection or evaluation for work.

19. The applicant shall submit a color sample of the exterior paint to the Planning Division for approval. Said color shall be in compliance with Bell Municipal Code Chapter 17.25.020 establishing the applicable exterior paint color regulations. A glossy finish shall be prohibited. The Community Development Director shall review and approve the shade and finish of the exterior paint. The building shall be repainted prior to occupancy clearance.
20. The installation of exterior security doors, gates, and window coverings, including but not limited to bars, grills, gates and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited. Plans shall be submitted to the Planning Division for the review and approval of the Community Development Director prior to the installation of any alternative security device. Security bars may be installed inside the windows if not predominantly visible from the exterior of the building during operation hours.
21. The existing slatted fence shall be kept clean of any debris, or any graffiti at all times. The existing slats on the fence shall be replaced with new slats to improve the look of the existing fence.
22. The exterior signage on the store front shall be updated and rearranged in order to comply with the BMC Section 17.84.050 titled "Permitted signs." A sign permit application shall be submitted to the Planning Division and approved prior to any alterations or improvements.
23. All accessory structures shall obtain Planning Division approval prior to being erected and shall not be visible from the public right of way. All accessory structures shall be removed if no approved permits are on record with the City.



PLOT PLAN

SCALE ⅛"=1'0

PLAN NORTH

SITE NOTES:

PARKING:
1) THE ALLEYWAY WILL NOT BE USE FOR PARKING.
2) NO STREET PARKING
3) 12 PARKING STALLS - (1) 3 - COMPACT, (2) 7 - STANDARD (3) 1 - ACCESSIBLE
4) PER CITY STANDARD ALL PARKING STALLS ARE TO BE STRIP WITH 3" IN WIDTH AND WILL BE MAINTAINED IN CLEANE.

SMOG CENTER & AUTO REPAIR SHOP:
1) THE TYPE OF VEHICLES TO BE SERVICE ARE CAR (SEDANS TYPE) WEIGHT AVERAGE MIN. 2800 LB. TO MAX. 4400 LB., TRUCK & SUV. WEIGHT AVERAGE MIN. 3300 LB MAX. 6600 LB.

LANDSCAPING:
1) (E) 36"x240" 60 sq/ft PAINTED WITH 3 TREES AND WILE FLOWER.
2) NO TYPE OF IRRIGATION SYSTEM IS INSTALL
3) LANDSCAPING TO BE MAINTAIN

SCOPE OF WORK

1. PROPOSED TENANTS IMPROVEMENTS ON EXISTING BUILDING OCUPIDE BY SMOG CHECK WITH TWO EXIXTING LUBE AND OIL CHANGE PIT

SQ. FT. SUMMARY

1. LOT SIZE	8586.5 sq. ft.
2. EXISTING BULDING.	1570 sq. ft.
3. EXISTING STORAGE.	384 sq. ft.
4. TOTAL OF EXISTING.	1954 sq. ft.
6. LOT COVERAGE	22.76%

LEGAL DESCRIPTION.

LEGAL ADDRECE:	4335 GAGE AVE BELL, CA. 90201
OCCUPANCY GROUP.	R-3 (MECHANIC GARAGE)
TYPE OF CONSTRUCTION:	V-B

ZONING: R-3
LOT: # 27 TRACT #2127 EX OF ST

GENERAL NOTE:

CITY OF BELL PLANNING DIVISION APPROVAL STAMP IS REQUIRED ON THE SETS OF PLANS THAT ARE USED FOR THE FINAL PERMIT ISSUANCE

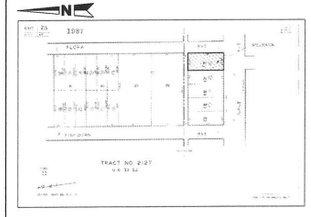
ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS.

2019 CALIFORNIA BUILDING CODE. (CBS)
2019 CALIFORNIA FIRE CODE (CFC) NFPA STANDARS.
2019 CALIFORNIA MECHANICAL CODE(CMC)
2019 CALIFORNIA PLUMBING CODE(CPC)
2019 CALIFORNIA ELECTRICAL CODE(CEC)

SHEET INDEX

SHEET NO.	SHEET TITLE
ARCHITECTURE:	
SITE PLAN AND NOTES	A-01
EXISTING FLOOR PLAN	A-02
SITE PICTURES	A-03
EXISG STOREGE FLOOR PLAN & ELE	A-04
ADA REQUIREMENT	A-05

VICINITY MAP



DRAFTER.
THIS SET OF PLAN PREPARED BY:
Rudy Silva
BY:_____
DATE:_____

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

RUDY SILVA
Architectural Design
16205 PLACID DR.
WHITTIER, CA. 90604
(562) 841-2818
E-mail: RSilva57@yahoo.com

PROJECT DESCRIPTION:
SMOG CENTER
AUTO MECHANICS SHOP
PROJECT ADDRESS:
4335 GAGE AVE.
BELL, CA. 90201

TITLE:
PLOT PLAN
& VICINITY MAP

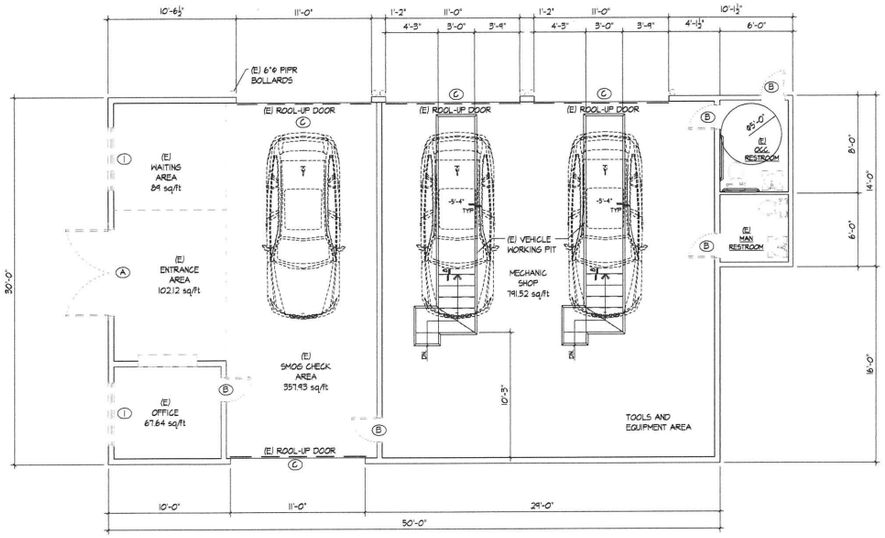
DR. BY R. SILVA
DATE: 11/10/21
SHEET
A-01

WINDOWS SCHEDULE

WINDOW TYPE	QUANT	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	MATERIAL	FINISH	GLAZING THICKN	GLAZING TYPE	ENERGY SHADE	ENERGY SHGC	ENERGY U VALUE	COMMENTS
(1)	2	84"	66"	WOOD FRAMING / FIXED SINGLE PANE GLASS	N	.118	DOUBLE STRENGTH PICTURE WINDOWS	N	0.22	0.30	EXISTING

DOOR SCHEDULE

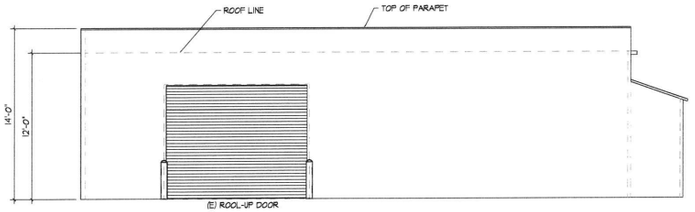
TYPE	QUANT	WIDTH	HEIGHT	MATERIAL	FINISH	THICKN	TYPE	SHADE	COMMENTS
(A)	1- DB.	36"/36"	88"	PRE-FAB. STEEL FRAME & SHEETMETAL	BLACK	1¾"	14 ga. METAL AND FLAME HARD.		EXISTING
(B)	4	36"	80"	STEEL	WHITE	1¾"	SOLID CORE / HARD		EXISTING
(C)	4	132"	114"	HEAVY DUTY COMMERCIAL ROLL-UP DOOR	WHITE	1¼"	26 ga. STEEL CORGEGATED DOOR		EXISTING
(D)	1- DB.	64"/64"	96"	PRE-FAB. STEEL FRAME & SHEETMETAL	WHITE	1¾"	14 ga. METAL AND FLAME HARD. SLIDING		EXISTING



EXISTING FLOOR PLAN

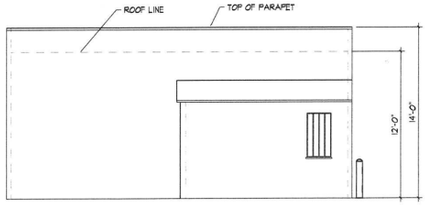
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PLAN NORTH



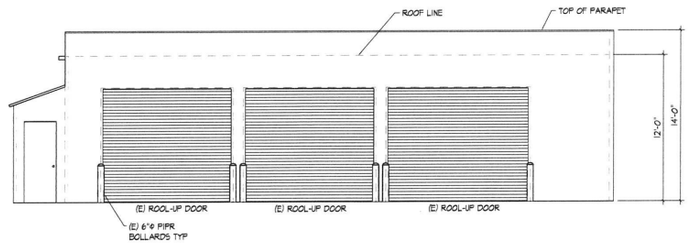
EXISTING EAST ELEVATION

SCALE ¼"=1'0



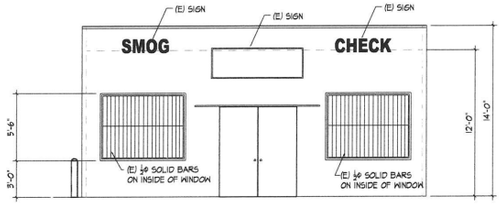
EXISTING NORTH ELEVATION

SCALE ¼"=1'0



EXISTING WEST ELEVATION

SCALE ¼"=1'0



EXISTING SOUTH ELEVATION

SCALE ¼"=1'0

DRAFTER.
THIS SET OF PLAN PREPARED BY:
Rudy Silva
BY:_____
DATE:_____

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

RUDY SILVA
Architectural Design
16205 PLACID DR.
WHITTIER, CA. 90604
(562) 841-2818
E-mail: RSilva57@yahoo.com

PROJECT DESCRIPTION:
SMOG CENTER
AUTO MECHANICS SHOP

PROJECT ADDRESS:
4335 GAGE AVE.
BELL, CA. 90201

TITLE:
EXISTING FLOOR PLAN & ELEVATION

DR. BY R. SILVA

DATE: 11/10/21

SHEET
A-02



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Scale: 1" = 1'-0"

DRAFTER.
THIS SET OF PLAN
PREPARED BY:
Rudy Silva
BY:
DATE:

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

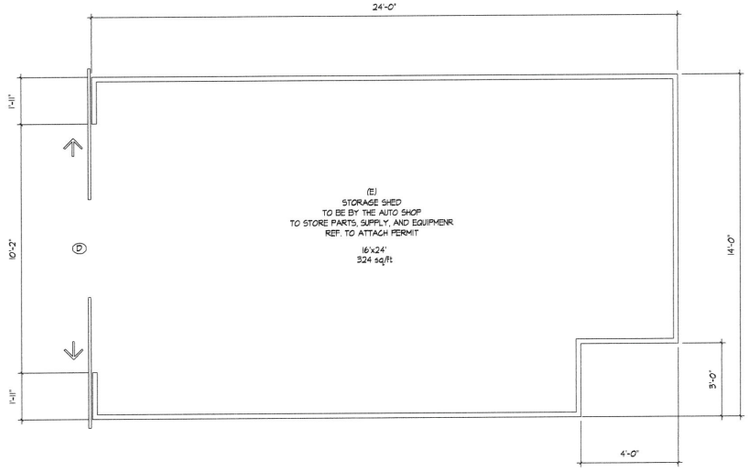
RUDY SILVA
Architectural Design
16205 PLACID DR.
WHITTIER, CA. 90604
(562) 841-2818
E-mail RSilva879@yahoo.com

OWNER:

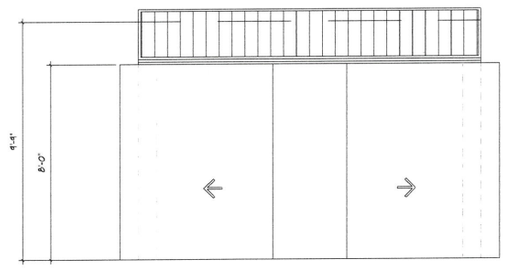
PROJECT DESCRIPTION:
SMOG CENTER
AUTO MECHANICS SHOP
PROJECT ADDRESS:
4135 CAGE AVE.
BELL, CA. 90201

TITLE:
EXTERIOR PICTURES

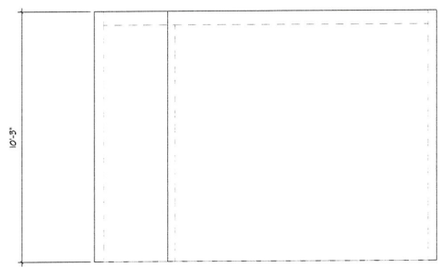
DR. BY R. SILVA
DATE: 11/10/21
SHEET
A-3



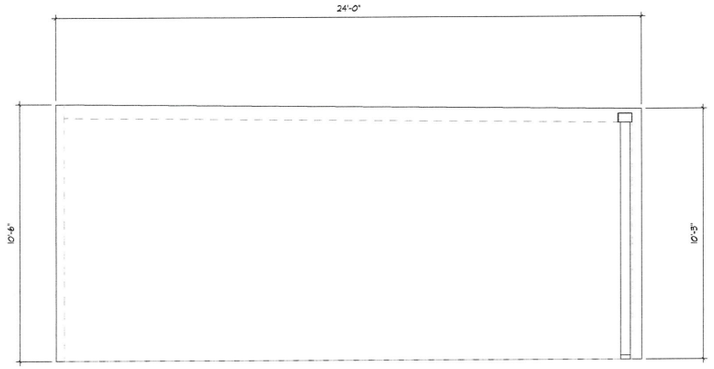
EXISTING STORAGE PLAN
SCALE 1"=1'
EXISTING FRAMED WALL, EXTERIOR STUCCO
PLAN NORTH



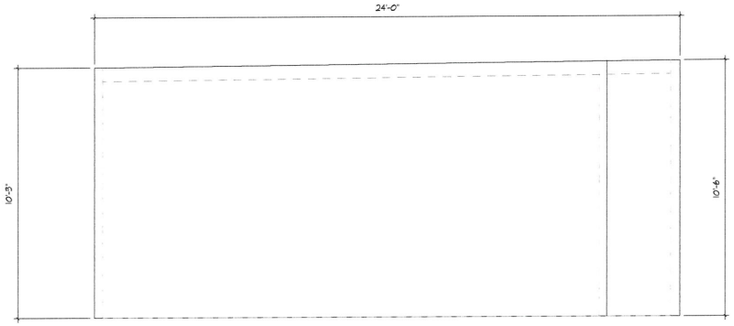
SOUTH ELEVATION



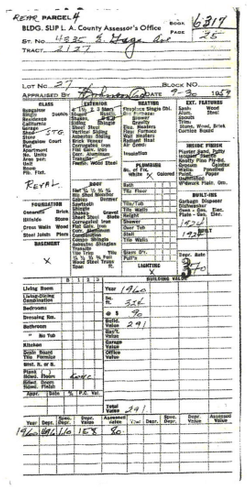
NORTH ELEVATION

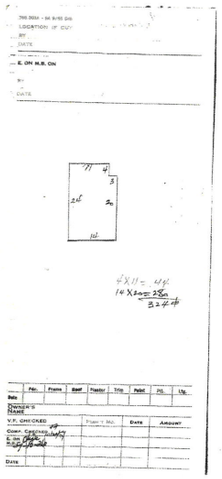


WEST ELEVATION



EAST ELEVATION





0 2" 4" 8"
Scale 1" = 1'-0"

DRAFTER.
THIS SET OF PLAN
PREPARED BY:
Rudy Silva
BY:
DATE:

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

RUDY SILVA
Architectural Design
16205 PLACID DR.
WHITTIER, CA. 90604
(562) 841-2818
E-mail RSilva57@yahoo.com

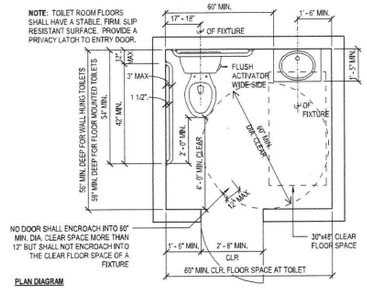
OWNER:

PROJECT DESCRIPTION:
SMOG CENTER
AUTO MECHANICS SHOP

PROJECT ADDRESS:
4335 GAGE AVE.
BELL, CA. 90201

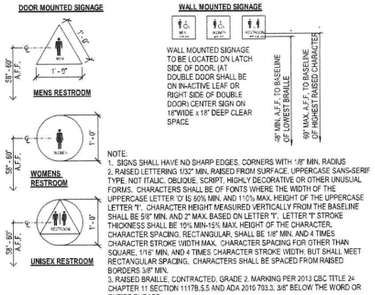
TITLE:
EXST'G STORAGE
BUILDING

DR. BY R SILVA
DATE: 11/10/21
SHEET
A-4



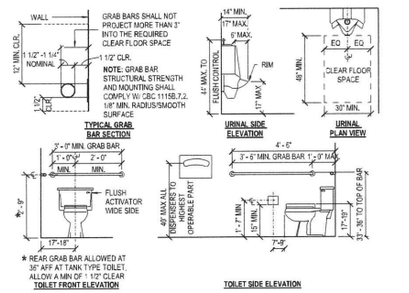
ACCESSIBLE SINGLE OCC. WATER CLOSET2

NTS



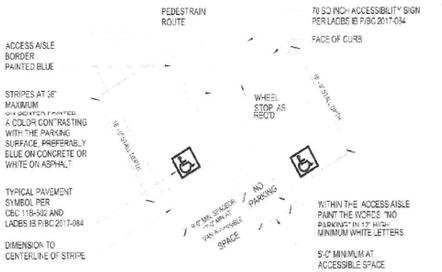
ACCESSIBLE RESTROOM SIGNAGE

NTS

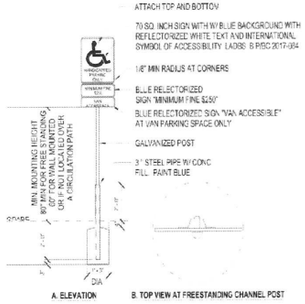


ACCESSIBLE TOILET, URNIAL, AND GRAB BAR2

NTS



NOTE SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 2% (1:50)IN ANY DIRECTION. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 98" AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS



DRAFTER.
THIS SET OF PLAN PREPARED BY:
Rudy Silva
BY:
DATE:

Scale 1" = 1'-0"

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			

RUDY SILVA
Architectural Design
16205 PLACID DR.
WHITTIER, CA. 90604
(562) 841-2818
E-mail: RSilva57@yahoo.com

PROJECT DESCRIPTION:
SMOG CENTER
AUTO MECHANICS SHOP
PROJECT ADDRESS:
4335 GAGE AVE.
BELL, CA. 90201

TITLE :
ADA REQU'S & DET.

DR. BY R. SILVA
DATE: 11/10/21
SHEET
A-5

City of Bell
Planning Commission
Agenda Report

DATE: December 7, 2022

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

BY: Jason Garcia, Assistant Planner

SUBJECT: Consideration of Conditional Use Permit (CUP) No. 2022-02 to operate a food product and a janitorial supply business called Dairy King Milk Farms Food Service and ProSource Facility Supply located at 5516-5518 & 5528 Bandini Blvd.

PROPOSAL

The applicant, Mike Kinder, is requesting that the City of Bell Planning Commission consider a request for CUP No. 2022-02 to allow the operation of a food product and a janitorial supply business located at 5516-5518 & 5528 Bandini Blvd.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Receive the presentation by staff, open the public hearing, and take public testimony; and

2. Read by title only, waive further reading and adopt Resolution 2022-09PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-02 TO ALLOW A FOOD PRODUCT AND A JANATORIAL SUPPLY BUSINESS TO OPERATE AT 5516-5518 & 5528 BANDINI BLVD

BACKGROUND

An application was submitted in December 2021 requesting an approval to allow a food product and a janitorial supply business located within a Commercial Manufacturing Zone. The subject site is on an eastern corner lot of the intersecting streets of Lindbergh Lane and Yeager Way. The property is currently comprised of a 39,892 square foot building located on a 60,984 square foot lot. The applicant is requesting an approval for the use of two (2) different businesses to operate within an existing structure.

General Information

ITEM	DESCRIPTION
ASSESSORS PARCEL NUMBER	6332-002-030, 6332-002-029
PROPERTY OWNER	PR I BELL TECH INDUSTRIAL CA LLC
ZONING	C-M (Commercial Manufacturing)
LAND USE DESIGNATION	Industrial
SURROUNDING LAND USES AND ZONING	**North:** Commercial Manufacturing; C-M **South:** Manufacturing; M **East:** Commercial Manufacturing; C-M **West:** Commercial Manufacturing; C-M

DISCUSSION / ANALYSIS:

DESCRIPTION OF PROPERTY

The property is currently occupied by a 39,892 square foot building that has one tenant located at 5500 Bandini. The building has adequate space and parking for the proposed uses (food products and janitorial supply warehousing and distribution).

The property is located on a corner lot that is surrounded by Bandini Boulevard, Yeager Way, and Lindbergh Lane. The property has live landscaping abutting the three (3) surrounding streets. To the east of the property there are commercial manufacturing buildings, and to the west there is Federal owned property.

The property currently has a total of eighty (80) parking spaces - consisting of two (2) compact spaces, seventy-six (76) standard parking spaces, and two (2) accessible parking spaces. A loading dock station on the east side of the building is also used for loading and unloading freight trucks.

BUSINESS OPERATIONS

The property is expected to house two (2) businesses within the existing building: a food product business and a janitorial supply business. The proposed hours of operation for the businesses are from 5:00 am to 6:00 pm Monday through Sunday. There will be a total of 100 employees.

COMPATIBILITY OF USE

The site is an existing building located in the industrial designated land use. The surrounding types of uses are permitted within the Manufacturing Zone, Commercial Manufacturing Zone, and Transitional Zones.

AERIAL PHOTO



Existing Building



PARKING

PARKING REQUIREMENTS	
Parking Ratio	(1) parking space for every 1,000 sq. ft. of gross floor area devoted to the use (39,892/200) = 39.89 or 40
Required # of parking spaces	40
Existing # of parking spaces	80
Deficient # of parking spaces	0

GENERAL PLAN CONSISTENCY

The City's General Plan, Land Use Element, designates the subject property for Industrial use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element.

ENVIRONMENTAL REVIEW

Staff has reviewed the CUP application and determined that the proposed project qualifies for a Class 1 Categorical Exemption under Section 15301(a) (Existing Facilities), Title 14, Division 6, Chapter 3 of the California Code of Regulation and is thereby exempt from CEQA, Public Resources Code Sections 21000 *et seq*. Consequently, staff has prepared a Notice of Exemption.

PUBLIC NOTICE

In conformance with applicable law, staff sent out notices to all the surrounding property owners and occupants within 300 feet of the project location. A total of twelve(12) residents, owners, and occupants were notified of the proposed application and project proposal. The notice was also posted at three (3) specific sites in the City. It was published on November 22, 2022, in a newspaper of general circulation in the City for public notice.

CONDITIONAL USE PERMIT FINDINGS OF FACT

Pursuant to Chapter 17.96.040 of the Bell Zoning Code, the required findings are as follows:

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

The site size, shape, and topography are adequate to accommodate the food product and janitorial supply business. There are multiple entrances along Yeager Way for parking access and entrances on Bandini Boulevard and Lindbergh Lane for freight trucks used for shipping and receiving.

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

There are two entrances along Yeager Way for parking access and entrances on Bandini Boulevard and Lindbergh Lane for freight trucks used for shipping and receiving. Each driveway entrance point has a wide apron egress to allow for ingress and egress easily.

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

The proposed business will be located within an existing building any will not have any exterior alterations. The building architecture and landscaping are compatible with the surrounding properties in the immediate facility.

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

The proposed businesses are compatible with the surrounding land uses and business types along Lindbergh Lane.

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)

The property is zoned C-M with a General Plan land use designation of Industrial. Janitorial supply warehousing and distribution are permitted in the C-M zone, and food products are allowed in the C-M zone subject to obtaining a Conditional use Permit. The conduct of the proposed uses will be in compliance with the applicable provisions of the general plan of the City of Bell.

ATTACHMENTS:

1. Resolution No 2022-09PC
2. Site Plan, Floor Plan, and Elevations

RESOLUTION 2022-09PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2022-02, A REQUEST TO OPERATE A FOOD PRODUCT AND JANATORIAL SUPPLY BUSINESS AT 5516-5518& 5528 BANDINI BOULEVARD

WHEREAS, in December 2021, Mike Kinder ("Applicant") filed an application requesting the approval of Conditional Use Permit ("CUP") No. 2022-02 described herein ("Application"); and

WHEREAS, the Applicant is requesting to operate a food product and janitorial supply business located within a corner lot on Yeager Way and Lindbergh Lane in the C-M zone, and in accordance with Chapter 17.96.020, Section (A)(5) of the Bell Municipal Code; 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 14, Division 6, Chapter 3 of the California Code of Regulations); and

WHEREAS, notice of the Planning Commission's December 7, 2022 public hearing on CUP No. 2022-02 was published in compliance with state law, in a local newspaper of general circulation. In addition, a public notice was mailed ten (10) days in advance of the hearing to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for CUP No. 2022-02 in accordance with California Government Code section 65091; and

WHEREAS, on December 7, 2022, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the CUP, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its December 7, 2022 hearing including, without limitation, the staff report submitted by the Community Development Department.

WHEREAS, all legal prerequisites to the adoption of this Resolution are satisfied.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All facts set forth in the recitals are true and correct and incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows:

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

The size, shape, and topography of the site are adequate to accommodate the food product and janitorial supply business. There are multiple entrances along Yeager Way for parking access, and entrances on Bandini Boulevard and Lindbergh lane for freight trucks used for shipping and receiving.

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

There are two entrances along Yeager Way for parking access, and entrances on Bandini Boulevard and Lindbergh Lane for freight trucks used for shipping and receiving. Each driveway entrance point has a large enough apron to allow for ingress and egress.

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

The proposed business uses will be located within an existing building that will not have any exterior alterations. The surrounding architecture and landscaping is compatible with the surrounding properties in the immediate facility.

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

The proposed businesses are compatible with the surrounding land uses and business types along Lindbergh lane.

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)

The property is zoned C-M with a General Plan land use designation of Industrial. Janitorial supply warehousing and distribution are a permitted use in the C-M zone and food products are also an allowed use in the C-M zone subject to first obtaining a Conditional Use Permit. The conduct of the proposed uses are in compliance with the applicable provisions of the General Plan of the City of Bell.

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 smog check and vehicle repair shop will be conducted within an existing facility and will not operate beyond the limits of the existing facility. The project does not involve any expansion of use or expansion/additions to the existing building or site. A CUP is required due to the type of use of the businesses. Therefore, the proposed project is categorically exempt from the CEQA, pursuant to Section 15301 (Class 1 Existing Facilities), of the CEQA Guidelines (Title 14, Division 6, 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 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 this7thday of December 2022.

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Christy Marie Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 7th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante,
Planning Commission Secretary

Exhibit "A"

CONDITIONS OF APPROVAL

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy clearance; and
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted plans labeled Conditional Use Permit 2022-02; and
3. All site work and other facilities or features shall be located and maintained substantially as shown on the plan labeled Conditional Use Permit 2022-02, except as otherwise stated in these conditions ; and
4. The applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed by the granting of this Conditional Use Permit; and
5. The hours of operation shall be limited to 5:00 am to 6:00 p.m. Monday through Sunday; and
6. Should any negative impacts be identified due to this use, as determined by the Planning Division and the Community Development Director, this approval shall be subject to reevaluation by the Planning Commission; and
7. Any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170, or as may be amended. Upon recommendation of the Director of Community Development, the body which originally granted the Conditional Use Permit shall conduct a noticed public hearing to determine whether such permit should be revoked; and
8. Any increase in the use, be it in size or in intensity, permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit pursuant to the modification procedures in Bell Municipal Code Section 17.96.190; and
9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and
10. All exterior building surfaces, including but not limited to doors and windows, shall be properly cleaned and maintained at all times; and
11. The applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for accessibility, including, but not limited to the Americans with Disabilities Act, and the 2019 California Building Code; and
12. The applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not; and
13. The applicant, agrees to maintain the property and all related on-site improvements thereon, including, without limitation, buildings, parking areas, lighting, signs and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal; and (ii) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition; and

14. The applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell; and
15. The applicant shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning this Conditional Use Permit. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense; and
16. That any signage shall require that a sign permit application and signage plan be submitted separately and approved by the Planning Division, pursuant to the provisions outlined in the Bell Municipal Code; and

17. That the applicant guarantees that there will be no deviation from the approved number of parking spaces, including guest parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided; and

18. That no vehicles shall park on the property unless owned and operated by those employed at the location; and

19. The applicant is required to show proof that the site meets the waste hauler access requirements to the trash enclosure. Contact local Waste Hauler at *800-299-4898 or at 12949 Telegraph Rd. Santa Fe Springs, CA, 90670*. The waste hauler must be able to access the trash enclosure on site with no obstructions.

5516-5528 BANDINI BLVD.

TENANT IMPROVEMENT

5516 & 5518- 5528 BANDINI BOULEVARD, BELL, CA 90201

ABBREVIATIONS

@	AT	JAN.	JANITOR
A.B.	ANCHOR BOLT	JST.	JOIST
A.C.	ASPHALTIC CONCRETE	JT.	JOINT
ACOUS.	ACOUSTICAL		
ALT.	ALTERNATE	K.C.	KEENE'S CEMENT
ACS.	ACRES	KIT.	KITCHEN
A.D.	AREA DRAIN		
ALUM.	ALUMINUM	LAM.	LAMINATE(D)
A.T.	ASPHALT TILE	LAV.	LAVATORY
AD.	ADJUSTABLE	LGTH	LENGTH
A.F.F.	ABOVE FINISH FLOOR	LKR.	LOCKER
A.F.S.	ABOVE FINISH SURFACE		
BD.	BOARD	MIN.	MINIMUM
BLK.	BLOCK	MAS.	MASONRY
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MEMB.	MEMBRANE
BLDG.	BUILDING	MET.	METAL
BET.	BETWEEN	M.H.	MANHOLE
		MISC.	MISCELLANEOUS
C.L.	CENTERLINE	M.O.	MASONRY OPENING
C.B.	CATCH BASIN	M.R.	MOISTURE RESISTANT
CEM.	CEMENT	MFG.	MANUFACTURER
CER.	CERAMIC	N.I.C.	NOT IN CONTRACT
C.I.P.	CAST IRON PIPE	NO.	NUMBER
CLG.	CEILING	NOM.	NOMINAL
CL.O.	CLOSET	N.T.S.	NOT TO SCALE
CLR.	CLEAR		
C.O.	CLEAN OUT	OBSC.	OBSCURE
COL.	COLUMN	O.C.	ON CENTER
COM.	COMMON	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OFF.	OFFICE
CONT.	CONTINUOUS	OPG.	OPENING
C.W.	COLD WATER	OV.	OVEN
C.T.	CERAMIC TILE	OVFL.	OVERFLOW
C.YD.	CUBIC YARD	OPP.	OPPOSITE
DET.	DETAIL	P_	PROPERTY LINE/PLATE
D.F.	DRINKING FOUNTAIN	PARTN	PARTITION
D.D.	DOOR DIMENSION	PLAS.	PLASTER
DIA.	DIAMETER	PLYWD.	PLYWOOD
DRWG.	DRAWING	PR.	PAIR
D.S.	DOWNSPOUT	P_.	PLASTIC LAMINATE
D.W.	DISHWASHER		
DR.	DOOR	R.	RISER
DIM.	DIMENSION	RAD.	RADIUS
		REINF.	REINFORCING
EA.	EACH	RESIL.	RESILIENT
ELEC.	ELECTRICAL	RD.	ROOF DRAIN
ELEV.	ELEVATION	RM.	ROOM
ENCL.	ENCLOSURE	R.O.	ROUGH OPENING
EXH.	EXHAUST	REF.	REFRIGERATOR
EXIST.	EXISTING	REV.	REVERSE
EXP.	EXPANSION	REQ'D.	REQUIRED
EXT.	EXTERIOR		
E.J.	EXPANSION JOINT		
F.D.	FLOOR DRAIN	S.C.	SOLID CORE
F.E.C.	FIRE EXTINGUISHER CABINET	SHT.	SHEET
F.G.	FUEL GAS	SIM.	SIMILAR
F.H.C.	FIRE HOSE CABINET	SHTG.	SHEATHING
FIN.	FINISH	SQ.	SQUARE
FLR.	FLOOR	STD.	STANDARD
FLRG.	FLOORING	ST.	STEEL
FTG.	FOOTING	STRUCT.	STRUCTURAL
F. GL.	FIXED GLASS	S.S.	STAINLESS STEEL
F.S.	FLOOR SINK	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SPECS.	SPECIFICATIONS
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
F.O.M.	FACE OF MASONRY	S.T.C.	SOLID TRANSMISSION CLASS
F.O.S.	FACE OF STUD	S.F.	SQUARE FOOT
F.O.F.	FACE OF FINISH		
F.F.	FINISH FLOOR	TEL.	TELEPHONE
F.J.	FLOOR JOIST	TERR.	TERRAZZO
GA.	GAUGE	T & G	TONGUE AND GROOVE
GALV.	GALVANIZED	T.O.C.	TOP OF CURB
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GL.	GLASS	TYP.	TYPICAL
GR.	GRADE	THRU	THROUGH
GYP. BD.	GYPSUM BOARD	TEMP.	TEMPERED
G.D.	GARBAGE DISPOSAL	T.O.P.	TOP OF PARAPET
		T.	TREAD
H.B.	HOSE BIBB	T.O.P.I.	TOP OF PLATT
HWD.	HARDWOOD		
HGT.	HEIGHT	U.	URINAL
H.P.T.	HIGH POINT	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER		
HTR.	HEATER	VERT.	VERTICAL
H.W.	HOT WATER	VEST.	VESTIBULE
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE
H.C.	HOLLOW CORE		
		W/	WITH
I.D.	INSIDE DIAMETER	WAINS.	WAINSCOT
INT.	INTERIOR	WR.	WATERPROOF
INSUL.	INSULATION	WD.	WOOD
INV.	INVERT	WH.	WATER HEATER
I.P.S.	IRON PIPE SIZE		
I.I.C.	IMPACT INSULATION CLASS		

SYMBOLS

METAL STUD

INSULATION

MASONRY

FINISH WOOD

CERAMIC

GYPSUM BOARD

PLASTER

CONCRETE

METAL

INTERIOR ELEVATION — SHT. NO. / DTT. NO.

WINDOW LETTER

DOOR NUMBER

SECTION DESIGNATION / SHEET NUMBER

DETAIL NUMBER / SHEET NUMBER

GRID LINE

KEY NOTE

EXTERIOR COLOR & MATERIAL

PROJECT INFORMATION

PROJECT ADDRESS:

5516, & 5518 - 5528 BANDINI BLVD.

BELL, CA. 90201

ASSESSOR PARCEL NUMBER:

- PARCEL #1 5500 BANDINI BLVD. 6332-002-029 (NOT INCLUDED IN SCOPE OF WORK)
- PARCEL #2 5500 BANDINI BLVD. 6332-002-030 (INCLUDED IN SCOPE OF WORK)

ZONING: (C-M) COMMERCIAL MANUFACTURING

SCOPE OF WORK:

INTERIOR TENANT IMPROVEMENT TO AN EXISTING OFFICE SPACE IN AN EXISTING WAREHOUSE BUILDING, WITH NO ADDED AREA TO THE FOOTPRINT OF THE OFFICE SPACE, CONSISTING OF THE DEMO & ADDITION OF NEW NON-BEARING PARTITIONS, REPLACING CABINETRY, FINISHES, & SUSPENDED CEILINGS. THERE WILL BE THE REPLACEMENT OF 3 ROOF TOP MECHANICAL UNITS.

- THE ADDRESSES 5500-5514 BANDINI BLVD ARE NOT PART OF SCOPE OF WORK.
- APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO SUPPORT TWO BUSINESSES CALLED **DAIRY KING** AND **PRODUCERS SUPPLY**

OCCUPANCY:

B / S-1

CONSTRUCTION TYPE:

TYPE II-B NON RATED (FIRE SPRINKLERED-THROUGHOUT)

APPLICABLE CODE:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN CODE

EXISTING BUILDING GROSS AREA: 79,756 S.F.

EXISTING TENANT AREA:

FLOOR	AREA		OCCUPANT LOAD	
OFFICES:				
OFFICE 01	1,673 S.F.	÷ 150 =	12	OCCUPANTS
OFFICE 02	3,151 S.F.	÷ 100 =	21	OCCUPANTS
TOTAL:	4,824 S.F.		33	OCCUPANTS
WAREHOUSE:	48,004 S.F.	÷ 500 =	97	OCCUPANTS
TOTAL	52,828 S.F.		130	occupants

PARKING TABULATIONS: TOTAL BUILDING

PARKING (EXISTING)	REQUIRED	PROVIDED
WAREHOUSE: 79,756 SF / 1,000	80	80
TOTAL SPACES:	80	80

PLUMBING FIXTURE CALCULATION:

PER TABLE 422.1 - 2019 CALIFORNIA PLUMBING CODE

OFFICE: 4,824 S.F. / 300 = 25 OCCUPANTS
25 OCCUPANTS / 2 = 13-MALE & 13-FEMALE

	W.C.	URINAL	LAVATORY	D.F.	S.S.
13 MALE	1	1	1	1	1
13 FEMALE	1	-	1		

WAREHOUSE: 48,004 S.F. / 5,000 = 10 OCCUPANTS
10 OCCUPANTS / 2 = 5-MALE & 5-FEMALE

	W.C.	URINAL	LAVATORY	D.F.	S.S.
5 MALE	1	-	1	1	-
5 FEMALE	1	-	1		

TOTAL REQUIRED:

	W.C.	URINAL	LAVATORY	D.F.	S.S.
MALE	2	1	2	2	1
FEMALE	3 **	-	2		

TOTAL PROVIDED:

	W.C.	URINAL	LAVATORY	D.F.	S.S.
MALE	3	1	3	2 *	1
FEMALE	3 **	-	2		

* WATER STATIONS PROVIDED IN LIEU OF DRINKING FOUNTAINS AT BREAK ROOM AREA.
** ALL GENDER TOILET COUNT TOWARDS TOTAL REQUIRED

DEFERRED SUBMITTAL

1. SITE SIGNAGE

PROJECT TEAM

OWNER:

UNIRE REAL ESTATE GROUP, INC.
675 PLACENTIA AVENUE, SUITE 200
BREA, CA 92821
PHONE: (714) 990-2100 EXT 102 FAX: (714) 990-2120
CONTACT: MARC SELZNICK (selznick@unregroup.com)

ARCHITECT:

WITHEE MALCOLM ARCHITECTS, LLP
2251 W. 190TH STREET TORRANCE, CA 90504
PHONE: (310) 217-8885 FAX: (310) 217-0425
CONTACT: JEFF LEMLER (jlemler@witheemalcolm.com)

STRUCTURAL ENGINEER:

BUSHRA TSAI INCORPORATED
2564 W. WOODLAND DRIVE, ANAHEIM, CA 992801
PHONE: (714) 523-0811
CONTACT: MITCH TSAI (mitch@btinose.com)

MECHANICAL ENGINEER:

RPM ENGINEERS, INC.
152 DISCOVERY, IRVINE, CA 92618
PHONE: (949) 450-1229 FAX: (949) 450-1454
CONTACT: RAYMOND PHUA (rayp@rpmpe.com)

ELECTRICAL CONTRACTOR:

KCE ELECTRIC
8460 MAPLE PLACE - SUITE 104, RANCHO CUCAMONGA, CA
91730 PHONE: (562) 261-7541 FAX: (800) 426-6502
CONTACT: KEVIN GASTON (kcemc@aol.com)

PLUMBING CONTRACTOR:

DAVIS PLUMBING
17530 STUDEBAKER, CERRITOS, CA 90703
PHONE: (562) 860-8885 FAX: (562) 860-8882
CONTACT: (davismechanicalcontractor@yahoo.com)

SHEET INDEX

COVER SHEET	
CS-01	PROJECT INFORMATION
CS-02	PLAN GENERAL NOTES
CS-03	ACCESSIBILITY NOTES
CS-04	ACCESSIBILITY NOTES
CS-05	ACCESSIBILITY NOTES
CS-06	ACCESSIBILITY NOTES
CS-07	CAL GREEN NOTES
ARCHITECTURAL	
A-101	EXISTING SITE / BUILDING PLANS
A2-01	EXISTING AND DEMO PLANS
A3-01	FLOOR PLANS
A4-01	REFLECTED PLANS
A4-02	ROOF PLANS AND DETAILS
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A7-02	ENLARGED RESTROOM PLANS
A8-01	DETAILS
REF-01	EXISTING ELEVATIONS
REF-02	EXISTING LANDSCAPE PLAN
REF-03	EXISTING LANDSCAPE PLAN
STRUCTURAL	
S-1.1	EXISTING / DEMO ROOF PLAN
S-2.0	GENERAL NOTES AND DETAILS
S-3.0	METAL STUDS FRAMING DETAILS
S-4.0	TENANT LIMITING DETAILS
MECHANICAL	UNDER SEPARATE PERMIT
M-0.0	MECHANICAL NOTES, SCHEDULE AND SPECIFICATIONS
M-2.0	HVAC PLAN
M-3.0	HVAC ROOF PLAN
M-4.0	TITLE 24 NOTES AND FORMS
ELECTRICAL	UNDER SEPARATE PERMIT
E-1.0	ELECTRICAL SINGLE LINE DIAGRAM, LIGHTING FIXTURE SCHEDULE, T-24 DOCUMENTATION
E-2.0	ELECTRICAL - POWER AND COMMUNICATION, LIGHTING, PANEL AND PANEL SCHEDULE
PLUMBING	UNDER SEPARATE PERMIT
P-1.0	PLUMBING NOTES, SCHEDULE AND SPECIFICATIONS
P-2.0	FLOOR PLAN DETAILS, FIXTURE, WATER, WASTE AND VENT PLANS, TYPICAL NOTES AND DETAILS

BUILDING DEPARTMENT NOTES:

1. MODIFICATION TO FIRE SPRINKLER SYSTEM TO BE APPROVED BY FIRE DEPARTMENT UNDER SEPARATE PERMIT.
2. THE FACILITIES, INCLUDING BUT NOT LIMITED TO SANITARY FACILITIES, COMPLY WITH HANDICAPPED ACCESS REQUIREMENTS.
3. THE FACILITIES ARE IDENTIFIED BY SIGNS AND OTHER IDENTIFICATION IN COMPLIANCE WIT~ T~E INTERNATIONAL SYMBOLS OF ACCESSIBILITY (TITLE 24, PART 2).
4. THE PATH OF TRAVEL FROM THE DESIGNATED HANDICAP PARKING SPACES AND THE PUBLIC SIDEWALK PROVIDES A PASSAGE FREE AND UNOBSTRUCTED ACCESS TO AND EGRESS FROM THE SO NOTED FLOOR.
5. THE FACILITIES ARE IN COMPLIANCE WITH TITLE 24, PART 2, CONCERNING AN ADEQUATE AMOUNT OF HANDICAPPED PARKING. THE SIZE OF THE 15 STALLS AND THEIR LOCATIONS.
6. EXTEND OR MODIFY EXISTING FIRE LIFE SAFETY AND EMERGENCY FIRE A.LARM SYSTEMS UNDER SEPARATE PERMIT TO BE APPROVED BY FIRE DEPARTMENT.
7. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
8. ADDITIONAL DIRECTIONAL, EXIT SIGNS SHALL BE PROVIDED IF DETERMINED NECESSARY BY FIRE OR BUILDING DEPARTMENT FIELD INSPECTOR.
9. SEPARATE PERMITS ARE REQUIRED FOR STORAGE RACKS.
10. EVACUATION SIGNAGE SHALL BE PROVIDED PER TITLE 19, SECTION 3.05.

11. (Deleted) or equivalent shall employ either one of the following methods of providing emergency procedures and information to the building occupants:

(A) Emergency procedures information posted in the form of a leaflet, brochure, or pamphlet shall be available to all persons entering the building. Emergency procedures information shall be located immediately inside or entrances to the building, as determined by the authority having jurisdiction. Locations shall be clearly marked; or,

(B) A floor plan providing emergency procedure information shall be posted at every elevator landing, at every stairway on every floor, and at every public entrance to the building. Floor plans shall be designed so that it exercises the noticeable for level and on its each component upon entering the floor level of the building. Emergency procedure information shall be printed with a minimum of 30/36 inch high non-decorative letter providing a sharp contrast to the background.

(C) Emergency procedure information shall provide to ambulatory, non-ambulatory, and the property dwelling, instruction to be followed in the event of an emergency. Emergency procedures information shall include, but not be limited to the following:

(A) Location of exits and fire alarm or fire alarm signaling stations, if required;

(B) what the fire alarm, if required, sounds and looks like (audible and visual warning devices);

(C) the department emergency telephone number 911; and,

(D) the prohibition of elevator use during emergencies, if any.

12. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT T~E BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, ALLEYWAY, LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
13. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
14. WALLS AND PARTITIONS WITHIN TWO FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. CBC 1209.2.2.

SAFEGUARDS DURING CONSTRUCTION NOTES:

a. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC. THE WORKERS ON ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT. CBC 3301.2.

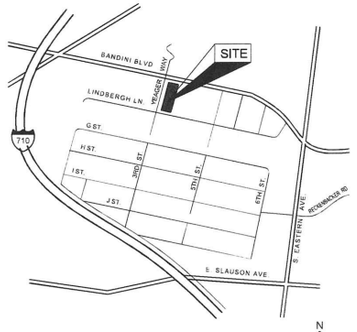
b. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE. CBC 3302.1.

c. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, CBC 3303.1.

d. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY TABLE 3306.1 AND TABLE 3306.1. EXITS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC. CBC 3306.1.

VICINITY MAP

SCALE: N.T.S.



N

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

DALE N. MALCOLM, NO. E 8117, REG. 12/31/21, STATE OF CALIFORNIA

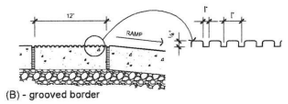
WM
A BSB DESIGN STUDIO

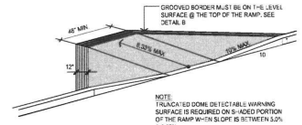
WITHEE MALCOLM ARCHITECTS
2251 W. 190TH STREET, TORRANCE, CA 90504
310.217.8885 WITHEE MALCOLM.COM

SHEET TITLE
PROJECT INFORMATION
SITE PLAN

SHEET NO.
CS-01
08-01-2020
CUP SUBMITTAL

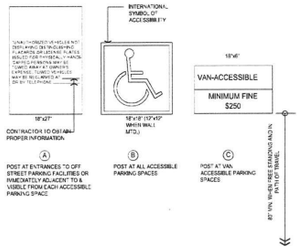
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CURB CUT RAMP

N.T.S. G-RAMP02 (4) 20



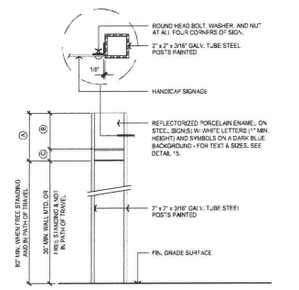
SIGN TYPE AND TEXT

SCALE: 1"=1'-0" 16



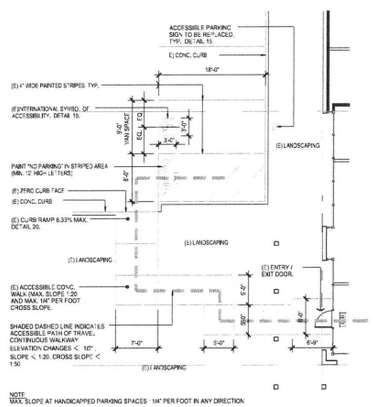
INTERNATIONAL ACCESSIBILITY SYMBOL

SCALE: 1 1/2"=1'-0" 19



ENLARGED ACCESSIBILITY SIGNAGE

SCALE: 1"=1'-0" 15



ENLARGED ACCESSIBLE PARKING PLAN

SCALE: 1/8"=1'-0" 13

NORTH

PARKING CALCULATIONS

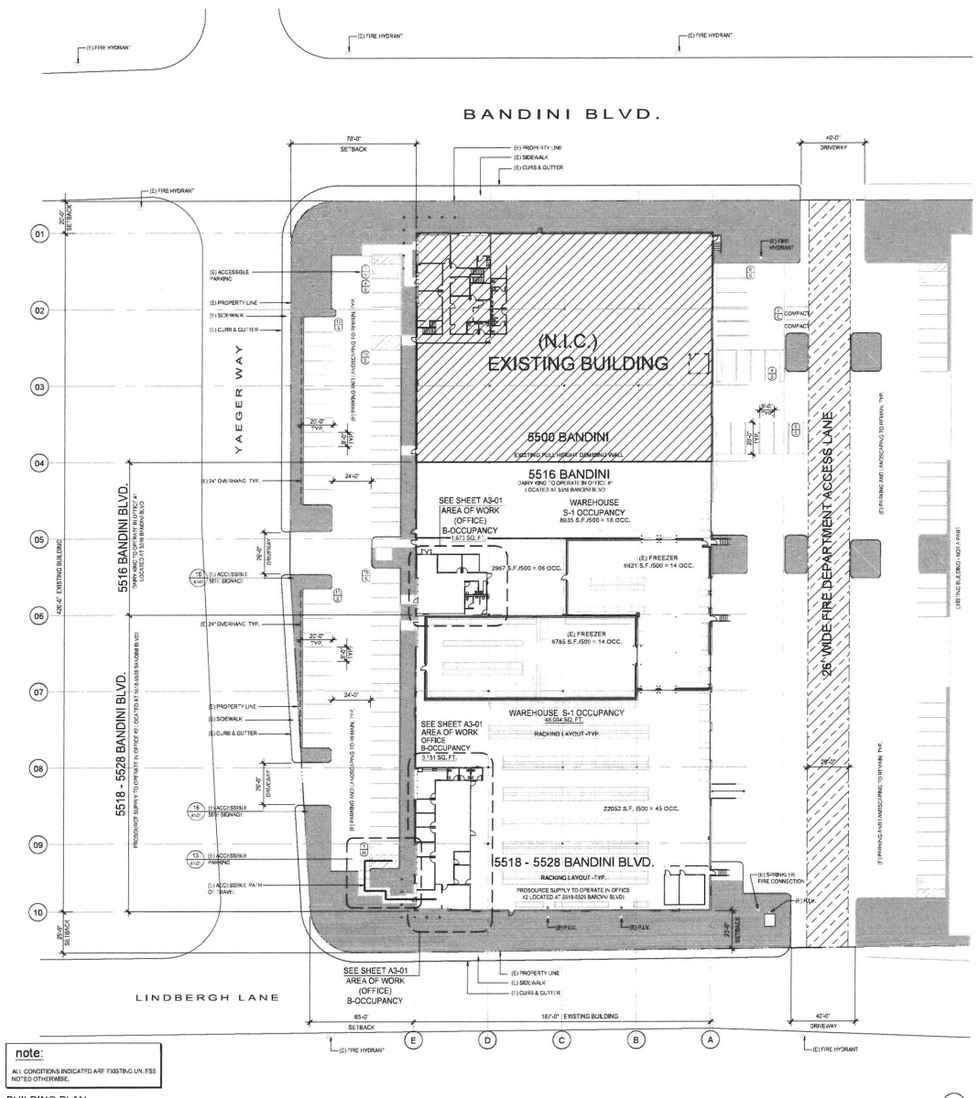
STANDARD SPACES (8'-0" x 20'-0")	76
COMPACT SPACES (7'-6" x 15'-0")	2
ACCESSIBLE SPACES (9'-0" x 18'-0")	2
TOTAL	80

LEGEND

EXISTING LANDSCAPE AREA TO REMAIN SEE 'REFERENCE' LANDSCAPE PLANS

INDICATES NUMBER OF PARKING STALLS

S - INDICATES STANDARD PARKING STALLS (9'-0"x20'-0")
C - INDICATES COMPACT PARKING STALLS (7'-6"X15'-0")
H - INDICATES ACCESSIBLE PARKING STALLS (9'-0"x18'-0")



note:

ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

BUILDING PLAN

SCALE: 1" = 20'-0" 1

NORTH

scale: 1" = 30'-0"

0 30 60 90 120

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

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OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY., SUITE 205,
BREA, CA 92821

LICENSED ARCHITECT DALE M. MALCOLM NO. C 9117 REN. 10-31-2021 STATE OF CALIFORNIA

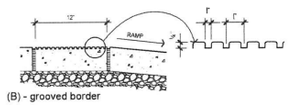
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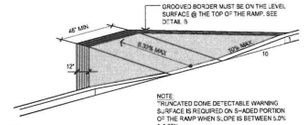
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SHEET TITLE
SITE / BUILDING PLAN
SITE / MISC. DETAILS

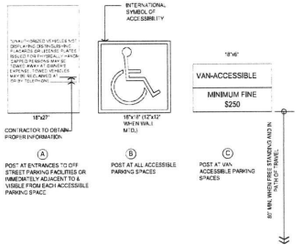
SHEET NO.
A1-01
08-01-2020
CUP SUBMITTAL

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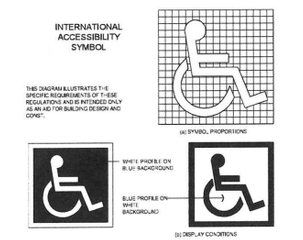




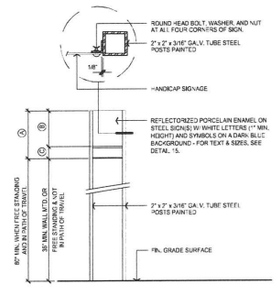
CURB CUT RAMP
N.T.S. G-RAMP02 (4) 20



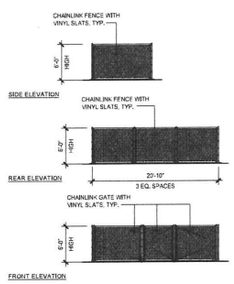
SIGN TYPE AND TEXT
SCALE: 1"=1'-0" 16



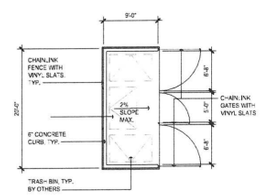
INTERNATIONAL ACCESSIBILITY SYMBOL
SCALE: 1 1/2"=1'-0" 19



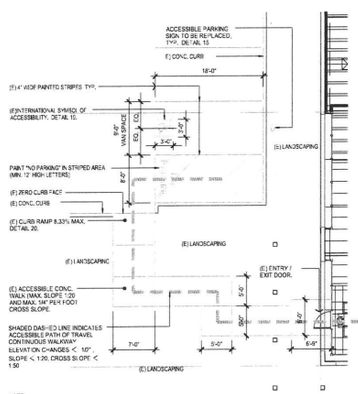
ENLARGED ACCESSIBILITY SIGNAGE
SCALE: 1"=1'-0" 15



TRASH ENCLOSURE - ELEVATIONS
SCALE: 1/8"=1'-0" 18



TRASH ENCLOSURE - PLAN
SCALE: 1/8"=1'-0" 17



ENLARGED ACCESSIBLE PARKING PLAN
SCALE: 1/8"=1'-0" 13

PARKING CALCULATIONS

STANDARD SPACES (9'-0" x 20'-0")	79
ACCESSIBLE SPACES (9'-0" x 18'-0")	2
TOTAL	81

LEGEND

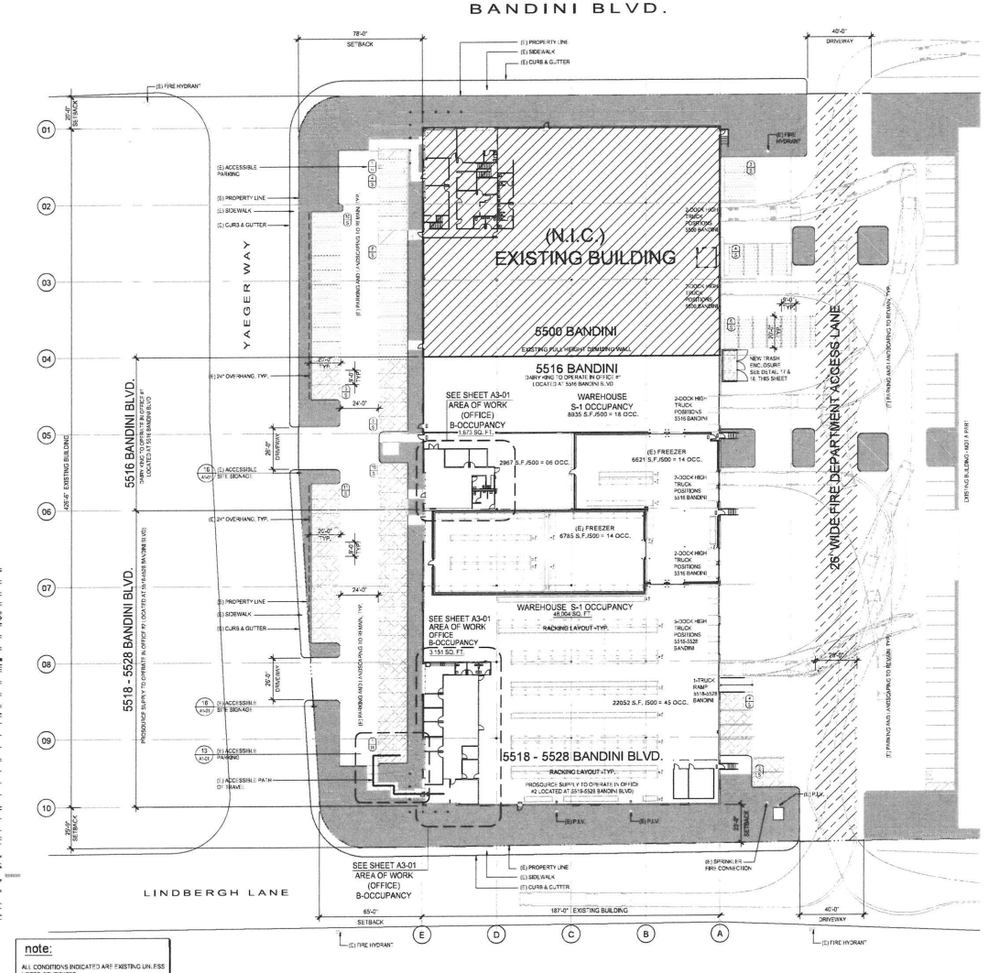
EXISTING LANDSCAPE AREA TO REMAIN SEE REFERENCE LANDSCAPE PLANS

INDICATES PARKING SPACES FOR 5500 BANDINI - TOTAL 34 SPACES

INDICATES PARKING SPACES FOR 5516 5518-5576 BANDINI - TOTAL 47 SPACES

INDICATES NUMBER OF PARKING STALLS

S - INDICATES STANDARD PARKING STALLS (9'-0" x20'-0")
C- INDICATES COMPACT PARKING STALLS (7'-6" X 15'-0")
H - INDICATES ACCESSIBLE PARKING STALLS (9'-0" x 18'-0")



note:
ALL CONDITIONS INDICATED ARE EXISTING UNLESS NOTED OTHERWISE.

BUILDING PLAN
SCALE: 1" = 20'-0" 1

NORTH

NORTH

scale: 1" = 30'-0"
0 30 60 90 120

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022
CUP SUBMITTAL	10-14-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

LICENSED ARCHITECT DALE N. MALCOLM REG. C 10710 REN. 10-31-21 STATE OF CALIFORNIA

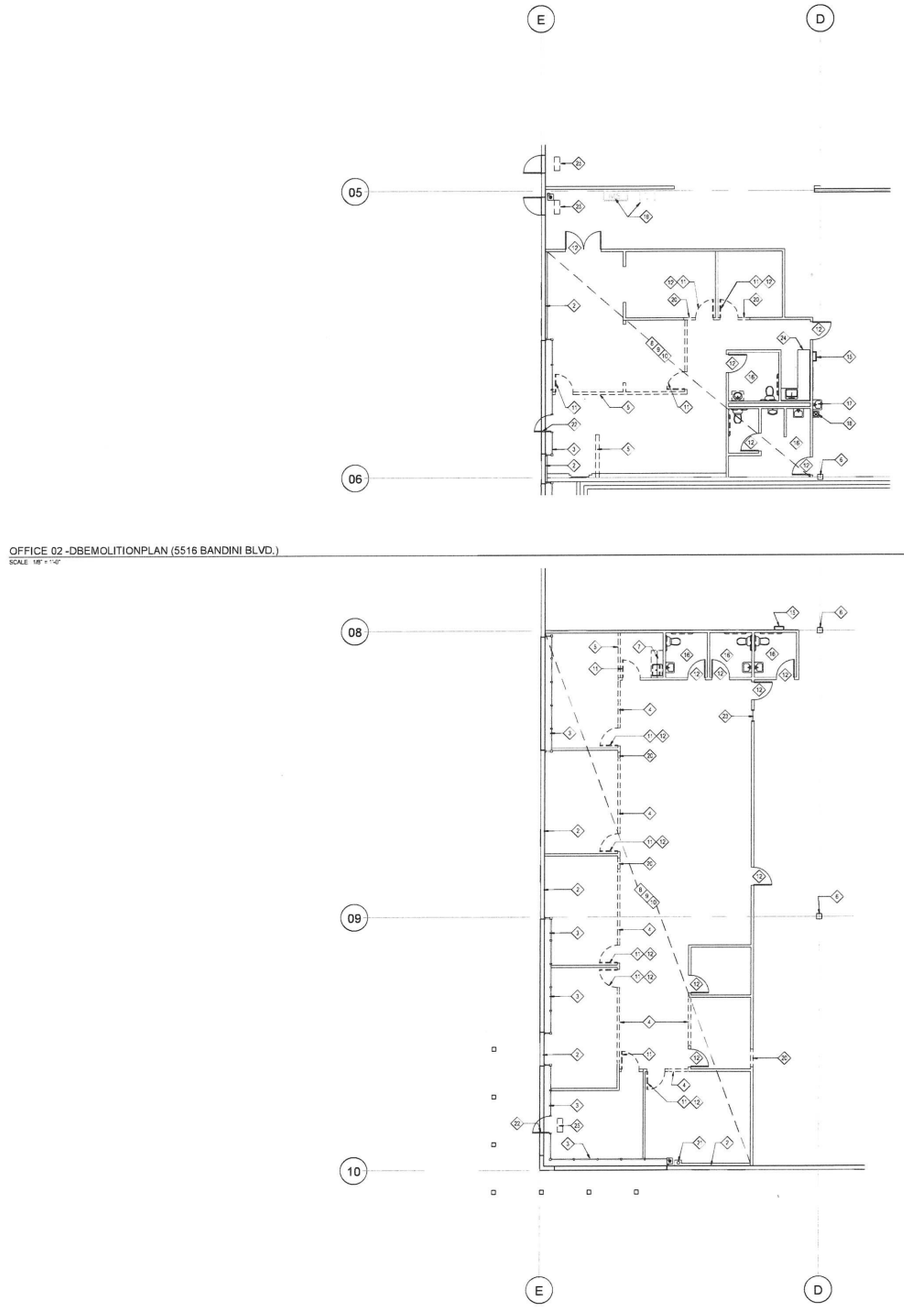
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SHEET TITLE
SITE / BUILDING PLAN
SITE / MISC. DETAILS

SHEET NO.
A1-01
10-14-2020
CUP SUBMITTAL

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OFFICE 02 -DBEMOLITIONPLAN (5516 BANDINI BLVD.)
SCALE: 1/8" = 1'-0"

OFFICE 01 DEMOLITION PLAN (5518-5528 BANDINI BLVD.)
SCALE: 1/8" = 1'-0"

wall legend

- EXISTING CONC. TILT-UP WALL REMAIN
- EXISTING CONCRETE PANEL & WALL FURRING TO REMAIN
- EXISTING WALL / PARTITION TO REMAIN
- EXISTING WALL TO BE REMOVED

demolition notes

1. REMOVE ALL FLOOR COVERINGS (CARPET, VCT, & RELATED BASE), WALL COVERING THROUGHOUT OFFICE AREA, U.N.O.
2. REMOVE ALL SUSPENDED CEILINGS (TILES, GRID, & LIGHT FIXTURES) THROUGHOUT OFFICE AREA, U.N.O. (VERIFY WITH OWNER).
3. WHERE EXISTING WALLS, CEILINGS, ETC. ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
4. REMOVE ALL UNUSED OR ABANDONED DATA, ELECTRICAL OUTLETS, CONDUITS, J-BOXES, PANELS, & SWITCHES IN AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. PRESERVE ITEMS WHICH WILL REMAIN IN SERVICE.
5. REMOVE ANY NON ACCESSIBLE DOOR HARDWARE AND REPLACE, WITH LEVER TYPE.
6. REMOVE ANY UNNECESSARY THERMOSTATS AND PATCH WALLS, RELOCATE AS NECESSARY.
7. REMOVE ANY UNNECESSARY OR ABANDONED DUCTWORK WITHIN THE AFFECTED PORTIONS OF DEMOLITION.
8. ALL FINISHES AND ACCESSORIES ARE TO BE REMOVED IN THE EXISTING RESTROOMS, U.N.O.
9. ALL FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS WILL REMAIN.

key notes

1. ALL EXISTING TO REMAIN IN THIS ROOM, U.N.O.
2. EXISTING CONC. TILT-UP PANEL - TYPICAL
3. EXISTING STOREFRONT SYSTEM - TYPICAL
4. EXISTING INTERIOR GLAZING SYSTEM TO BE REMOVED - TYPICAL.
5. EXISTING NON-BEARING WALL / PARTITION TO REMOVED TYPICAL, AS INDICATED ON PLANS, U.N.O.
6. EXISTING STRUCTURAL WOOD COLUMN TO REMAIN, TYP.
7. DEMO ALL MILLWORK. REMOVE ALL PLUMBING FIXTURE, AND CAP ALL PLUMBING & WASTE LINES. SEE NEW FLOOR PLAN FOR NEW BREAK ROOM LAYOUT.
8. REMOVE ALL CEILING GRID, CEILING TILES, LIGHT FIXTURES, AND MECHANICAL REGISTERS THROUGHOUT SCOPE OF WORK. ALL AREAS ABOVE CEILING TO BE CLEARED,CLEANED AND PREPARED FOR NEW INSTALLATIONS.
9. REMOVE ALL FLOORING, BASE, FINISHES, WINDOW BLINDS THROUGHOUT SCOPE OF WORK.
10. REMOVE ALL UNUSED CONDUIT, HANGER, J-BOXES, MECH., DUCKS, ETC., ABOVE (E) CEILING AND ROOF STRUCTURE, TYPICAL THROUGHOUT SCOPE OF WORK.
11. EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED - AS INDICATED ON PLANS.
12. DEMO EXISTING DOOR HEAD - RAISE HEAD HEIGHT FOR NEW DOOR - SEE NEW FLOOR PLAN.
13. REMOVE ALL EXISTING MECHANICAL DUCT - PREPARE TO FOR NEW INSTALLATION
14. REMOVE PORTION OF EXISTING DEMISING WALL FOR NEW DOOR. SEE FLOOR PLAN FOR LOCATION.
15. EXISTING LADDER TO ACCESS CEILING ABOVE TO REMAIN.
16. DEMO ALL PLUMBING FIXTURE, ACCESSORIES, & MILLWORK AT EXISTING RESTROOMS. PREPARE FOR NEW INSTALLATIONS - SEE FLOOR PLANS
17. EXISTING WALL SINK TO REMAIN.
18. EXISTING FLOOR DRAIN TO REMAIN.
19. EXISTING ELECTRICAL SERVICE TO REMAIN.
20. DEMO PORTION OF THE EXISTING WALL FOR NEW DOOR / DOOR WITH SIDE LITE / NEW WINDO OPENING - SEE FLOOR PLAN.
21. EXISTING ROOF DRAIN PIPE IN WALL FURRING, TO REMAIN.
22. EXISTING STOREFRONT DOOR TO REMAIN.
23. EXISTING INTERIOR WINDOW TO REMAIN.
24. EXISTING MILLWORK & PLUMBING FIXTURE TO BE REPLACE. SEE FLOOR PLAN.
25. EXISTING EXIT SIGN TO BE REMOVED AND REPLACE, THROUGH OUT OFFICE & WAREHOUSE AREA OF WORK. EXACT QUANTITY TO BE VERIFIED IN FIELD. SEE FLOOR PLAN & CEILING PLAN.

scale: 1/8" = 1'-0"
0 8 16 24 32

NORTH

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
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5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
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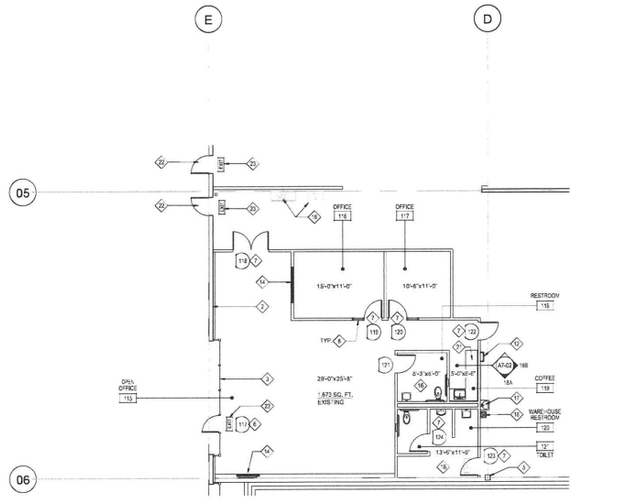
LICENSED ARCHITECT
DALE M. MALCOLM
RENEWAL 08/31/2023
STATE OF CALIFORNIA

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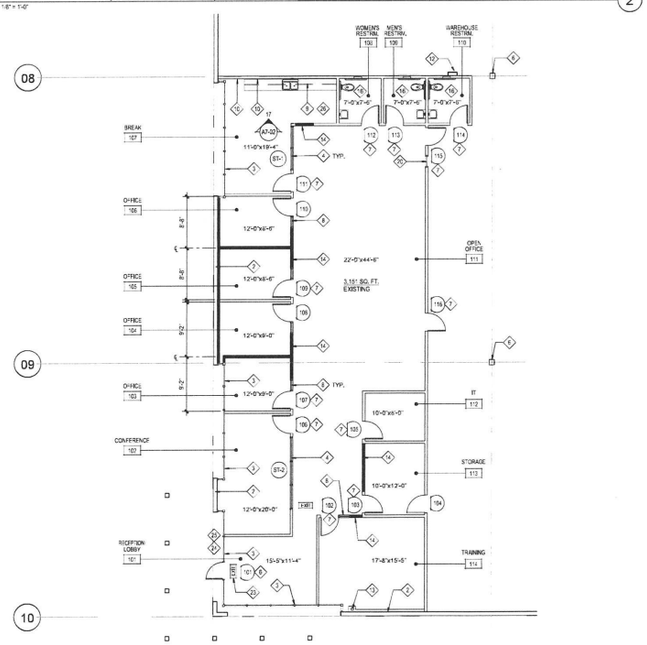
SHEET TITLE
OFFICE 01 AND OFFICE 02
DEMOLITION PLAN

SHEET NO.
A2-01
08-01-2020
CUP SUBMITTAL



OFFICE 02 - FLOOR PLAN (5516 BANDINI BLVD.)

SCALE : 1/8" = 1'-0"



OFFICE 01- FLOOR PLAN (5518-5528 BANDINI BLVD.)

SCALE: 1/8" = 1'-0"

WALL LEGEND

EXISTING CONCRETE PANEL TO REMAIN

EXISTING CONCRETE PANEL & WALL FURRING TO REMAIN

NEW WALL FURRING: [ICC # ER-4943P] 362 S 125 - 16 (3 ⅝" x 25 GA.) METAL STUD FURRING @ 24" O.C. W/ ⅝" GYP. BD. ONE SIDE AND R-13 BATT INSULATION ON EXISTING CONC. TILT-UP WALL PANELS. EXTEND INSULATION TO ROOF STRUCTURE ABOVE, U.N.O.

EXISTING WALL / PARTITION TO REMAIN

NEW METAL STUDS PARTITION [ICC # ER-4943P] - 362 S 125 - 33 (3 5/8" x 20 GA.) METAL STUDS @ 16 O.C. (MAX. HEIGHT 17'-0") - SEE STRUCTURAL. W/ ONE LAYER 5/8" GYP. BD. EA. SIDE AND BATT INSULATION. EXTEND STUDS AND INSULATION TO 6" ABOVE CLG. FIN. OR TO UNDERSIDE OF T-BAR CEILING.

FLOOR PLAN NOTES

1. FOR TYPICAL METAL STUD DETAILS AND CONNECTIONS REFER TO DETAIL 6/A8-01 & STRUCT. DWGS.
2. EXTEND OR MODIFY EXISTING FIRE SPRINKLER AND ALARM SYSTEMS, UNDER SEPARATE PERMIT. ALL NEW FIRE SPRINKLER HEADS IN OFFICE TO BE SEMI-RECESSED.
3. TYPE, FINISH, AND HEIGHT OF ALL EXTERIOR WINDOWS/STOREFRONT SYSTEM TO MATCH EXISTING.
4. EXIT INDICATES A NEW EXIT SIGN. (EXIT) INDICATES AN EXISTING EXIT SIGN. (R) INDICATES AN EXISTING RELOCATED EXIT SIGN. EXIT SIGNS AND DIRECTIONAL EXIT SIGNS HAVE MIN. 6" H. x 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THEY ARE CLEARLY VISIBLE. EXIT SIGNS ARE TO BE SELF ILLUMINATING TYPE.
5. ADJUST ALL NEW AND EXISTING DOOR C. OSERS TO REMAIN (WITHIN THE AREA OF WORK) NOT TO EXCEED A.D.A. MAXIMUM OPERATING FORCES WHERE APPLIES.
6. PROVIDE VENTILATION IN ACCORDANCE WITH CHAPTER 12 OF THE CALIFORNIA BUILDING CODE, 2019 EDITION. SEE MECHANICAL PLANS.
7. PROVIDE FIRE DAMPERS IN ALL DUCTS PENETRATING RATED WALLS AND CEILINGS.
8. ENCLOSED ATTIC SPACE / AND SPACE BETWEEN THE SUSPENDED C.L.G. & FLOOR ABOVE SHALL BE PROVIDED WITH FIRE SPRINKLER HEADS.
9. GLAZING WITHIN 24" ARC OF A SWING DOOR OR 18" FROM FLOOR SHALL COMPLY WITH SECTION 2406 OF THE CALIFORNIA BUILDING CODE AND BE TEMPERED.
10. FOR PATCHES TO EXISTING CONCRETE SLAB FROM PLUMBING OR OTHER TRENCHES - SEE 7/A8-01. FINISH TO MATCH EXISTING.
11. FOR ROOF EQUIPMENT PLAN/ROOF DETAILS SEE SHEET A4-02 & STRUCT. DWGS.
12. CONTRACTOR TO VERIFY EXACT HEIGHT TO ROOF STRUCTURE WHERE FULL HEIGHT STUDS ARE INDICATED. CONTRACTOR MAY SUBMIT ALTERNATING FOR METAL STUD CONFIGURATION TO ACCOMMODATE THE SPAN.
13. ELECTRICAL PANELS, SUBPANELS, FIRE HOSE CABINETS, FIRE EXTINGUISHER CABINETS, ETC. IN REQUIRED 1-HOUR WALLS SHALL BE PLACED AS SUCH NOT TO DISRUPT THE 1-HOUR RATING.
14. ALL GYPSUM BOARD EDGES SHALL BE BLOCKED WHERE IT JOINTS NOT FALL ON A FRAMING MEMBER.
15. FOR DUCT FIRE AND VENT ROOF PENETRATIONS SEE SHEET A4-02
16. CONTRACTOR'S--ALL PROVIDE RECORD DOCUMENTS (MECH., ELEC., PLUMBING, SPRINKLER ETC.) TO BUILDING OWNER AT JOB COMPLETION & PRIOR TO APPLICATION OF PAYMENT.
17. PATCH AND REPAIR WALLS WHERE SWITCHES, OUTLETS, T-STATS, ETC. WERE REMOVED.
18. PROVIDE NEW FIRE EXTINGUISHERS. LOCATIONS OF EXTINGUISHERS TO BE DETERMINED BY FIRE / BUILDING INSPECTOR.
19. CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH 11B-402 ACCESSIBLE ROUTES, CBC 11B-206.2.8.

FLOOR PLAN KEYNOTES

1. ALL EXISTING TO REMAIN IN THIS ROOM / AREA. U.N.O.
2. EXISTING CONC. TILT-UP PANEL - TYPICAL
3. EXISTING STOREFRONT SYSTEM - TYPICAL
4. NEW INTERIOR GLAZING SYSTEM - TYPICAL. SEE INTERIOR ELEVATIONS.
5. EXISTING STRUCTURAL WOOD COLUMN TO REMAIN - TYPICAL
6. EXISTING ACCESSIBLE ENTRY/EXIT STOREFRONT DOOR.
7. RAISE DOOR HEAD HEIGHT TO ACCOMODATE NEW DOOR HEIGHT - SEE DOOR SCHEDULE.
8. NEW SIDELITES AT DOOR - SEE DOOR TYPES & ELEVATION.
9. COUNTER WITH DOUBLE S.S. SINK, GARBAGE DISPOSAL, & LOWER CABINETS, & MICROWAVE SHELF.
10. PROVIDE 1/4" COPPER COLD WATER LINE TO REFRIGERATOR ICEMAKER AND AT COUNTER FOR COFFEE MAKER. VERIFY LOCATION WITH OWNER.
11. USE 5/8" W.R. GYP. BOARD ON ALL INTERIOR SIDE OF RESTROOMS.
12. EXISTING LADDER TO ACCESS CEILING ABOVE TO REMAIN.
13. EXISTING ROOF DRAIN PIPE IN WALL FURRING, TO REMAIN.
14. INFILL EXISTING DOOR / WINDOW OPENING WITH CONSTRUCTION TO MATCH EXISTING WALL FINISH SURFACE TO ALIGN & TO MATCH AND ALIGN WITH EXISTING.
15. PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE OF THE DOOR STATING : "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
16. PROVIDE NEW WATER CLOSET, WALL-HUNG LAVATORY AND (URINAL - WHERE OCCURS) AT EXISTING RESTROOMS. ALL FIXTURE AND INSTALLATION TO BE PER ADA REQUIREMENTS.
17. EXISTING WALL SINK TO REMAIN.
18. EXISTING FLOOR DRAIN TO REMAIN.
19. EXISTING ELECTRICAL SERVICE TO REMAIN.
20. EXISTING INTERIOR WINDOW TO REMAIN.
21. REPLACE EXISTING MILLWORK & PLUMBING FIXTURE WITH NEW TO MATCH IN PLACE. SEE FINISH PLAN AND PLUMBING PLANS.
22. ALL EXISTING WAREHOUSE HOLLOW METAL DOOR FRAME AND HARDWARE TO REMAIN THROUGH-OUT. REPLACE ALL DAMAGE/MISSING CLOSERS, TYP. - VERIFY QUANTITY IN FIELD.
23. NEW EXIT SIGNS TO ROUGHOUT OFFICE & WAREHOUSE AREA OF WORK. SEE CEILING & ELECTRICAL PLANS. TYP. - VERIFY EXACT QUANTITY IN FIELD.
24. PROVIDE NEW INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRANCE. SEE DETAIL 13/A7-0".
25. PROVIDE NEW NON-SMOKING SIGNAGE AT PRIMARY ENTRANCE. SEE DETAIL 9/A7-0".
26. PROVIDE RECYCLING AREA PER CAL GREEN CODE NOTE #16 - SHEET CS-07. BY TENANT.

scale: 1/8" = 1'-0"

0 8 16 24 32

NORTH

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REVISION	DATE

CONSULTANT:

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5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

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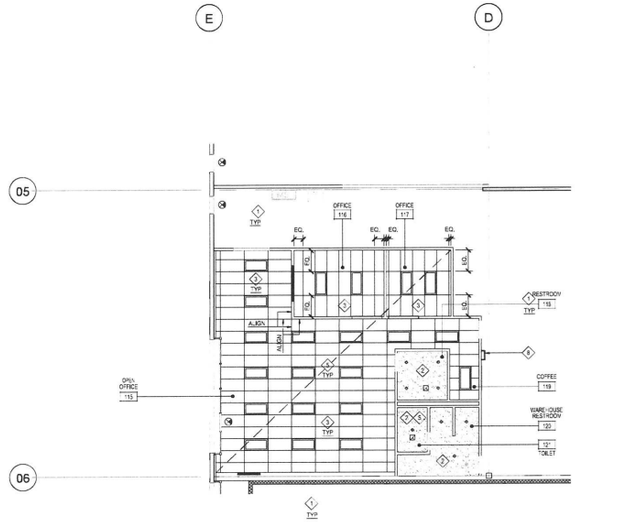
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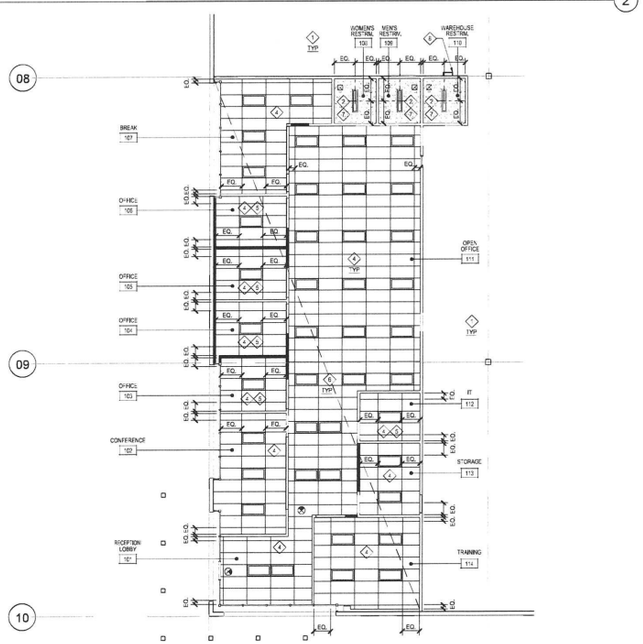
SHEET TITLE
OFFICE 01 AND OFFICE 02
FLOOR PLAN

SHEET NO.
A3-01
08-01-2020
CUP SUBMITTAL



OFFICE 02 - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



OFFICE 01- FLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

REFLECTED CEILING LEGEND

NOTE: CEILING GRIDS TO BE CENTERED WHERE NO DIRECTION INDICATED. DIMENSION OR GRID START POINT SHALL APPLY WHERE INDICATED. CENTER C.L.G. GRID IN ALL ROOMS U.N.O.

- NEW 2X4 SUSPENDED CEILING AND GRID. GRID: ARMSTRONG 'PRELUDE' 15/16" SUSPENSION SYSTEM, COLOR : WHITE (I.C.C. #ESR-1308, L.A.R.R. #25032) TILE: ARMSTRONG 'DUNE SECOND LOOK II' (TEGULAR INSTALLATION) 2'X4'X3/4" COLOR: WHITE
- EXISTING GYP BD. CEILING / SOFFIT
- INDICATES NEW 2'X4' RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL PLANS.
- NEW 1x4 RECESSED MOUNTED LED LIG=T FIXTURE. SEE ELECTRICA_ PLANS.
- NEW LED DOWN LIGHT. SEE ELECTRICAL PLANS
- EXIT SIGN. TYPICAL. S=HADED AREA INDICATES SIGN FACE. ARROW INDICATES DIRECTION OF EXIT. SEE FLOOR PLANS FOR NEW & EXISTING DESIGNATION.
- $ LIGHT SWITCH / MOTION SENSOR @ 48" A.F.F. MAX. U.N.O.
- INDICATES NEW SUPPLY REGISTER, SEE MECHANICAL PLANS.
- INDICATES NEW RETURN REGISTER, SEE MECHANICAL PLANS.
- INDICATES NEW EX=AUST REGISTER, SEE MECHANICAL PLANS.

REFLECTED CEILING PLAN NOTES

1. ALL LIGHT FIXTURES, SWITCHES, THERMOSTATS, ETC. ARE TO CONFORM WITH TITLE 24 ENERGY CONSERVATION CODE & A.D.A.
2. CONDUIT MUST BE A MINIMUM OF 1-1/2" CLEAR ABOVE THE CEILING GRID & BE COORDINATED W= NEW DUCTS & SPRINKLERS.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS & HVAC DUCTWORK PRIOR TO ORDERING FIXTURES OR INSTALLATION OF CEILING GRID.
4. PROVIDE EMERGENCY LIGHTING PER CODE.
5. FIELD CUT ACOUSTICAL CEILING TILE EDGES AT PERIMETERS TO PROVIDE TEGULAR INSTALLATION LOOK.
6. LIGHT SWITC= CONTROLS IN OPEN AND PRIVATE OFFICE AREAS WILL BE BY MOTION SENSOR. REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND TYPE SPECIFICATION.
7. PATCH AND REPAIR (N.I.C.) WHERE SWITCHES WERE REMOVED.
8. ALL LIGHTING CONTROLS SHOWN SHALL BE MOUNTED AT +3=0" HEIGHT TO CENTERLINE UNLESS OTHERWISE NOTED.
9. LIGHT CONTROLS INDICATED NEW AS SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED WITH A SINGLE COVER PLATE, COLOR TO BE BUILDING STANDARD. LIGHT CONTROLS SHALL CONFORM TO TITLE 24 REQUIREMENTS.
10. LIGHT CONTROL LOCATIONS ARE SHOWN SCHEMATICALLY AND MAY NOT INDICATE ACTUAL NUMBER OF SWITCHES REQUIRED. CONTRACTOR SHALL DETERMINE ACTUAL CONTROL QUANTITIES ACCORDING TO CIRCUIT LOAD AND APPLICABLE ELECTRICAL CODE REQUIREMENTS. SEE ELECTRICAL PLANS.
11. ALL RECESSED LIGHT FIXTURES SHOWN SHALL BE FURNISHED WITH TRIM FOR MOUNTING TO BUILDING STANDARD CEILING GRID SPECIFIED.
12. ALL ACOUSTIC CEILING TILES DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION ARE TO BE REPLACED WITH MATCHING TILES.
13. ALL LIGHT FIXTURES, SMOKE DETECTORS, SPRINKLER HEADS, AND SPEAKER OUTLETS, OR OTHER FIXTURES ARE TO BE INSTALLED IN DEAD CENTER OF CEILING TILES UNLESS OTHERWISE NOTED.
14. HVAC AND ELECTRICAL DESIGN CRITERIA SHALL CONFORM TO STATE OF CALIFORNIA TITLE 24 ENERGY CONSERVATION REQUIREMENTS.
15. CONTRACTOR TO LABEL THE BUILDING ELECTRICAL PANEL DIRECTORY WITH ANY CHANGE TO CIRCUITS. LABELING WILL BE TYPED, NOT HAND WRITTEN.
16. THE CONTRACTOR SHALL PROVIDE ACCESS TO ABOVE THE CEILING FOR TENANT SECURITY & CABLING CONTRACTORS' INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING OF THESE OTHER TRADES.
17. THE ELECTRICAL CONTRACTOR SHALL SURVEY EXISTING LIGHTING FIXTURES TO BE REUSED AND RELAMP, RESALAST ANY NON-FUNCTIONING LIGHT FIXTURE AS NECESSARY.
18. REFER TO ELECTRICAL (ENGINEERING) DRAWINGS FOR ADDITIONAL NOTES AND INFORMATION. WHERE CONFLICTS OCCUR, ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE FOR LOCATION. ARCHITECT IS TO BE NOTIFIED OF ANY CONFLICTS PRIOR TO COMMENCING WORK.
19. WHERE EXISTING CEILING TILES ARE REUSED, THEY MUST BE IN GOOD CONDITION AND MATCH THOSE IN THE SAME ROOM.
20. REPLACE/ REPAIR ALL SAGGING/ DAMAGED CEILING GRID AND CEILING TILES TO MATCH (E). TYPICAL THROUGHOUT OFFICE AREA.
21. CAULK AT SEAM OF SUSPENDED CEILING WALL, ANGLE TO WALL WHERE GAPS OCCUR.
22. IN ROOMS WITH A SPAN IN BOTH DIRECTIONS OF MORE THAN 25', A MINIMUM WALL ANGLE SIZE OF AT LEAST 2" HORIZONTAL LEG SHALL BE USED AT PERIMETER WALLS AND INTERIOR FULL HEIGHT PARTITIONS. THE FIRST TILE SHALL BE 24" CLEAR FROM WALL SURFACE. SEE PLAN FOR APPLICABLE CONDITIONS AND SHEET A9-01.

KEYNOTES

1. EXISTING TO REMAIN IN THIS AREA - U.N.O.
2. EXISTING GYPBD. CLG. AT 8'-0" A.F.F. TO REMAIN. WITH NEW LED LIGHTING - SEE ELECTRICAL PLANS AND NEW EXHAUST REGISTER & FAN - SEE MECHANICAL PLANS.
3. NEW SUSPENDED CEILING AND TILE @ 9'-0" A.F.F., SEE CEILING LEGEND. WITH NEW LED LIGHTING - SEE ELECTRICAL PLAN. AND NEW SUPPLY & RETURN AIR REGISTERS - SEE MECHANICAL PLANS.
4. NEW SUSPENDED CEILING AND TILE @ 10'-0" A.F.F., SEE CEILING LEGEND. WITH NEW LED LIGHTING - SEE ELECTRICAL PLAN. AND NEW SUPPLY & RETURN AIR REGISTERS - SEE MECHANICAL PLANS.
5. CENTER LIGHT FIXTURE IN THIS ROOM.
6. PROVIDE NEW MIN. R-30 BATT THERMAL INSULATION ON TOP SIDE OF SUSPENDED CEILING THROUGHOUT OFFICE AREA - SEE MECHANICAL PLANS
7. PROVIDE SOUND BATT INSULATION ABOVE CEILING IN THIS AREA.
8. EXISTING LADDER TO ACCESS CEILING ABOVE TO REMAIN.

SCALE: 1/8" = 1'-0"

0 8 16 24 32

NORTH

JOB NO.	A9050.202
SUBMITTAL	DATE
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CONSULTANT:

Tenant Improvement for:
5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

LICENSED ARCHITECT DALE M. MALCOLM NO. C-9117 REN. 10-31-21 STATE OF CALIFORNIA

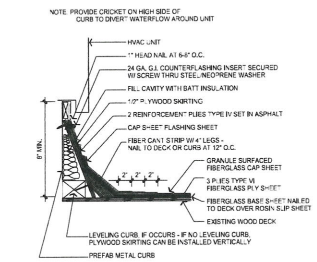
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310.217.5885 WITHEE MALCOLM.COM

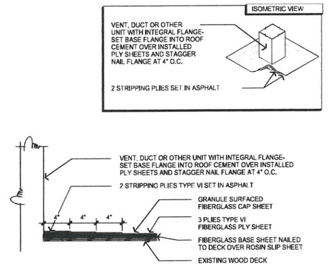
SHEET TITLE
OFFICE 01 AND OFFICE 02
REFLECTED CEILING PLAN

SHEET NO.
A4-01
08-01-2020
CUP SUBMITTAL

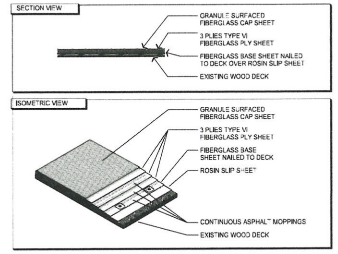
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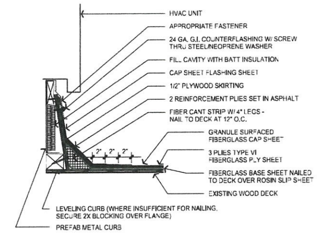
prefab HVAC curb (20)
SCALE: 1 1/2"=1'-0"



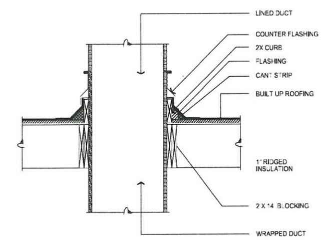
typical flange stripping (16)
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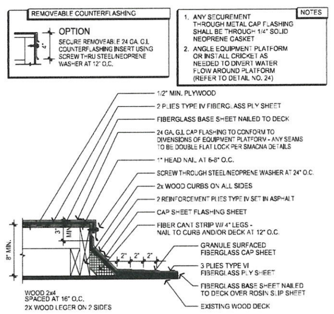
typical roof section (12)
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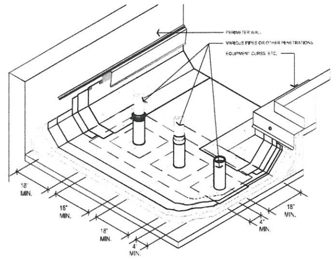
prefab HVAC curb (8)
SCALE: 1 1/2"=1'-0"



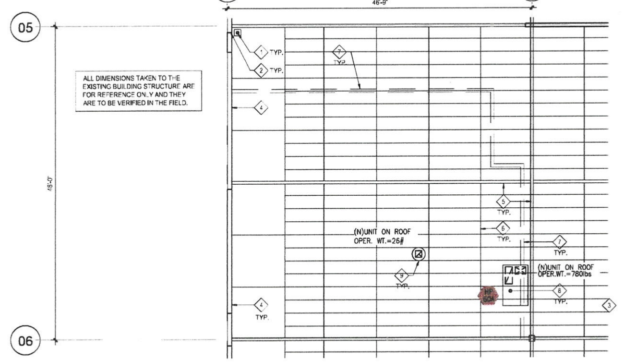
duct thru roof detail (4)
SCALE: 3/4" = 1'-0"



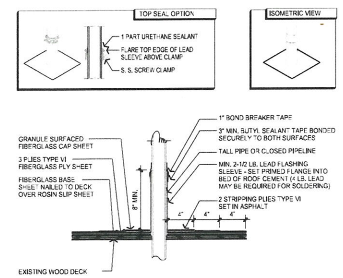
equipment platform (19)
SCALE: 1 1/2"=1'-0"



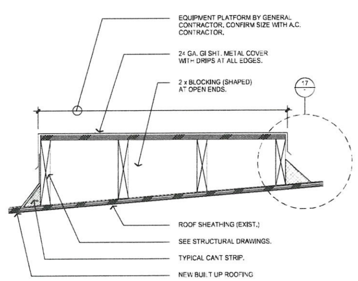
minimum clearances (15)
NO SCALE



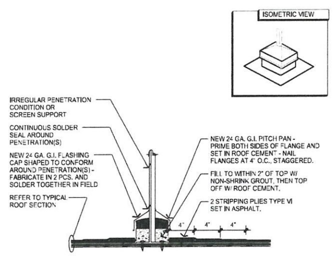
OFFICE 02 - ROOF PLAN (7)
SCALE: 1/8" = 1'-0"



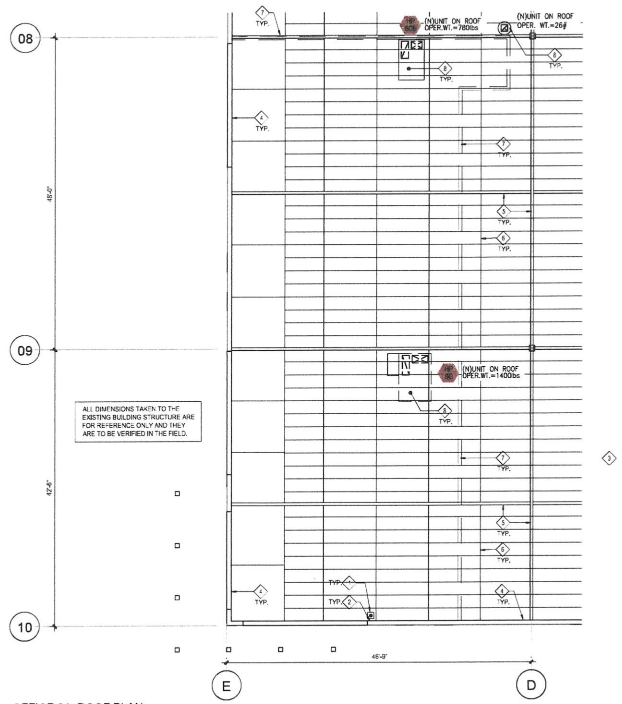
sealed pipe flashing (3)
SCALE: 1 1/2"=1'-0"



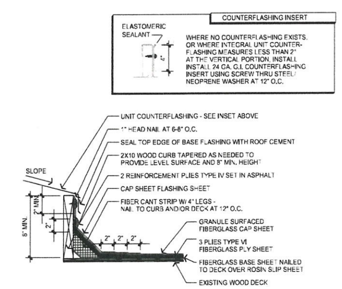
equipment platform (18)
SCALE: 1 1/2"=1'-0"



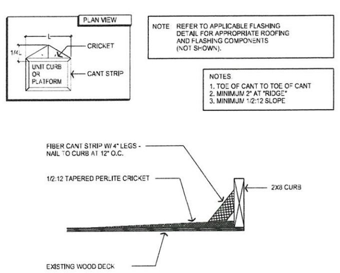
capped pitch pan (14)
SCALE: 1 1/2"=1'-0"



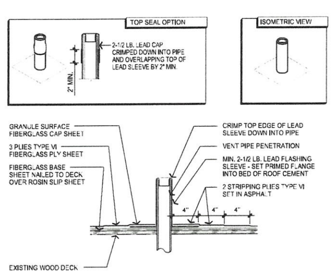
OFFICE 01- ROOF PLAN (5)
SCALE: 1/8" = 1'-0"



typical equipment curb (2)
SCALE: 1 1/2"=1'-0"



cricket @ curb / platform (17)
SCALE: 1 1/2"=1'-0"



vent pipe flashing (13)
SCALE: 1 1/2"=1'-0"

DEMOLITION NOTES

1. WHERE EXISTING ROOF, ETC. ARE DAMAGED DUE TO DEMOLITION OR NEW CONSTRUCTION, THAT AREA SHALL BE REPAIRED TO MATCH EXISTING.
2. REMOVE ALL UNUSED OR ABANDONED DATA, ELECTRICAL CONDUITS, J-BOXES, PANELS, ETC. IN AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. PRESERVE ITEMS WHICH WILL REMAIN IN SERVICE.
3. REMOVE ANY UNNECESSARY OR ABANDONED DUCTWORK, EQUIPMENT, ETC. WITHIN THE AFFECTED PORTIONS OF DEMOLITION.
4. PATCH & REPAIR EXISTING ROOF, ROOF PARAPET TO MATCH EXISTING, WHERE OVERFLOW SCUPPER WAS REMOVED AND NEW OVERFLOW DRAIN WERE PROVIDED.
5. INFORMATION PROVIDED ARE A RESULT OF LIMITED FIELD VERIFICATION. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING THE LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PRIOR TO DEMOLITION.

ROOF PLAN KEYNOTES

1. EXISTING ROOF DRAIN TO REMAIN.
2. EXISTING OVERFLOW ROOF OVERFLOW SCUPPER TO REMAIN.
3. EXISTING ROOF ACCESS LADDER & ROOF HATCH TO REMAIN. SEE SHEET A1-01 FOR LOCATION ON OVERALL BUILDING PLAN.
4. EXISTING CONCRETE PARAPET, TYP.
5. EXISTING ROOF GLU-LAM BEAM BELOW.
6. EXISTING ROOF PURLIN BELOW.
7. EXISTING OFFICE PERIMETER WALL BELOW - SEE FLOOR PLAN.
8. NEW MECHANICAL EQUIPMENT / RTU- SEE MECHANICAL PLANS
9. NEW MECHANICAL EQUIPMENT / EXHAUST FAN - SEE MECHANICAL PLANS

scale: 1/8" = 1'-0"
0 8 16 24 32

NORTH

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

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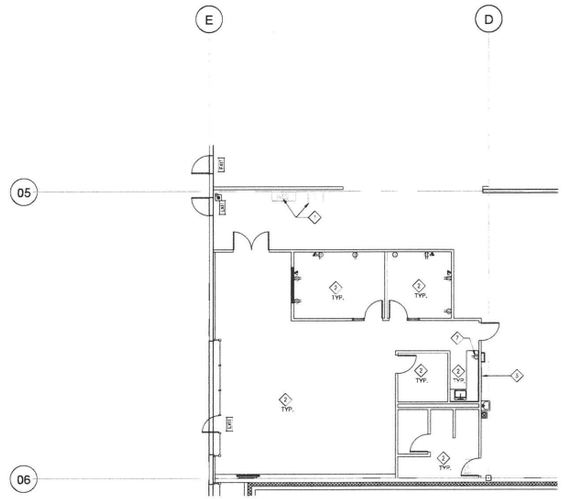
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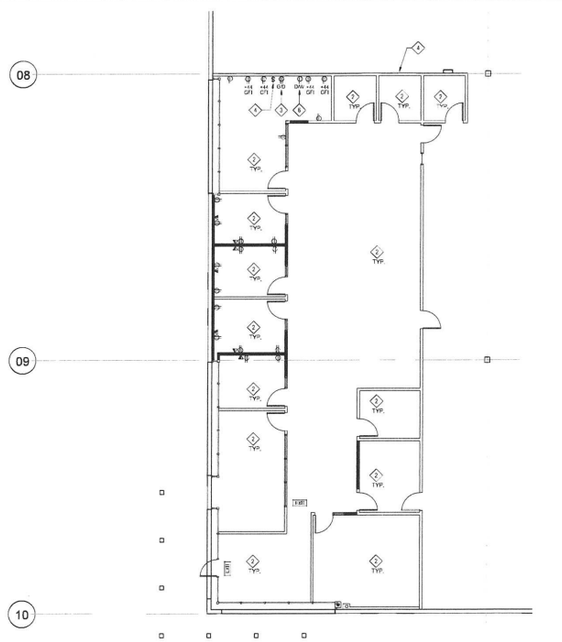
SHEET TITLE
PARTIAL ROOF PLAN & DETAILS

SHEET NO.
A4-02
08-01-2020
CUP SUBMITTAL

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OFFICE 02 - POWER AND DATA PLAN
SCALE: 1/8" = 1'-0"



OFFICE 01- POWER AND DATA PLAN
SCALE: 1/8" = 1'-0"

power & communications legend - see electrical plans

- WALL MOUNTED 3-CIRCUIT ELECTRICAL FEED TO FURNITURE PANELS (VERIFY EXACT REQUIREMENT & LOCATION WITH TENANT).
- WALL MOUNTED TELEPHONE/DATA FEED TO FURNITURE PANELS (VERIFY EXACT REQUIREMENT & LOCATION WITH TENANT).
- FLOOR FLUSH MOUNTED ELECTRICAL OUTLET
- FLOOR FLUSH MOUNTED TELEPHONE / DATA OUTLET.
- WALL MOUNTED DUPLEX ELECTRICAL OUTLET, MIN. 15" A.F.F.
- WALL MOUNTED FOURPLEX ELECTRICAL OUTLET, MIN. 15" A.F.F.
- WALL MOUNTED TELEPHONE / DATA OUTLET, MIN. 15" A.F.F.
- GFI — GROUND FAULT INTERRUPTER DUPLEX OUTLET
- D — DEDICATED DUPLEX ELECTRICAL OUTLET MIN. 15" A.F.F.

(E) INDICATES EXISTING TO REMAIN, U.N.O.
(R) INDICATES EXISTING OUTLET, DATA, SWITCH, ETC., TO BE REMOVED, U.N.O., PATCH AND FINISH WALL TO MATCH ADJACENT SURFACES)

NOTE
ALL DEVICE OUTLETS & COVER PLATES TO BE COLOR: WHITE - DECORA STYLE.

NOTE
FOR EXTERIOR POWER - SEE EXTERIOR ELEVATIONS, SITE PLAN AND ELECTRICAL PLANS.

power & communications plan note

1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID & VERIFY EXIST. CONDITIONS.
2. ALL OUTLETS: POWER, DATA, ETC., ARE NEW, UNLESS NOTED OTHERWISE.
3. TELEPHONE OUTLET TO BE SINGLE GANG OUTLET BOX MOUNTED IN WALL VERTICALLY AT 15" A.F.F. TO CENTER OF OUTLET, U.N.O. WITH 3/4" METAL CONDUIT STUBBED UP TO 6" ABOVE C.E. CIRCUIT IN PLENUM SPACE. TELEPHONE COMPANY TO PROVIDE CONNECTATE.
4. WALL OUTLETS TO BE MOUNTED VERTICALLY AT 15" A.F.F. TO CENTER OF OUTLET, U.N.O.
5. WALL OUTLETS MOUNTED ABOVE COUNTER OR ABOVE STANDARD HEIGHT TO BE MOUNTED HORIZONTALLY AT 44" A.F.F. TO CENTER OF OUTLET, UNLESS NOTED OTHERWISE.
6. ALL CIRCUITS SHALL BE LABELED ON THE PROPER BUILDING ELECTRICAL PANEL DIRECTORIES.
7. ALL CONDUITS SERVING DEVICES WHICH WILL NOT REMAIN IN SERVICE SHALL BE DEMOLISHED BACK TO A POINT WHERE THE NEW CONSTRUCTION WILL PROVIDE TOTAL CONCEALMENT.
8. BRANCH CIRCUITRY TO DEVICES WHICH WILL REMAIN IN SERVICE THAT IS DISRUPTED DURING DEMOLITION SHALL BE RESTORED BY THE CONTRACTOR.
9. ALL JUNCTION BOXES SHALL BE LABELED WITH RESPECTIVE CIRCUIT NUMBERS.
10. ALL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
11. ALL WIRING SHALL BE COPPER TYPE, THHN/THWN, U.N.O.
12. ALL EMPTY CONDUITS SHALL HAVE PULL STRINGS.
13. ALL NEW PANELS AND EXIST. PANELS WHICH HAVE BEEN REVISED SHALL HAVE NEW TYPED INDEX CARDS.
14. CONTRACTOR SHALL PROVIDE RECORD ELECTRICAL DOCUMENTS TO BUILDING MANAGEMENT AT JOB COMPLETION AND PRIOR TO APPLICATION FOR PAYMENT.

keynotes

1. EXISTING ELECTRICAL SERVICE - SEE ELECTRICAL PLANS
2. ALL EXISTING POWER & DATA TO REMAIN IN THIS ROOM / AREA U.N.O. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD. SEE ELECTRICAL PLANS
3. LOCATE POWER FOR GARBAGE DISPOSAL UNDER SINK.
4. LOCATE SWITCH FOR GARBAGE DISPOSAL.
5. EXISTING PLYWOOD TELEPHONE BACKBOARD, TO REMAIN, U.N.O.
6. LOCATE POWER FOR UNDER COUNTER DISHWASHER.
7. LOCATE POWER FOR UNDER COUNTER REFRIGERATOR.

scale: 1/8" = 1'-0"
0 8 16 24 32

NORTH

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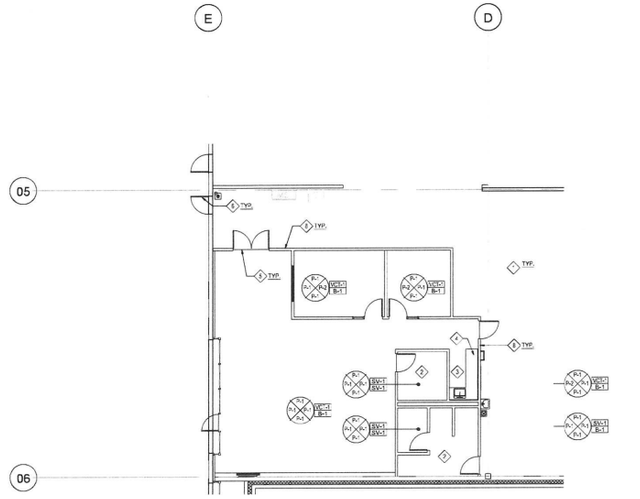
SHEET TITLE
OFFICE 01 AND OFFICE 02
POWER AND DATA PLAN

SHEET NO.
A5-01
08-01-2020
CUP SUBMITTAL

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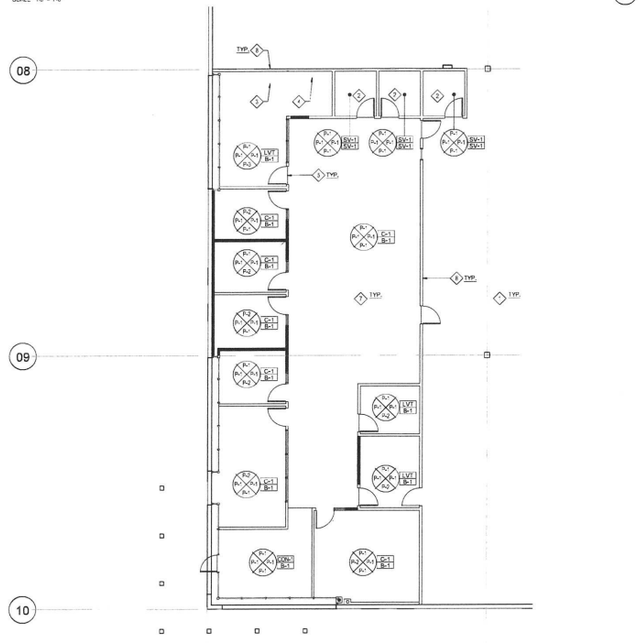
finish legend

FLOORS		
C-1	CARPET	MANUFACTURER: SHAW CONTRACT STYLE: DISPERSE 5T164 COLOR: ROUTES 75500 SIZE: 9" x 36" INSTALLATION: ASHLAR
LVT-1	LUXURY VINYL TILE	MANUFACTURER: MANNINGTON COMMERCIAL STYLE: SPACIA COLLECTION - ABSTRACT COLOR: MIRUS INDIGO SSSA5145 SIZE: 4" x 36" INSTALLATION: MONOLITHIC
VCT-1	VINYL COMPOSITE TILE	MANUFACTURER: ARMSTRONG FLOORING STYLE: STANDARD EXCELON - IMPERIAL TEXTURE COLOR: 51908 PEWTER SIZE: 12"x12"x1/8" INSTALLATION: TBD
SV-1	S-ÉE" VINYL (SELF COVING BASE)	MANUFACTURER: TARKETT (WITH 4" SELF COVING SHEET VINYL BASE) (3/8" RADIUS) STYLE: GRAFIX COLOR: 05838 GREEN GREY SIZE: 6'-0" WIDE INSTALLATION: ALL SEAMS WELDED OR OTHERWISE SEALED TO FORM A CONTINUOUS SURFACE
CON-1	CONCRETE (POLISH & SEALED)	MANUFACTURER: TBD STYLE: TBD COLOR: TBD SEALER: TBD
WALLS		
P-1	PAINT (OFFICE)	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6252 ICE CUBE FINISH: SEE FINISH PLAN NOTES
P-2	PAINT (ACCENT)	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW7650 ELLIE GRAY FINISH: SEE FINISH PLAN NOTES
P-3	PAINT (ACCENT)	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6138 DESONAIR FINISH: SEE FINISH PLAN NOTES
W-1	WAINSCOT	PANOLAM REF 4'-0" H. COLOR: BRIGHT WHITE FINISH: EMBOSSED
BASE		
B-1	RUBBER BASE	MANUFACTURER: JOHNSONITE STYLE: 4" COVE BASE COLOR: BURNT UMBER 63 INSTALLATION: USE CONTINUOUS ROLLS • COVED ON HARD SURFACES • TOP SET ON CARPET
PLASTIC LAMINATE		
PL-1	PLASTIC LAMINATE (UPPER CAB.)	MANUFACTURER: NEVAMAR COLOR: BLACK PEARL S901-4T FINISH: TEXTURE
PL-2	PLASTIC LAMINATE (LOWER CAB.)	MANUFACTURER: WILSONART COLOR: CLASSIC LENIN 4943-38 FINISH: FINE VELVET TEXTURE
SOLID SURFACE		
SS-1	SOLID SURFACE	MANUFACTURER: LG HAUSYS COLOR: WINTER WHITE 5306



OFFICE 02 - FLOOR PLAN

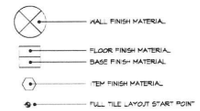
SCALE: 1/8" = 1'-0"



OFFICE 01- FLOOR PLAN

SCALE: 1/8" = 1'-0"

finish symbols



finish plan notes

1. CARPET AND VINYL TILE INSTALLATION SHALL INCLUDE ANY PREPARATION NECESSARY TO PROVIDE A LEVEL AND SMOOTH SURFACE FREE OF DIRT, PAINT, OIL, OR OTHER FOREIGN MATTER & ALLOWING INSTALLATION PER MANUFACTURERS SPECIFICATION.
2. ALL PAINT SHALL BE APPLIED OVER A SMOOTH SANDED PRIMERED SURFACE WITH REQUIRED NUMBER OF COATS TO COVER COMPLETELY AND EVENLY.
3. CARPET CONTRACTOR TO PROVIDE AND INSTALL SPECIFIED REDUCTION STRIP AT DOORS WHERE CARPET AND RESILIENT FLOORING MEET, U.N.O.
4. PAINT ALL ACCESS DOORS, WALL DIFFUSERS, ETC., IN FINISHED WALL SURFACES TO MATCH ADJACENT SURFACE. PAINT SHALL BE APPLIED PRIOR TO MECHANICAL FASTENING TO FINISHED WALL SURFACE.
5. CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISHES PRIOR TO INSTALLATION.
6. PAINT SHALL BE LATEX (ENAMEL, EGGSHELL FINISH AT ALL OFFICE, CORRIDOR, & LOBBY AREAS AND SEMI-GLOSS AT ALL SHOPS, SHIPPING & RECEIVING AREAS, RESTROOMS, LUNCHROOMS, COFFEE ROOMS, JANITOR ROOMS, STORAGE ROOMS & PAINTED DOORS. CEILING TO BE FLAT FINISH. WAREHOUSE WALLS TO BE SEMI-GLOSS FINISH. SHEEN IS TO BE FIELD VERIFIED BY CONTRACTOR AND SHALL MATCH EXISTING.
7. PROVIDE SCHEDULED BASE AT FIXED MILLWORK, U.N.O.
8. ALL DRYWALL, CEILINGS & SOFFITS TO BE PAINTED TO MATCH ADJACENT WALLS, U.N.O.
9. FLOAT ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOORING INSTALLATION. NOTIFY ARCHITECT OF VARIANCE PRIOR TO FLOATING FLOOR.
10. REPAIR ALL DAMAGE TO EXISTING FINISHES WHERE DEMOLITION OCCURS
11. VERIFY ALL FINISHES WITH OWNER PRIOR TO ORDERING MATERIAL
12. WHERE PATCHING OCCURS SURFACE TEXTURE OF PATCH SHALL BE FLUSH WITH & MATCH THE ADJACENT SURFACE.
13. RESURFACE EXISTING WALLS AS NECESSARY TO RECEIVE NEW PAINT OR WALLCOVERING
14. NONABSORBENT INTERIOR FLOOR & WALL FINISHES SHALL BE USED WITHIN AT LEAST 2 FEET AROUND & PERPENDICULAR TO NEW EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC.
15. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2 SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
16. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350.
    c. NSF / ANSI 140 AT THE GOLD LEVEL.
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
17. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
18. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLES 5.504.4.5 OF THE LOS ANGELES GREEN BUILDING CODE.
19. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
20. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    a. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
    b. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
    c. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    d. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350.
21. AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY.
22. DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM BUILDING ENTRIES, OUTDOOR AIR INTAKES, OR OPERABLE WINDOWS.
23. THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE.
24. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1 - 5.504.4.3 IN THE LOS ANGELES BUILDING CODE.

keynotes

1. EXISTING FINISHES TO REMAIN, U.N.O.
2. SEE ENLARGED RESTROOM PLANS SHEET A7-02 FOR RESTROOM FINISHES
3. SEE ELEVATION SHEET A4-02 FOR MILLWORK FINISHES
4. PROVIDE (SS-1) COUNTERTOP - SEE ELEVATION FOR ADDITIONAL FINISHES
5. PROVIDE THRESHOLD OR TRANSITION STRIP AS REQUIRED. SEE DOOR SCHEDULE
6. PAINT HOLLOW METAL DOORS & FRAMES TO MATCH (E) WAREHOUSE DOORS.
7. SKIM COAT ALL EXISTING WALLS AND NEW WALLS IN OFFICE 01 ONLY.
8. PAINT AND BASE WAREHOUSE SIDE OF WALLS TO MATCH EXISTING WAREHOUSE FINISHES

scale: 1/8" = 1'-0"

0 8 16 24 32

NORTH

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5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

LICENSED ARCHITECT
DALE M. MALCOLM
NO. C 8272
REN. 10/31/23
STATE OF CALIFORNIA

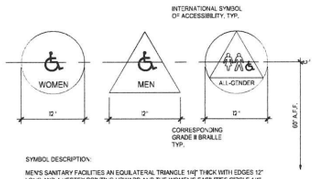
WM
A BSB DESIGN STUDIO

WITHEE MALCOLM ARCHITECTS
2251 W. 190TH STREET, TORRANCE, CA 90504
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SHEET TITLE
OFFICE 01 AND OFFICE 02
FINISH PLAN

SHEET NO.
A6-01
08-01-2020
CUP SUBMITTAL

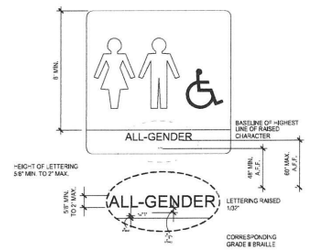
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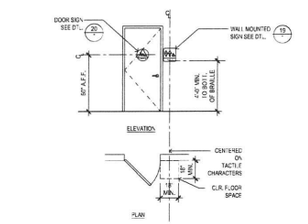
SYMBOL DESCRIPTION:

MEN'S SANITARY FACILITIES AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD AND THE WOMEN'S FACILITIES CIRCLE 1/4" THICK AND 12" IN DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE PLACED ON THE WALL AT A HEIGHT OF 60" FROM THE CENTERLINE OF THE SYMBOL AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE WALL. FOR TOILET WALLS AT DOORS LEADING TO AN ALL-GENDER RESTROOM A COMBINED CIRCLE AND TRIANGLE SIGN SHALL BE USED AS SHOWN ABOVE.

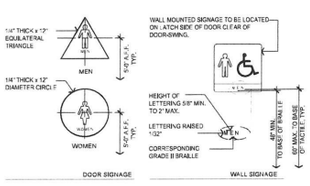
RESTROOM I.D. SYMBOLS 20
SCALE: 3"=1'-0"



WALL MOUNTED RESTROOM I.D. SYMBOLS 19
SCALE: 3"=1'-0"



TACTILE WALL SIGN AT RESTROOM DOOR 18
SCALE: 1"=1'-0"



NOTES:
1. SIGNS SHALL BE 1/4" THICK PLASTIC LAMINATE SECURED TO CENTER OF THE DOOR FACE @60" A.F.F.
2. THE COLOR SHALL BE DISTINCTLY DIFFERENT AND CONTRAST FROM THE DOOR COLOR.
3. SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.
4. PROVIDE ADDITIONAL SIGNAGE WITH UPPER CASE LETTERING AND BRAIL SYMBOLS (RAISED 1/32") BETWEEN 48" - 2" HIGH, LOCATED ON THE WALL ADJACENT TO THE STRIKE EDGE OF THE DOOR THAT IDENTIFIES THE RESTROOM.
5. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THK., 12" DIA. W/A 1/4" THK. TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER.
6. PICTOGRAMS AND / OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.

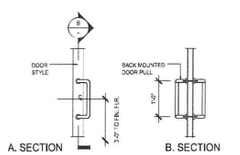
restroom identification symbols 17
SCALE: 1"=1'-0"

door and hardware notes

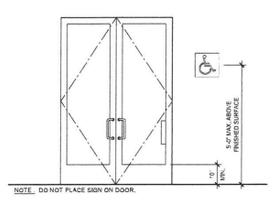
1. ALL NEW DOORS, FRAMES AND HARDWARE, SHALL CONFORM TO TITLE 24 DISABLED ACCESS REGULATIONS AND 2019 CALIFORNIA BUILDING CODE SECTION 1004
2. PROVIDE FLOOR MOUNTED DOME TYPE DOOR STOPS W/ EDS FINISH AT ALL NEW DOORS.
3. ALL HARDWARE TO BE FURNISHED AND INSTALLED BY FINISH CARPENTER.
4. INSTALL SELF-CLOSERS WHERE INDICATED ON SCHEDULE - LCN 1461 (FC SERIES) W/ ALUMINUM FINISH. ALL CLOSERS ON FIRE RATED DOORS WILL BE THRU-BOLTED.
5. CONSULT OWNER REGARDING KEYING.
6. REPLACE ANY DOOR HARDWARE ACCESSORIES THAT ARE DAMAGED OR FOUND TO BE DEFICIENT IN OPERATION APPEARANCE OR IN PROVIDING SPECIFIED FIRE RATED ASSEMBLIES.
7. VERIFY ALL HARDWARE FUNCTIONS WITH TENANT PRIOR TO INSTALLATION.
8. VERIFY THICKNESS OF EACH DOOR FRAME WITH SPECIFIC WALL CONSTRUCTION - SEE FLOOR PLANS AND VERIFY IN FIELD.
9. ALL MORTISE HOWE TO HAVE 06 LEVER HANDLE (UNLESS NOTED OTHERWISE).
10. THE INTENT IS THAT EXISTING DOORS, FRAMES, AND HARDWARE ARE TO BE REUSED WHERE POSSIBLE & WHEN IN GOOD CONDITION. CONTRACTOR TO VERIFY CONDITION OF ALL DOOR, FRAMES, AND HARDWARE TO BE REUSED PRIOR TO BID. REPAIR/REFINISH DOORS & FRAMES (AS NECESSARY) TO APPEAR AS NEW, IF MORE ECONOMICAL TO USE NEW COMPONENTS, THEN DO SO.
11. DOOR SCHEDULE INDICATES DOOR, FRAME AND HARDWARE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING HARDWARE. CONTRACTOR IS ALSO RESPONSIBLE FOR RELOCATION OF DOORS, FRAMES, AND/OR HARDWARE TO REFLECT LOCATIONS AS NOTED ON THE DOOR SCHEDULE.

hardware schedule

GROUP	QUANTITY	ITEM	MANUFACT.	MODEL NUMBER	FINISH	REMARKS
1	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	STOREROOM LOCK	SCHLAGE	A_ SERIES	626	
	1	SURFACE CLOSER	LCN	1461 H FC	689	
	1	KICK PLATE	IVE	8400 10"X2" LOW BEV	630	
	1	FLOOR STOP	IVE	FS438	626	
2	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	PUSH PLATE	IVE	8200 4" X 16"	630	
	1	PULL PLATE	IVE	8303 8" 4" X 16"	630	
	1	SURFACE CLOSER	LCN	1461 H FC	689	
	1	KICK PLATE	IVE	8400 10"X2" LOW BEV	630	
	1	FLOOR STOP	IVE	FS438	626	
3	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	PUSH PLATE	IVE	8200 4" X 16"	630	
	1	PULL PLATE	IVE	8303 8" 4" X 16"	630	
	1	SURFACE CLOSER	LCN	1461 REG OR PA AS REQ FC	689	
	1	KICK PLATE	IVE	8400 10"X2" LOW BEV	630	
	1	FLOOR STOP	IVE	FS438	626	
	1	THRESHOLD	-	-	-	THRESHOLD PER DETAIL X MS/LA
	1	SIGNS AND GRAPHICS	-	-	-	SIGNS AND GRAPHICS BY OTHERS
4	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	ENTRANCE LOCK	SCHLAGE	A_ SERIES	626	
	1	FLOOR STOP	IVE	FS438	626	
5	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	STOREROOM LOCK	SCHLAGE	S80PD SAT 16-203	626	
	1	FLOOR STOP	IVE	FS438	626	
6	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	ENTRANCE LOCK	SCHLAGE	A_ SERIES	626	
	1	SURFACE CLOSER	LCN	1461 REG OR PA AS REQ FC	689	
	1	KICK PLATE	IVE	8400 10"X2" LOW BEV	630	
	1	FLOOR STOP	IVE	FS438	626	
	1	THRESHOLD	-	-	-	AS REQUIRED
	1	WEATHER STRIPPING	-	-	-	PERIMETER SEAL, BY DOOR/FRAME MANUFACTURER
7	4	HINGES	IVE	3CB1 4.5X4.5	652	
	1	PRIVACY LOCK	SCHLAGE	S40D SAT 16-203	626	
	1	SURFACE CLOSER	LCN	1461 REG OR PA AS REQ FC	689	
	1	KICK PLATE	IVE	8400 10"X2" LOW BEV	630	
	1	FLOOR STOP	IVE	FS438	626	
	1	THRESHOLD	-	-	-	THRESHOLD PER DETAIL X MS/LA
	1	SIGNS AND GRAPHICS	-	-	-	SIGNS AND GRAPHICS BY OTHERS
8	3	HINGES	IVE	3CB1 4.5X4.5	652	
	1 SET	AUTO FLUSH BOLT	IVE	FB41P	630	
	1 EA	DUST PROOF STRIKE	IVE	DP2	626	
	1 EA	ENTRANCE LOCK	SCHLAGE	A_ SERIES	626	
	1 EA	COORDINATOR	IVE	COR X F1	678	
	2 EA	SURFACE CLOSER	LCN	1461 REG OR PA AS REQ FC	689	
	2 EA	FLOOR STOP	IVE	FS438	626	
	1 EA	THRESHOLD	-	-	-	THRESHOLD PER DETAIL X MS/LA
	1 EA	WEATHER STRIPPING	-	-	-	PERIMETER SEAL, BY DOOR/FRAME MANUFACTURER

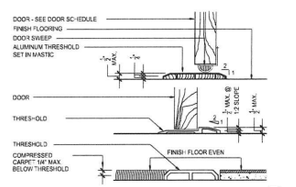


door pulls
SCALE: 3/4"=1'-0"

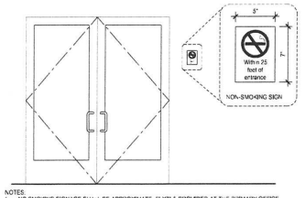


NOTE: DO NOT PLACE SIGN ON DOOR.

international sign of accessibility @ entrance 14
SCALE: 1/2"=1'-0"



threshold
SCALE: 3"=1'-0" 10



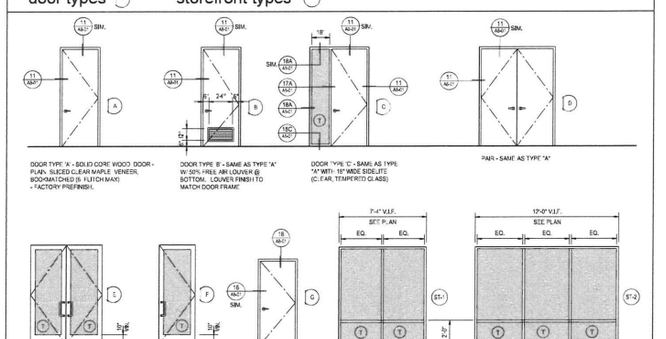
NOTES:
1. NO SMOKING SIGNAGE SHALL BE APPROXIMATE 5' X7" & PROVIDED AT THE PRIMARY OFFICE ENTRYES AND AT ANY OTHER LOCATION AS IDENTIFIED ON THE ARCHITECTURAL SITE PLAN.
2. LOCATIONS ARE PRELIMINARY AND CONTRACTOR IS TO COORDINATE THE FINAL LOCATIONS WITH THE ARCHITECT.

NON-SMOKING SIGNAGE
SCALE: 1/2"=1'-0" 9

door schedule

DOOR NUMBER	ROOM NAME/ ROOM NUMBER	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	DOOR FINISH	FRAME TYPE	WEATHER STRIPPING	HARDWARE GROUP	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	REMARKS (E)= DENOTES EXISTING
FIRST FLOOR													
101	RECEPTION / LOBBY #101	E	3'-0"	7'-0"	(E)	—	(E)	—	(E)			—	EXISTING STOREFRONT DOOR, FRAME, & PANIC HARDWARE TO REMAIN
102	TRAINING #114	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4			—	NEW DOOR, FRAME, & HARDWARE
103	LOCKERS #113	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	8			—	
104	LOCKERS #113	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	6			—	
105	LT. #112	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	1			—	
106	CONFERENCE #102	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4			—	
107	OFFICE #103	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4				
108	OFFICE #104	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4			—	
109	OFFICE #105	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4			—	
110	OFFICE #106	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4			—	
111	BREAK ROOM #107	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	2	SET DOOR TYPES FOR DETAILS AND FLOOR PLANS FOR LOCATIONS OF DETAILS	SET DOOR TYPES FOR DETAILS AND FLOOR PLANS FOR LOCATIONS OF DETAILS		
112	WOMENS RESTROOM #108	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	7				
113	MENS RESTROOM #109	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	7				
114	WAREHOUSE RESTROOM #110	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	7				
115	OPEN OFFICE #111	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	6				
116	OPEN OFFICE #111	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	6				
117	OPEN OFFICE #115	F	3'-0"	7'-0"	(E)	—	(E)	—	(E)				EXISTING STOREFRONT DOOR, FRAME, & PANIC HARDWARE TO REMAIN
118	OPEN OFFICE #115	D	PAIR 2'-0"	8'-0"	1-3/4"	CLEAR	1	—	8				NEW DOOR, FRAME, & HARDWARE
119	OFFICE #116	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4				
120	OFFICE #117	C	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	4				
121	RESTROOM #119	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	7				
122	HALLWAY #118	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	6				
123	WAREHOUSE RESTROOM #120	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	6				
124	TOILET #122	A	3'-0"	8'-0"	1-3/4"	CLEAR	1	—	7				

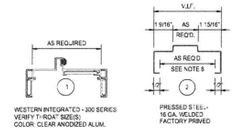
door types



storefront types

GLASS NOTATION: (T) DENOTES TEMPERED GLASS

frame types



JOB NO. A9050.202

SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY., SUITE 205,
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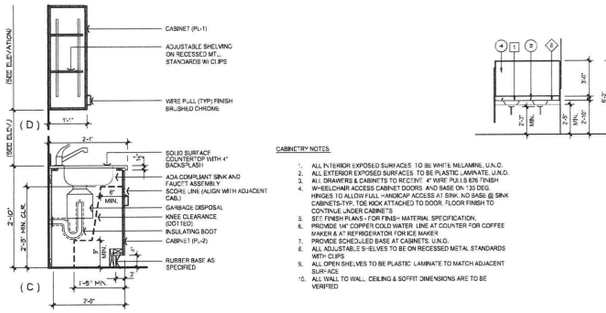
LICENSED ARCHITECT DALE N. MALCOLM REG. C 8117 RENEWAL 10-31-21 STATE OF CALIFORNIA

WM
A BSB DESIGN STUDIO

WITHEE MALCOLM ARCHITECTS
2251 W. 190TH STREET, TORRANCE, CA 90504
310.217.8885 WITHEEMALCOLM.COM

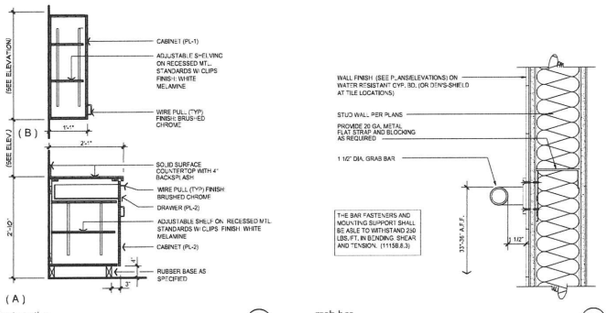
SHEET TITLE
DOOR & HARDWARE SCHEDULE

SHEET NO.
A7-01
08-01-2020
CUP SUBMITTAL



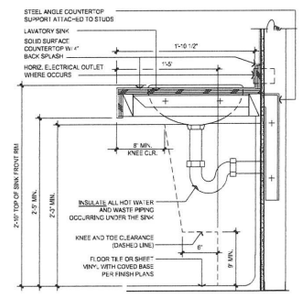
CABINETRY NOTES:

1. ALL INTERIOR EXPOSED SURFACES TO BE WHITE MELAMINE, U.N.O.
2. ALL EXTERIOR EXPOSED SURFACES TO BE PLASTIC LAMINATE, U.N.O.
3. ALL DRAWERS & CABINETS TO RECEIVE 4" WIRE PULLS B/S FINISH
4. W=WELCHAIR ACCESS CABINET DOORS AND BASE ON 130 DEG HINGES TO ALLOW FULL HANDICAP ACCESS AT SINK, NO BASE @ SINK CABINETS-TYP., TOE KICK ATTACHED TO DOOR, FLOOR FINISH TO CONTINUE UNDER CABINETS
5. SEE FINISH PLANS - FOR FINISH MATERIAL SPECIFICATION.
6. PROVIDE 1/4" COPPER COLD WATER LINE AT COUNTER FOR COFFEE MAKER & A" REFRIGERATOR FOR ICE MAKER.
7. PROVIDE SCHEDULED BASE AT CABINETS, U.N.O.
8. ALL ADJUSTABLE S-ELVES TO BE ON RECESSED METAL STANDARDS WITH CLIPS
9. ALL OPEN SHELVES TO BE PLASTIC LAMINATE TO MATCH ADJACENT SURFACE
10. ALL WALL TO WALL, CEILING & SOFFIT DIMENSIONS ARE TO BE VERIFIED



cabinet section
SCALE: 3/4"=1'-0" 19

grab bar
SCALE: 3"=1'-0" 15



typical restroom sink counter section
SCALE: 1-1/2" = 1'-0" 11

plumbing fixture schedule

1	EXISTING FLOOR SINK
2	WALL HUNG URINAL -SEE PLUMBING DRAWINGS
3	FLOOR MOUNTED WATER CLOSET -SEE PLUMBING DRAWINGS
4	WALL MOUNTED LAVATORY -SEE PLUMBING DRAWINGS
5	ROUND TOP FLOOR DRAIN - SEE PLUMB. DWG.
6	CORNER MOP SINK - SEE PLUMB. DWG.

toilet accessory schedule

1. METAL TOILET PARTITION - (MP-1) SEE FINISH LEGEND SHEET A2-06
   HOOK & BUMPER (MANUF., STANDARD)
1A. URINAL SCREEN - TO MATCH (1)

GRAB BAR: 1 1/2" DIA.
2. B-6857 - CORNER 42"x54" CONCEALED MOUNTING.

LIQUID SOAP DISPENSER
3. B-82216 - SOAP DISPENSER - 6" SPOUT
3A. B-2111- SURFACE MOUNTED SOAP DISPENSER

MIRROR
4. B-290 (VLF) x 36" W/ STAINLESS STEEL FRAME - SEE ELEVATION (VERIFY WIDTH SIZE IN FIELD)
4A. B-290 24" x 36" W/ STAINLESS STEEL FRAME - SEE ELEVATION

ROBE HOOK
5. B312 - 7XPOSED MOUNTING

TOWEL DISPENSERS AND WASTE RECEPTACLES
6. B-2974 - "C..ASSIC" - IN 4" WALL W/ 3974-50 AUTO TOWEL DISP., 16 GAL. WASTE RECEPT. & INCL., 3974-37 AC ADAPTER
6A. B-3974 - "CLASSIC" RECESSED IN 4" WALL W/ 3974-50 AUTO TOWEL DISP. W/ 12 GAL. WASTE RECEPT & INCL., 3974-37 AC ADAPTER.
6C. B-359 - "CLASSIC" - IN 4" WALL RECESSED PAPER TOWEL DISPENSER

PAPER TOWEL DISPENSERS
6D. B-262 - SURFACE MOUNTED PAPER TOWEL DISPENSER

SANITARY NAPKIN / TAMPON VENDOR
7. B-3706 - SEMI-RECESSED IN WALL

SANITARY NAPKIN DISPOSAL
8. B-254 - SURFACE MOUNTED

TOILET SEAT COVER DISPENSER / TOILET TISSUE DISPENSER / SANITARY NAPKIN DISPOSAL
9. B-3574 - RECESSED MOUNTED - 4" WALL
9A. B-357 - PARTITION MOUNTED (DOUBLE SIDED - CTR)
9B. B-3479 - PARTITION MOUNTED (SINGLE SIDED - CTR)

TOILET TISSUE DISPENSER
10. B-2892 - SURFACE MOUNTED TWIN JUMBO TOILET TISSUE DISPENSER

TOILET SEAT COVER DISPENSER
11. B-221 - SURFACE MOUNTED SEAT COVER DISPENSER.

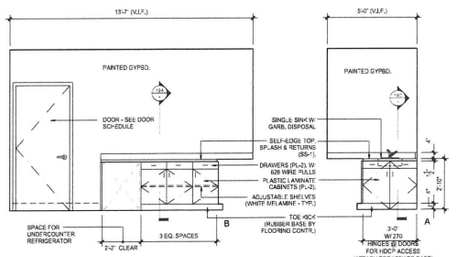
TOILET SEAT COVER / TOILET TISSUE DISPENSER
12. B-3474 - RECESSED MOUNTED - 4" WALL
12A. B-347 - PARTITION MOUNTED (DOUBLE SIDED - CTR)
12B. B-3479 - PARTITION MOUNTED (SINGLE SIDED - CTR)

key notes

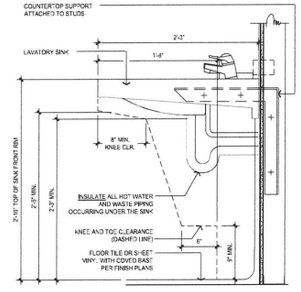
1. DOOR MOUNTED RESTROOM SIGNAGE (SEE A4.01)
2. WALL MOUNTED RESTROOM SIGNAGE (SEE A4.01)
3. CONVENIENCE OUTLET
4. DOOR PER DOOR SCHEDULE
5. LAVATORY: INSULATE ALL HOT WATER & WASTE PIPING
6. NOT USED
7. WALL SWITCH
8. NOT USED
9. NOT USED
10. PAINTED GYPBD. CEILING
11. NOT USED
12. NOT USED
13. BASE ON WAREHOUSE SIDE TO MATCH (E) ADJACENT FINISH.
14. NOT USED
15. NOT USED
16. SHEET VINYL FLOORING (SV-1)
17. COVED BASE (SV-1)
18. 48" HIGH FRP WAINSCOT (W-1)
19. PAINTED GYPBD. WALL (P-1)
20. DOOR MOUNTED ALL GENDER RESTROOM SIGNAGE (SEE A4.01)
21. WALL MOUNTED ALL GENDER RESTROOM SIGNAGE (SEE A4.01)
22. (E) PAINTED CONC. TILT-UP WALL.
23. NOT USED
24. NOT USED
25. NOT USED
26. (E) WAREHOUSE FINISH FLOOR
27. TOILET: LOCATE FLUSH VALVE CONTROL FOR ACCESSIBLE TOILET ON WIDE SIDE OF STALL.
28. URINAL: LOCATE FLUSH VALVE CONTROL FOR ACCESSIBLE URINAL @ +44" MAX. ABOVE THE FINISHED FLOOR.

notes:

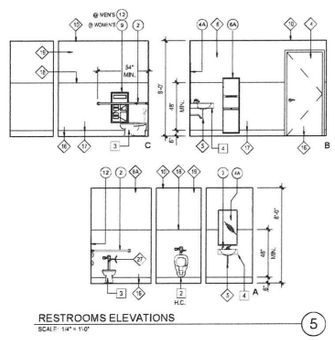
1. REFER TO PLANS AND INTERIOR ELEVATIONS FOR ITEMS USED.
2. MOUNT ACCESSORIES PER MANUFACTURERS RECOMMENDED HEIGHTS AND IN ACCORDANCE WITH "A.D.A." AND CALIFORNIA ACCESSIBILITY" REQUIREMENTS.
3. FAUCET CONTROL FOR SINK MUST BE OPERABLE WITH ONE HAND WITHOUT REQUIRING TIGHT GRASPING CONTROLS.
4. LIGHT SWITCHES AND CONVENIENCE OUTLETS MUST COMPLY WITH SECTION 3-1719. OUTLETS AT 18" MIN. AND SWITCHES AT 36" TO 48" A.F.F.
5. MOUNT ABOVE-COUNTER ELECTRICAL OUTLETS HORIZONTALLY (TYP.).
6. A.I. ACCESSORIES INDICATED ARE BY BOBRICK OR APPROVED EQUAL.
7. LAVATORY: INSULATE ALL HOT WATER & WASTE PIPING OCCURRING UNDER THE LAVATORY.
8. URINAL: LOCATE FLUSH VALVE CONTROL FOR ACCESSIBLE URINAL @ +44" MAX. ABOVE THE FINISHED FLOOR.
9. TOILET: LOCATE FLUSH VALVE CONTROL FOR ACCESSIBLE TOILET ON WIDE SIDE OF STALL.
10. ALL FIXTURES, TOILET PARTITION AND ACCESSORIES ARE NEW U.N.O.
11. FOR ALL FINISHES, SEE FINISH PLANS.
12. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.2.



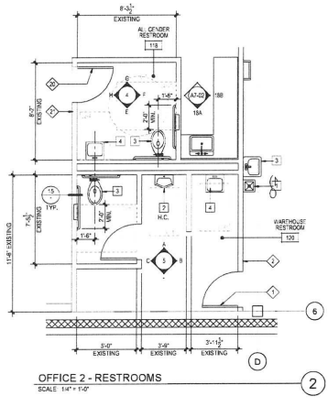
millwork elevations
SCALE: 3/8"=1'-0" 18



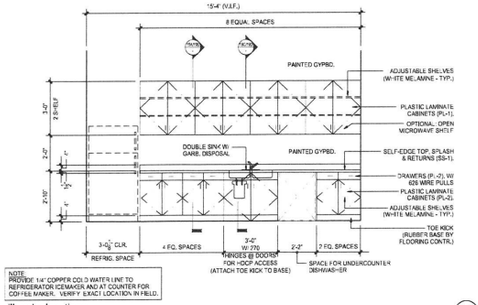
typical restroom sink counter section
SCALE: 1-1/2" = 1'-0" 10



RESTROOMS ELEVATIONS
SCALE: 1/4" = 1'-0" 5

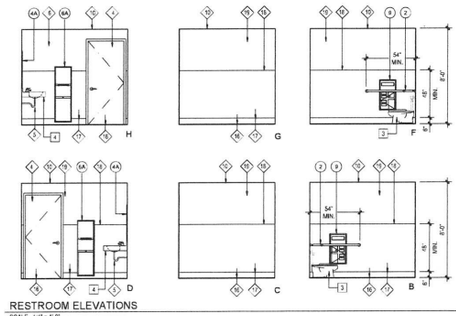


OFFICE 2 - RESTROOMS
SCALE: 1/4" = 1'-0" 2

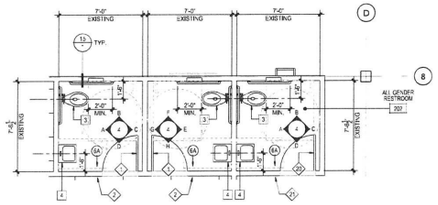


NOTE:
PROVIDE 1/4" COPPER COLD WATER LINE TO REFRIGERATOR ICEMAKER AND AT COUNTER FOR COFFEE MAKER. VERIFY EXACT LOCATION IN FIELD.

millwork elevations
SCALE: 3/8"=1'-0" 17



RESTROOM ELEVATIONS
SCALE: 1/4" = 1'-0" 4



OFFICE 1 - RESTROOMS
SCALE: 1/4" = 1'-0" 1

JOB NO. A9050.202

SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
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5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

LICENSED ARCHITECT
DALE M. MALCOLM
REG. C-9117
RENEWAL 08-31-2021
STATE OF CALIFORNIA

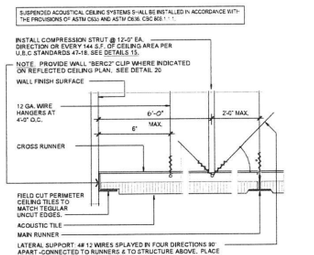
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SHEET TITLE
ENLARGED RESTROOM PLANS

SHEET NO.
A7-02
08-01-2020
CUP SUBMITTAL

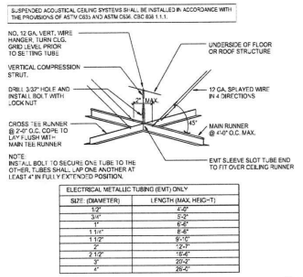
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CEILING DETAIL

SCALE: 3"=1'-0"

1



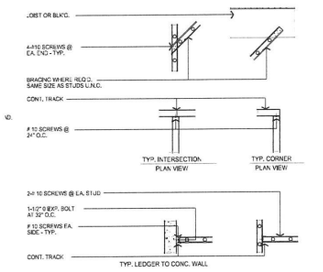
ELECTRICAL METALLIC TUBING (EMT) ONLY

SIZE - (DIAMETER)	LENGTH (MAX. HEIGHT)
1/2"	4'-0"
3/4"	5'-0"
1"	6'-6"
1 1/4"	8'-0"
1 1/2"	9'-0"
2"	12'-0"
2 1/2"	16'-6"
3"	20'-0"
4"	26'-0"

SUSPENDED CEILING DETAIL

SCALE: 3"=1'-0"

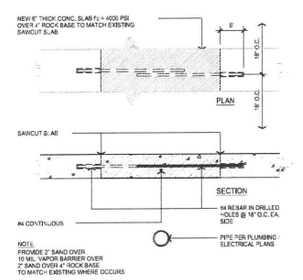
2



TYPICAL METAL STUD CONNECTION

SCALE: N.T.S.

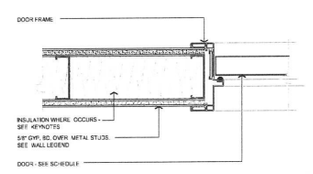
6



typical slab patch

SCALE: 1"=1'-0"

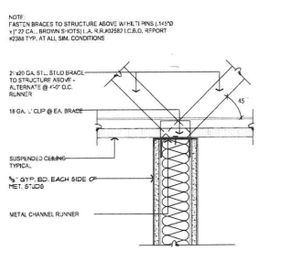
7



INTERIOR ALUM. DOOR FRAME JAMB (HEAD SIM.)

SCALE: 3"=1'-0"

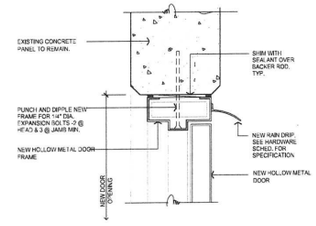
11



wall parition at suspended ceiling

SCALE: 3"=1'-0"

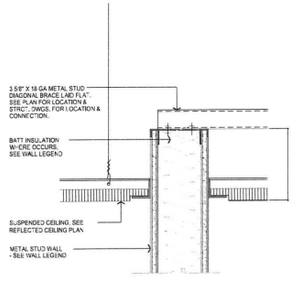
12



EXTERIOR HM DOOR HEAD (JAMB SIM)

SCALE: 3"=1'-0"

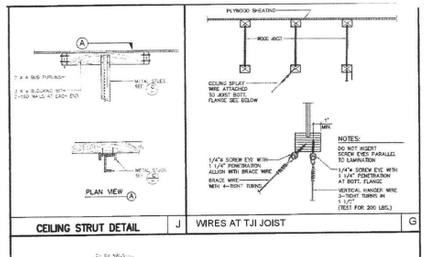
16

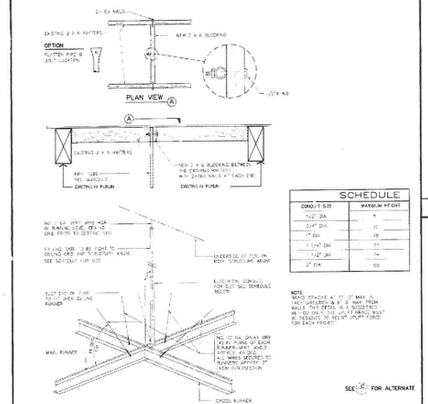


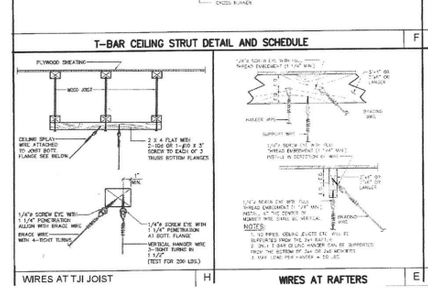
WALL @ DIAGONAL BRACING

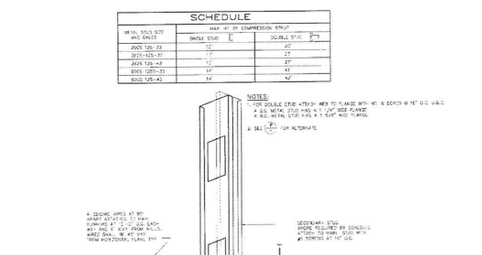
SCALE: 3"=1'-0"

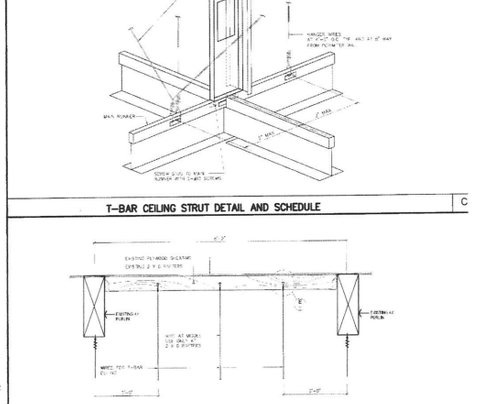
17









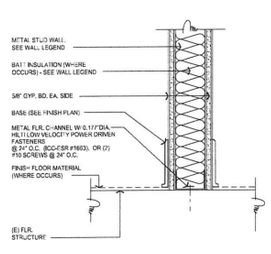


SUSPENDED CEILING DETAIL

SCALE: N.T.S.

15

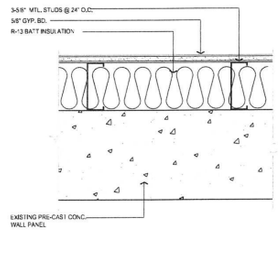
SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635 AND ASTM C636, CBC 808.1.1.1.



WALL @ BASE, TYP.

SCALE: 3"=1'-0"

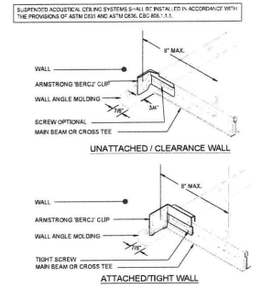
18



FURRING OVER EXISTING WALL PANEL

SCALE: 3"=1'-0"

19



SEISMIC CEILING DETAIL

SCALE: 3"=1'-0"

20

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
5516-5528 BANDINI BLVD.
5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY., SUITE 205,
BREA, CA 92821

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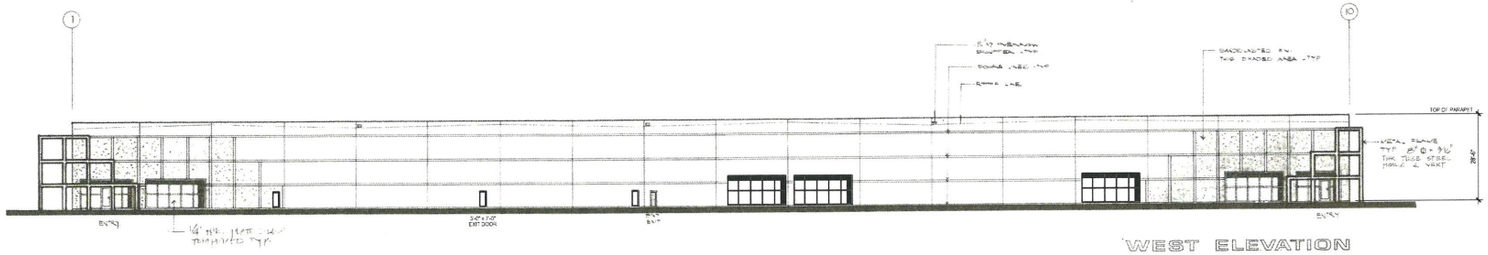
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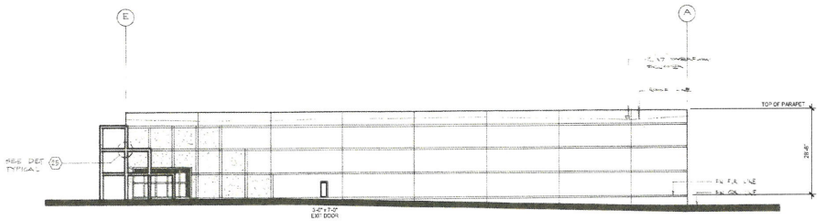
SHEET TITLE
DETAILS

SHEET NO.
A8-01

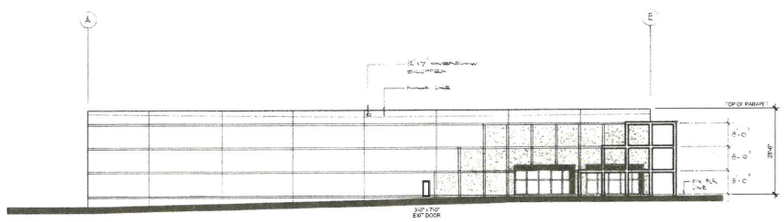
08-01-2020
CUP SUBMITTAL



WEST ELEVATION



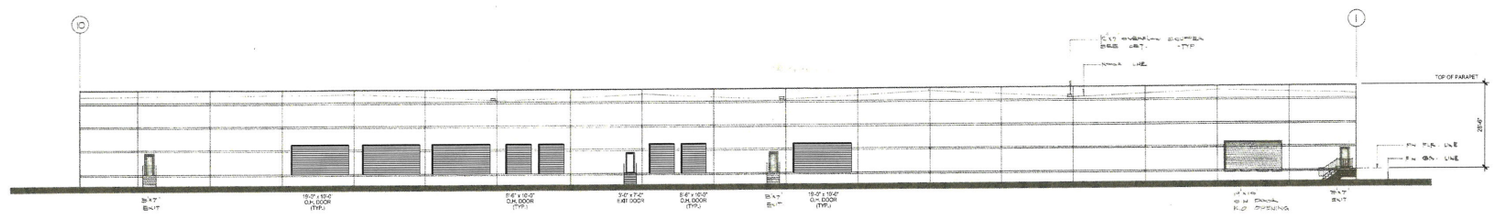
SOUTH ELEVATION



NORTH ELEVATION

GLASS / GLAZING NOTES:

1. ALL GLASS SHALL CONFORM TO CHAPTER 24 OF UNIFORM BUILDING CODE.
2. GLASS DOORS SHALL BE INSTALLED PER CONSUMER PRODUCTS SAFETY STANDARDS 16 CFR, 1201-1998/1. ALL GLASS SHALL COMPLY WITH ALL FEDERAL REGULATIONS (REFERENCE - SECTION 2406 1985 UNIFORM BUILDING CODE.)
3. GLASS SHALL BE GEEYLITE #14 OR APPROVED EQUAL
4. ANY GLAZING UNITS WITHIN 40 INCHES OF ANY LOCKING MECHANISM SHALL BE FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.



EAST ELEVATION





Scheme **12**

1. Main Body - DE6372 Lace Veil
2. Top Accent Band - DE6374 Silver Polish
3. Low Accent Band - DE6374 Silver Polish
4. Small Aggregate Accent - DE6374 Silver Polish
5. Steel Architectural Accent Structure - DE6374 Silver Polish
6. Railings - DE6374 Silver Polish
7. Rollup Doors - DE6372 Lace Veil
8. Aggregate - Exclude
9. Window Mullions - Exclude

DE6372 Lace Veil — 1 7

DE6372 Silver Polish — 2 3 4 5 6

COLOR SCHEME EXTERIOR

FOR REFERENCE ONLY
ELEVATIONS ARE EXISTING TO REMAIN

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

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OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY, SUITE 205,
BREA, CA 92821

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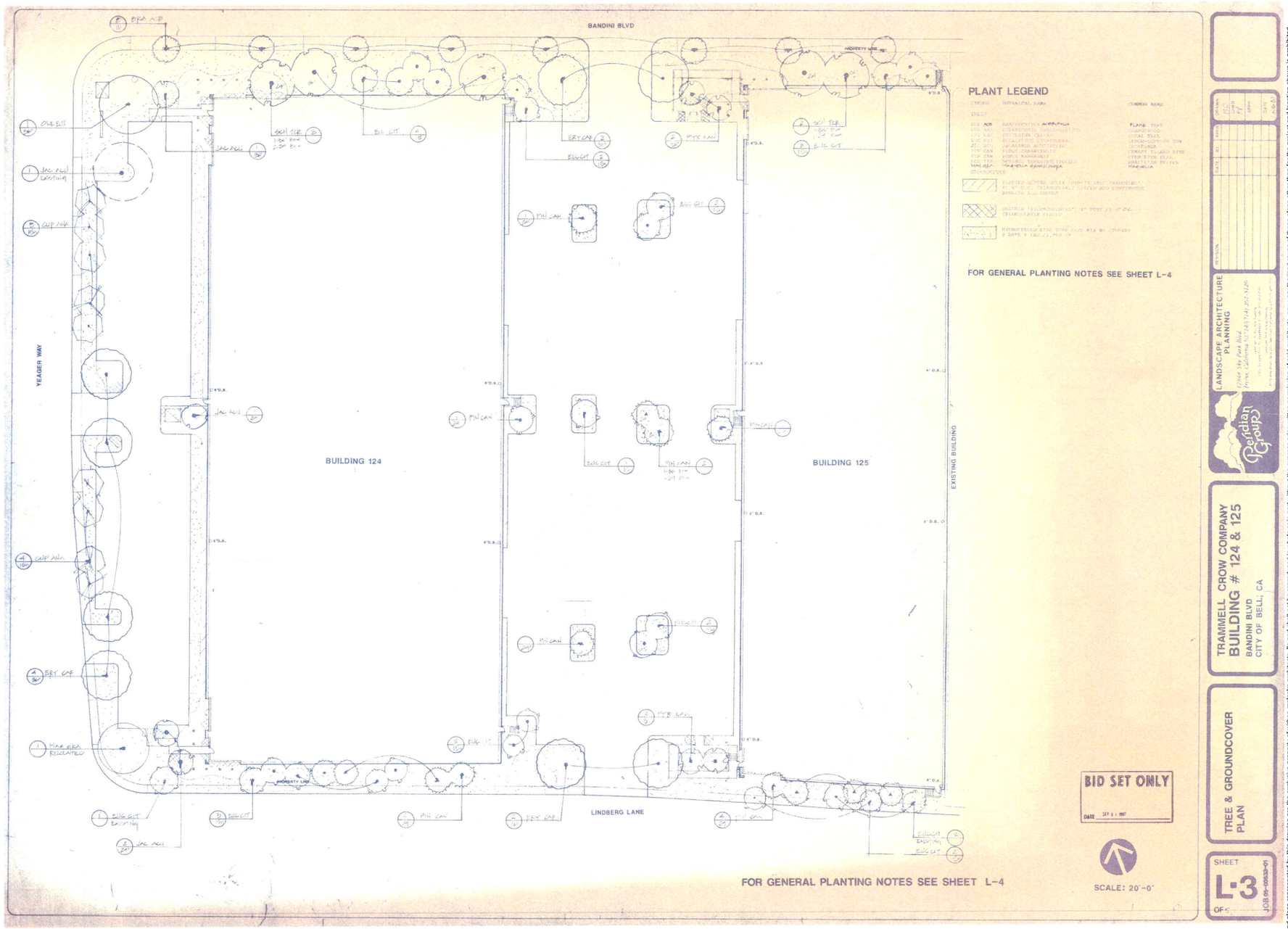
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SHEET TITLE
REFERENCE
EXISTING ELEVATIONS

SHEET NO.
REF-01

08-01-2020
CUP SUBMITTAL

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LANDSCAPE IS EXISTING TO REMAIN

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

LANDSCAPE ARCHITECTURE
PLANNING

Meridian Group

TRAMMELL CROW COMPANY
BUILDING # 124 & 125
BANDINI BLVD
CITY OF BELL, CA

TREE & GROUNDCOVER PLAN

SHEET
L-3
OF
JOB 05-00533-01

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OWNER : UNIRE REAL ESTATE GROUP
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NO. C 9117
REN. 10-31-22
STATE OF CALIFORNIA

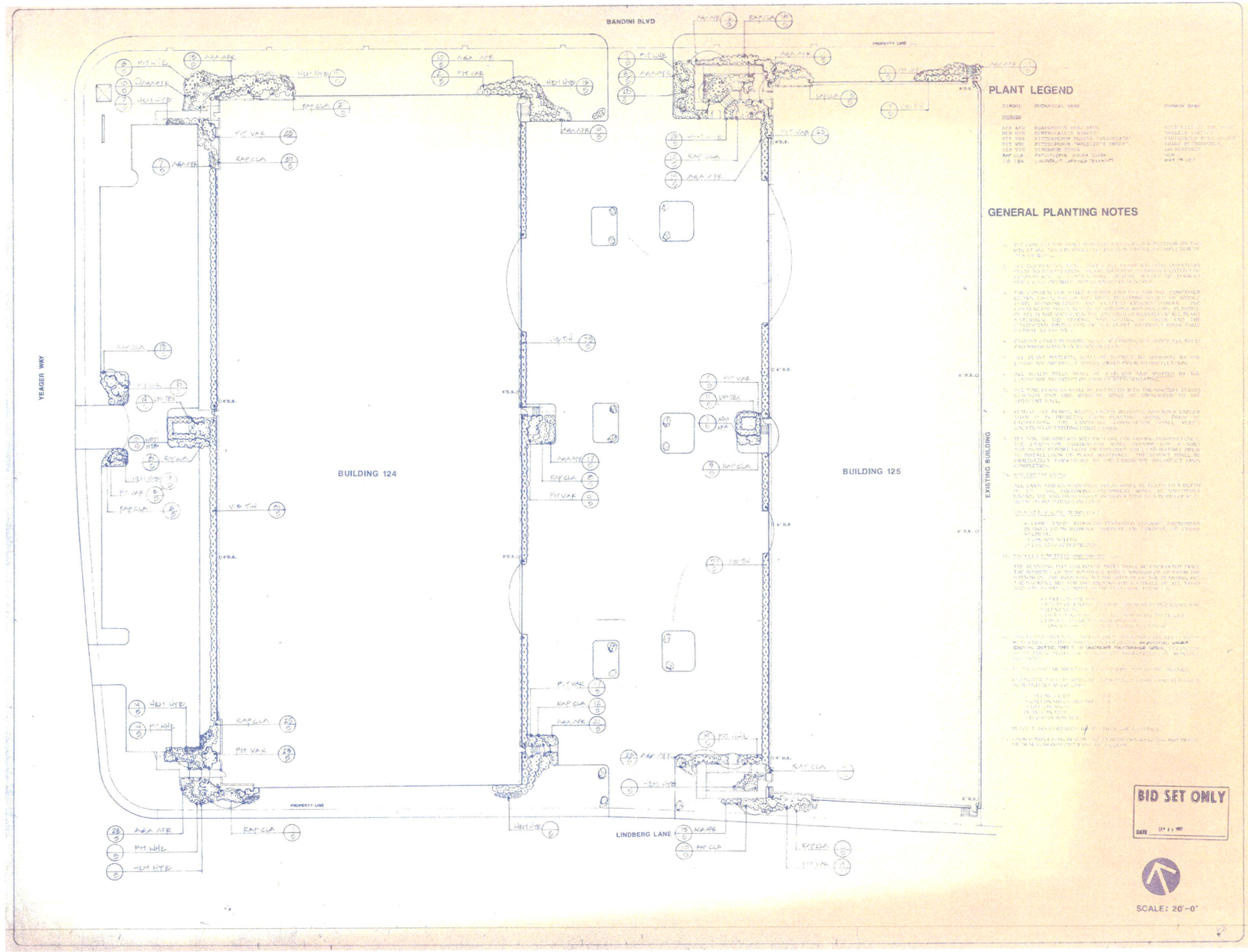
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SHEET TITLE
REFERENCE - EXISTING LANDSCAPE TREE AND GROUNDCOVER PLAN

SHEET NO.
REF-02

08-01-2020
CUP SUBMITTAL



FOR REFERENCE ONLY
LANDSCAPE IS EXISTING TO REMAIN

LANDSCAPE ARCHITECTURE
PLANNING

Meridian Group

TRAMMELL CROW COMPANY
BUILDING # 124 & 125
BANDINI BLVD
CITY OF BELL, CA

SHRUB PLAN

SHEET
L-4
OF 5

JOB NO.	A9050.202
SUBMITTAL	DATE
CUP SUBMITTAL	02-07-2022
CUP SUBMITTAL	08-01-2022

REVISION	DATE

CONSULTANT:

Tenant Improvement for:
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5516-5528 BANDINI BLVD., BELL GARDENS, CA. 90201

OWNER : UNIRE REAL ESTATE GROUP
1800 EAST IMPERIAL HWY., SUITE 205,
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REG. C-9172
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STATE OF CALIFORNIA

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310.217.5885 WM-TE MALCOLM.COM

SHEET TITLE
REFERENCE - EXISTING
LANDSCAPE SHRUB
PLAN

SHEET NO.
REF-03

08-01-2020
CUP SUBMITTAL

City of Bell
Planning Commission
Agenda Report

DATE: December 7, 2022

TO: Chair and Members of the Planning Commission

FROM: Manuel Acosta, Community Development Director

BY: Rodrigo Pelayo, Associate Planner

SUBJECT: Consideration of an Ordinance of the City of Bell, California, amending Chapter 17.08 (Definitions) and Chapter 17.84 (Signs) of Title 17 (Zoning) of the Bell Municipal Code (BMC), relating to digital billboards.

RECOMMENDATION:

It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution No. 2022-10PC (Attachment A), recommending the following actions to the City Council:

1. Determine that the proposed text amendments are exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated there under (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines"), because it consists of only minor text revisions and clarifications to existing zoning regulations and procedures related thereto, and will not have the effect of substantially changing regulatory standards or findings required therefore in accordance with CEQA, the proposed text amendment is exempt from CEQA pursuant to Section 15061(b)(3) because the activity is governed by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. In this case the proposed text amendment will not have a significant effect on the environment; and

2. Approval of Zone Text Amendment No. 2022-01 to adopt an Ordinance (Attachment B), amending Chapter 17.08 (Definitions) and Chapter 17.84 (Signs) of Title 17 (Zoning) of the BMC, relating to digital billboards.

BACKGROUND:

The City of Bell Zoning Ordinance (Title 17, Zoning) is part of the BMC. The City's Zoning Ordinance contains 32 chapters describing the different zones within the City, general definitions as commonly used within the Title, entitlement processes, procedures for amendments to the Zoning Ordinance and regulations regarding land use, property development regulations, signs and parking. The BMC is silent with respect to digital billboards and as such, they are not permitted.

Digital billboards have the capacity to display digital images that are changed by a computer every few seconds. Digital billboards are commonly used for commercial advertising, however

can also be used for public service purposes. Billboard companies are increasingly constructing digital billboards due to the increased number of advertisers that can be accommodated concurrently on a single digital billboard. Digital billboards offer the potential for a source of revenue and other public benefits to cities when construction and operation of billboards are permitted, specifically on publicly owned property. Cities are allowed to enter into agreements with billboard owners for financial compensation provided by billboard owners to cities in return for the right to construct a billboard on public property. Additionally, agreements may include terms for the voluntary removal by billboard owners of non-digital billboards at other locations in exchange for the right to construct a digital billboard within a designated suitable location typically positioned on highly visible, heavy traffic locations such as adjacent to a freeway.

In order for the City to consider digital billboards, the BMC must be amended to establish regulations, including criteria under which the digital billboards may be allowed. Zone Text Amendment No. 2022-01 is proposed to amend Chapter 17.08 (Definitions) and Chapter 17.84 (Signs), of the BMC to define and establish regulations for digital billboards.

ANALYSIS:

The purpose of the proposed Zoning Text Amendment No. 2022-01 is to permit the limited use of digital billboards in appropriate locations within the City, in a controlled manner, and to allow the City to receive public benefits from the billboard owners in return. Zone Text Amendment No. 2022-01 proposes regulations pertaining to the allowable locations, quantity, size, design and operation of digital billboards. Zone Text Amendment No. 2022-01 also provides an incentive to billboard owners for voluntary relocation and replacement of conforming and non-conforming non-digital billboards located elsewhere in the City in exchange for permission to construct a digital billboard at the allowable locations established by the proposed ordinance.

Approval of Zone Text Amendment No. 2022-01 would permit the construction and operation of digital billboards pursuant to the City Council approval of an agreement to be executed between the billboard owner and the City. The agreement would contain terms to control the design and operation of the digital billboard, the terms for the removal and relocation of any existing non-digital billboards (if applicable), and provisions for compensation to be paid to the City or other public benefits to the City in exchange for the right to construct and operate a digital billboard.

Zone Text Amendment No. 2022-01 would establish regulations governing design and operation of digital billboards, the application review requirements, and City approval process for digital billboards as summarized below:

General Requirements

1. Digital billboards would be permitted within the “M” (Manufacturing) zoning district located adjacent to the California Interstate 710 Freeway only after an agreement has been negotiated and executed between the digital billboard operator and city (“Agreement”).

2. All applicants will be required to obtain all additional federal and/or state permits for installation.

3. The owner and/or operator of the digital billboard must comply with all applicable federal, state, or local laws when constructing, operating, improving, maintaining, repairing, and removing the digital billboard.

Development Standards

4. Notwithstanding the City's regulations, digital billboards must comply with Caltrans requirements for height, size, operation, distance from other billboards, highways, or residential uses, and any other requirements. In the event of inconsistency between City and Caltrans requirements, the more restrictive standards will control.

5. No digital billboard should have more than one digital face (display surface) oriented in the same vertical plane, for a maximum of two display surfaces back-to-back.

6. The maximum total sign area for any digital billboard may not exceed 1200 square feet per sign face, and each sign face may not exceed 25 feet in height and 60 feet in length.

7. The maximum height of any digital billboard including non-digital sign faces may not exceed 70 feet as measured from the bottom of the billboard supports to the highest point of the sign face.

8. Digital billboards must be placed at least 250 feet from any residential zone or residentially used property (including mixed use), unless it is determined by the Zoning Code Administrator that based on a photometric study there is no significant additional light intrusion than if the digital billboards are placed at least 250 feet away.

Operational Requirements

9. No digital billboard should display any obscene language or images.

10. Each digital billboard should be connected to the National Emergency Network (or any successor network thereto) and provide emergency information, including child abduction alerts (i.e., "Amber Alerts") or other missing persons or emergency alerts as may be issued by local, state, or federal authorities, in accordance with local and regional first responder protocols.

Application Requirements and Review Procedures

11. Applications for construction and operation of a digital billboard would be subject to review by the Planning Commission and approval by the City Council of an Agreement that is in compliance with regulations established pursuant to Zoning Text Amendment No. 2022-01 and that may contain provisions for compensation to be paid to the City or other public benefits.

ENVIRONMENTAL REVIEW:

The Planning Commission's act of recommending adoption of the Zoning Text Amendment is not subject to CEQA review because it is not an "approval" of the Zoning Text Amendment, as defined in CEQA Guidelines Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Text Amendment.

Furthermore, the proposed text amendments are exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated there under (14 California Code of Regulations §§

15000, et seq., the “CEQA Guidelines”), because it consists of only minor text revisions and clarifications to existing zoning regulations and procedures related thereto, and will not have the effect of substantially changing regulatory standards or findings required therefore in accordance with CEQA, the proposed text amendment is exempt from CEQA pursuant to Section 15061(b)(3) because the activity is governed by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. In this case the proposed text amendment will not have a significant effect on the environment

FISCAL AND RESOURCE IMPACT TO THE CITY:

There is no fiscal impact associated with the adoption of the ordinance; however, any future billboard Agreements between the City and developer will generate revenue for the City.

CONCLUSION:

Staff recommends that the Bell Planning Commission adopt Resolution No. 2022-10PC recommending City Council approval of Zone Text Amendment No. 2022-01 to adopt an Ordinance amending Chapter 17.08 (Definitions) and Chapter 17.84 (Signs) of Title 17 (Zoning) of the BMC, relating to digital billboards.

ATTACHMENTS:

1. Attachment A - Planning Commission Resolution 2022-10PC
2. Attachment B - Draft Ordinance

RESOLUTION NO. 2022-10PC

A RESOLUTION OF THE CITY OF BELL PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE TEXT AMENDMENT NO. 2022-01 TO ADOPT AN ORDINANCE AMENDING CHAPTER 17.08 (DEFINITIONS) AND CHAPTER 17.84 (SIGNS) OF TITLE 17 (ZONING) OF THE BELL MUNICIPAL CODE, RELATING TO DIGITAL BILLBOARDS

WHEREAS, the City of Bell ("City") currently authorizes signs and sign structures within the City pursuant to Title 17, of the Bell Municipal Code (BMC), Chapter 17.84 "Signs", ("Sign Ordinance"), provided such signs and sign structures comply with regulations set forth in the Sign Ordinance; and

WHEREAS, the Sign Ordinance does not expressly allow the development and construction of digital billboards within the City; and

WHEREAS, permitting the limited use of off-premises digital billboards in appropriate locations within the City provides greater opportunity for businesses to advertise to larger audiences; and

WHEREAS, the City desires to establish regulations which allow construction of digital billboards within the "M" (Manufacturing) zoning district of the City located adjacent to the California Interstate 710 Freeway; and

WHEREAS, the Ordinance will allow for the use of digital billboards in a controlled and planned manner within the limits of the M zone subject to reasonable controls; and

WHEREAS, the Ordinance will provide incentives for owners of non-digital billboards within the City to relocate or convert those non-digital billboards to digital billboards within the M zoning district; and

WHEREAS, the Ordinance will allow the City to receive public benefits from digital billboard owners for the opportunity to construct digital billboards within the M zoning district; and

WHEREAS, at the Planning Commission regular meeting of December 7, 2022, the Planning Commission held a public hearing to receive testimony and other evidence regarding the proposed Zone Text Amendment No. 2022-01, including without limitation, information provided to the Planning Commission by City staff.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BELL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings:

A. The proposed Zone Text Amendment (attached hereto as Exhibit A) is consistent with the goals and policies of the City's General Plan and is consistent with those

provisions of the Zoning Code that will not be amended. Such General Plan goals and policies include, but are not limited to the following:

> ***Land Use and Sustainability Element Policy 1.*** The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.
>
> ***Land Use and Sustainability Element Policy 3.*** The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.
>
> ***Land Use and Sustainability Element Policy 4.*** The City of Bell shall strive to minimize expansion of non-conforming uses and ensure that those presenting a health and safety hazard are brought into code compliance. 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. The City shall create and implement specific design guidelines to promote higher quality in construction.
>
> ***Land Use and Sustainability Element Policy 19.*** The City of Bell shall actively solicit and facilitate development that will benefit the City in terms of quality design, employment, and revenue. As part of this process, the City shall oversee the preparation of a feasibility analysis and/or study.
>
> ***Land Use and Sustainability Element Policy 26.*** The City of Bell shall continue to promote and support revitalization of the commercial districts in the City. The City shall continue to enhance the "Central City Area," promote the creation of smaller commercial neighborhood centers at key intersections, and discourage further strip commercial development. The City shall also strive to minimize or eliminate conflicts while at the same time marketing the City as an optimal location for new business opportunities as well as business retention.
>
> ***Land Use and Sustainability Element Policy 33.*** The City of Bell shall investigate policy initiatives, legislative changes, and Best Practice research that will assist the City in being in the forefront of technological trends.

B. The proposed Zone Text Amendment is consistent with State law.

C. The proposed Ordinance serves the public health, safety, and welfare of the residents and businesses within the City to regulate land use within the City.

D. CEQA Findings. The Planning Commission's act of recommending adoption of the Zoning Text Amendment is not subject to CEQA review because it is not an "approval" of the Zoning Text Amendment, as defined in CEQA Guidelines

Section 15352, but is rather a recommendation of approval, and therefore does not commit the City to any definite course of action regarding the Zoning Text Amendment.

SECTION 3. On the basis of these findings, the Planning Commission hereby recommends City Council approval of Zone Text Amendment No. 2022-01 to adopt an Ordinance, amending Chapter 17.08 (Definitions) and Chapter 17.84 (Signs), relating to digital billboards.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Bell, California, this 7th day of December, 2022.

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante, City Clerk

APPROVED AS TO FORM:

_____
Christy Marie Lopez, Deputy City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Secretary to the Planning Commission of the City of Bell, hereby attest to and certify that the foregoing ordinance is the original ordinance adopted by the Bell Planning Commission at its regular meeting held on the 7th day of December,2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante,
Planning Commission Secretary

Exhibit A

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELL, AMENDING CHAPTER 17.08 (DEFINITIONS) AND CHAPTER 17.84 (SIGNS) OF TITLE 17 (ZONING), RELATING TO DIGITAL BILLBOARDS

WHEREAS, the City of Bell, pursuant to its police power, has the authority to take appropriate action to address concerns regarding traffic safety and aesthetics, as they relate to signs. *Metromedia Inc. v. City of San Diego*, 453 U.S. 490 (1981); and

WHEREAS, the City Council of the City of Bell recognizes that billboards constitute speech protected by the First Amendment of the United States Constitution, and by Art. 1, Sec. 2, of the Constitution of the State of California, and that its regulation of signs must be consistent with these protections; and

WHEREAS, the City Council makes the following findings.

1. An excessive amount of billboards, both in terms of number and size, as well as improper shape or design, can be distracting to motorists and this condition adversely effects the public safety by creating a potential traffic hazard.
2. Excessive and poorly designed billboards are confusing and reduce the effectiveness of all signs.
3. Billboards provide important information to the public for a variety of purposes.

WHEREAS, the City has a substantial interest in regulating signage in the manner set forth in this ordinance and the regulations modified and adopted hereby further the City's substantial interests in traffic safety and aesthetics, in particular. *World Wide Rush, LLC v. City of Los Angeles*, 606 F.3d 676 (9th Cir. 2010); *Foti v. City of Menlo Park*, 146 F.3d 629 (9th Cir. 1998); and

WHEREAS, the City Council finds that the City can balance its interests in aesthetics and traffic safety with the interests of businesses and consumers by limiting the time, place, and manner of placement of billboards; and

WHEREAS, the City Council finds that digital billboards are recognized as a legitimate form of commercial advertising in the city; however, the size, number, location, and illumination of digital billboards can have significant influence on the city's visual character and quality of life and can, without appropriate controls, create, or contribute to visual blight conditions; and

WHEREAS, the City Council finds that adoption of this ordinance will allow for development of digital billboards in a planned manner in accordance with the regulations and standards established herein; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2. The following definitions are added to Chapter 17.08 (Definitions) of Title

17 (Zoning) of the Bell Municipal Code:

17.08.070 Billboard. A large, off-premise sign structure designed for changeable copy, which is used for the advertisement of goods, products, causes, activities, or services, and can also serve public service purposes. These are typically positioned on highly visible, heavy traffic locations such as expressways and major roadways. Off-premise means that the billboard identifies a business, activity, cause, service, or product at a location other than where the billboard is displayed. Advertisement in the context of billboards should be interpreted broadly and not be limited to refer only to commercial activity.

17.08.214 Digital billboard. A digital billboard is a billboard that utilizes digital message technology capable of changing the static message or copy on the sign electronically or wirelessly via computer. This includes, without limitation, billboards also known as electronic billboards or LED billboards.

SECTION 3. Section 17.84.064 (Digital Billboards) of Chapter 17.84 (Signs) of Title 17 (Zoning) of the Bell Municipal Code is added as follows:

17.84.064 Digital Billboards.

A. Purpose. The purpose of this section is to allow and regulate digital billboards. Billboards are typically positioned on highly visible, heavy traffic locations such as expressways and major roadways. Nothing in this section is intended to amend any other provision of this chapter, which apply to identification signs and signs that relate to the business, goods, activities, or services being provided on the premises where the sign is located.

B. Billboards prohibited. Billboards shall not be permitted in the City except as provided herein.

C. Nonconforming billboards; removal without compensation.

1. Any existing billboard that was constructed in conformance with all regulations and permit requirements at the time of its erection, and that is maintained in accordance to all applicable building standards, shall constitute a legal nonconforming use.
2. Any existing billboard that was constructed without valid permits or in violations of building standards at the time of its erection, or an existing billboard that constitutes a threat to the public health and safety, may be required to be removed without compensation.

D. General Requirements.

1. The requirements of this section shall apply to the expansion or modification of an existing digital billboard, including the construction of additional face(s), and/or to the digital conversion of an existing static billboard to a digital billboard. No digital billboard may be expanded, modified, or newly constructed other than pursuant to an agreement, as follows.
2. Digital billboards shall be permitted within the “M” (Manufacturing) zoning district located adjacent to the California Interstate 710 Freeway only pursuant to an agreement negotiated and executed between the billboard operator/owner and the city (“Agreement”) consistent with this section and Business & Professions Code Section 5412. The Agreement shall include specific public benefits to be provided to the city. Nothing

contained in this section shall require the city to negotiate and/or approve an Agreement on terms that are not beneficial to the city.

3. A billboard or digital billboard in existence on the effective date of the ordinance enacting this provision pursuant to any prior agreement (including any amendments or extensions thereof) may be relocated and rebuilt as a digital billboard subject to the provisions of this section.
4. All digital billboards shall comply with this section and all applicable requirements of Section 5400 et seq. of the California Business & Professions Code and Title 4, Section 2240 et seq. of the California Code of Regulations. Pursuant to Section 5412 of the Business & Professions Code, the Agreement may include provisions related to the relocation or removal of billboards in areas inside or outside the boundaries of the city.
5. No new digital billboard shall be approved, and no existing billboard shall be relocated, converted, or modified without the applicant first providing proof of legal or equitable interest in the site proposed for new construction, relocation, or modification, including, but not limited to, a fee interest, lease, easement, or other entitlement, demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner.
6. No digital billboard shall be approved for construction, modification, or expansion, and no digital billboard may be maintained unless the applicant provides evidence that a designated maintenance service is available by telephone and able to respond to a repair call “24/7”in the event a digital billboard becomes damaged or is malfunctioning.
7. Applicants shall obtain all applicable federal and/or state permits for installation.
8. The owner and/or operator of the digital billboard shall comply with all applicable federal, state, or local laws when constructing, operating, improving, maintaining, repairing, and removing the digital billboard, including the Highway Beautification Act of 1965 (23 U.S.C. Section 131), the Outdoor Advertising Act (Business and Professions Code, Section 5200 et seq.), the regulations promulgated to implement the Outdoor Advertising Act (4 Cal. Code Regulations. Section 2242(c) et seq.).

E. Development Standards.

1. To the extent not covered herein, digital billboard shall comply with Caltrans requirements for height, size, operation, distance from other billboards, highways, or residential uses, and any other requirements. In the event of inconsistency between this section and Caltrans requirements, the more restrictive standards shall control. All distances shall be measured along the nearest edge of the pavement between points directly opposite the signs along each side of the highway.
2. All utilities for a digital billboard shall be underground.
3. No digital billboard shall have more than one digital display surface oriented in the same vertical plane, for a maximum of two display surfaces.
4. Sign area. The maximum total sign area for any digital billboard shall be 1200 square feet per sign face, and each sign face shall not exceed 25 feet in height and 60 feet in length. For purposes of this section, sign area shall mean and include any frame or material forming an integral part of the display but excluding support structures.
5. The maximum height of any digital billboard including non-digital sign faces shall be 70 feet as measured from the finished grade of the freeway travel lane closest to the sign to the uppermost point of the sign, except as may be approved for good cause as demonstrated by the applicant and determined in the sole discretion of the City.
6. Digital billboards projecting over a driveway or driving aisle shall have a minimum clearance of 30 feet between the lowest point of any part of billboard and the finished

driveway grade. No part of any digital billboard shall encroach onto an adjacent private or public property.

7. Digital billboards projecting over a pedestrian walkway shall have a minimum clearance of 30 feet between the lowest point of the structure and the walkway grade.
8. Digital billboards not projecting over drive areas or a pedestrian walkway shall have a minimum clearance of 30 feet between the lowest point of the structure and the finished grade level.
9. Digital billboard structures shall be free of any visible bracing, angle iron, guy wires, cable, and/or similar supporting elements. All exposed portions of a digital billboard, including backs, sides, structural support members and support poles, shall be screened to the satisfaction of the director of community development.
10. Digital billboards shall be placed at least 250 feet from any residential zone or residentially used property (including mixed use), unless it is determined by the zoning code administrator that based on the photometric study required under Section (F)(1)(h) of this section that there is no significant additional light intrusion than if the digital billboards were placed at least 250 feet away. The measurement shall be from the closest edge of the billboard to the closest edge of the residential zone or closest property line on which a residential use is located.
11. Digital billboards shall plainly display and visible from no less than 100 feet, the name of the person or company owning or maintaining the digital billboard and the digital billboard identification number.

F. Operational Requirements.

1. No digital billboard shall display any obscene language or images, as the term is defined in Section 311 of the California Penal Code, including any amendments or successor statutes thereto.
2. Each digital billboard shall be connected to the National Emergency Network (or any successor network thereto) and provide emergency information, including child abduction alerts (i.e., "Amber Alerts") or other missing persons or emergency alerts as may be issued by local, state, or federal authorities, in accordance with local and regional first responder protocols.
3. Digital billboard operating requirements:
    a. Each message shall not move and shall not include animation, flashing lights, or the varying of light intensity.
    b. Each message shall not be displayed for less than the minimum amount of time provided by Caltrans' regulations.
    c. Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter, at a pre-set distance as set forth under this section. Brightness levels from display to display shall not vary by more than 0.3 foot candles.
    d. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign and shall comply with the following:

Face Size	Distance to point of measurement
12' x 25'	150'
10'6" x 36'	200'
14' x 48'	250'
20' x 60'	350'

    e. Each digital billboard shall have a light sensing device that will automatically adjust the brightness as ambient light conditions change.

4. Each digital billboard shall be designed and operated with systems and monitoring in place to either turn the display off or show full black screen in the event of a malfunction.
5. Walls or screens at the base of the digital billboard or other support structures shall not create a hazard to public safety or become an attractive nuisance, and shall be continually maintained in good condition and free from graffiti, weeds, or other blight conditions.
6. Digital billboards shall not simulate or imitate any directional, warning, danger, or information sign, or any other display likely to be mistaken for any permitted sign intended or likely to be construed as giving warning or direction to traffic, for example using such words or phrases as "stop" or "slow down."
8. Digital billboards shall not display any red or blinking or intermittent lighting that may be mistaken for warning or danger signals nor shall the billboards' illumination impair the vision of travelers on the adjacent freeway and roadways.
9. Digital billboards shall be operated and maintained in compliance with Business and Professions Code Section 5403.

G. The requirements set forth under subsections B, C, and D, above, shall be in addition to any other conditions and requirements contained in the Agreement. If any condition or requirement imposed in an Agreement conflict with the general requirements set forth in subsections B, C, and D, the general requirements of subsections B, C, and D shall control. For purposes of this subsection, conditions or requirements contained in an Agreement that are more restrictive than those contained in the general requirements of subsections B, C, and D shall not be deemed in conflict, and shall control.

H. Application Requirements and Review Procedures.

1. Application requirements. To the extent not covered in this section, the application, review, and appeal provisions of Chapter 17.96 (Variances and Conditional Use Permits) shall apply to this section. Any person wishing to erect a new digital billboard, relocate an existing nonconforming or conforming billboard or modify and convert an existing billboard into a digital billboard shall submit a request in writing for approval of an Agreement as described under subsection B of this section that includes the following:
   a. The name, address, phone number, and other contact information of the person proposing the Agreement.
   b. The location of the proposed digital billboard.
   c. Information that establishes that the person proposing the Agreement has legal or equitable interest in the proposed new or relocated billboard, and proof of legal or equitable interest in the proposed site including, but not limited to, a fee interest, lease, license, easement, or other entitlement demonstrating the right to install and operate the billboard on the subject property. Information to be provided shall include the written consent of the property owner if not readily ascertainable from the foregoing documents.
   d. Conceptual design drawings of the digital billboard that includes technical specifications to determine the digital billboard's compliance with this section.
   e. A description of the proposed compensation or public benefit to be provided to the city.
   f. Photos of all existing signage, and architectural renderings and elevations of the proposed digital billboard and a scaled site plan and elevations showing the locations of all existing structures and improvements on the property, and the proposed digital billboard and related structures and improvements.

g. Photo simulations shall be provided of the before and after physical site appearance from views as specified by the director of community development.

h. A photometric study prepared by a certified lighting engineer demonstrating the proposed digital billboard's compliance with the operational requirements of this note.

i. The applicant shall pay a filing fee as set by resolution of the city council. This fee shall be in addition to any other required fees for permits relative to the development of the property and shall be for the purpose of defraying the costs associated with city's review of the application.

j. The applicant shall pay the cost of any environmental studies and reports necessary for the completion of the environmental review of the proposal pursuant to the California Environmental Quality Act.

k. Such other documents, materials, or information deemed reasonably necessary by the director of community development.

2. Review Procedures.

a. An Agreement shall be reviewed by the planning commission at a duly noticed public hearing, pursuant to the procedures set forth in Section 17.96.110 of the BMC. The planning commission shall review the Agreement and make a recommendation to city council whether the proposed digital billboard meets the required findings set forth in subsection (c) below.

b. The city council shall conduct a duly noticed public hearing following the planning commission recommendation to consider approval of the Agreement. The hearing before the city council shall be noticed in accordance with Section 17.96.110 of the BMC, and may be continued from time to time. In order to approve a digital billboard Agreement, the city council shall make all of the findings contained in subsection (F)(2)(c) below. Agreements shall be approved by ordinance.

c. Findings for approval of an Agreement. The city council shall approve the Agreement if it finds the following:

1. The proposed Agreement is consistent with the goals, objectives, purposes and provisions of the General Plan, the Municipal Code, and any applicable specific plans;
2. The proposed installation site is compatible with the uses and structures on the site and in the surrounding area;
3. The proposed digital billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility;
4. The proposed digital billboard would not interfere with on-site parking or landscaping required by city ordinance or permit;
5. The proposed digital billboard would not otherwise result in a threat to the general health, safety, and welfare of city residents; and
6. The proposed digital billboard, in addition to its aesthetic treatment, provides substantial public benefits that would not otherwise accrue to the public in the absence of its installation.

SECTION 4. This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) because it consists only of minor revisions and clarifications to an existing zoning code and will not have the effect of deleting or substantially changing any regulatory standards or findings. The proposed Ordinance is an action that does not have the potential to cause significant effects on the environment, but rather will provide guidance regarding permitted signage in the City. Entitlements will require review and CEQA analysis will be performed for specific projects.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. The City Clerk shall certify to the passage and adoption of this ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted. This Ordinance shall take effect immediately, pursuant to the authority conferred upon the City Council by Government Code section 36937. The City Clerk shall cause a summary of this ordinance to be published in accordance with Government Code section 36933 in a newspaper of general circulation which is hereby designated for that purpose.

SECTION 7. Effective Date. This Ordinance shall go into effect on the 31st day after its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 202_.

_____
Monica Arroyo, Mayor

ATTEST:

_____
Angela Bustamante, City Clerk

City of Bell
Planning Commission
Agenda Report

DATE: December 7, 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

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 multi-family units located at 6211 Heliotrope Avenue in the R-3 zone.

RECOMMENDATION:

It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-07PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (SPR) NO. 2021-04, AND CONDITIONAL USE PERMIT (CUP) NO. 2021-02 TO ALLOW THE CONSTRUCTION OF A TWO-STORY MULTI-FAMILY BUILDING OF 3 UNITS LOCATED AT 6211 HELIOTROPE AVENUE

BACKGROUND:

The Planning Commission held a public hearing on October 5, 2022. The Planning Commission voted to approve the project as proposed and approve a parking waiver to allow a deficiency of the required one (1) guest parking space as stipulated in Section 17.76.020 (18) of the BMC, the Building Division required the accessible parking space pursuant to the California Building Code. The Planning Department required one guest parking space per the BMC. The Planning Commission directed 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. Due to lack of a quorum, the November 2, 2022 Planning Commission meeting was cancelled. Therefore, the item is before the Planning Commission on December 7, 2022 as a Business Item so that the Planning Commission can adopt Resolution No. 2022-07PC.

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.

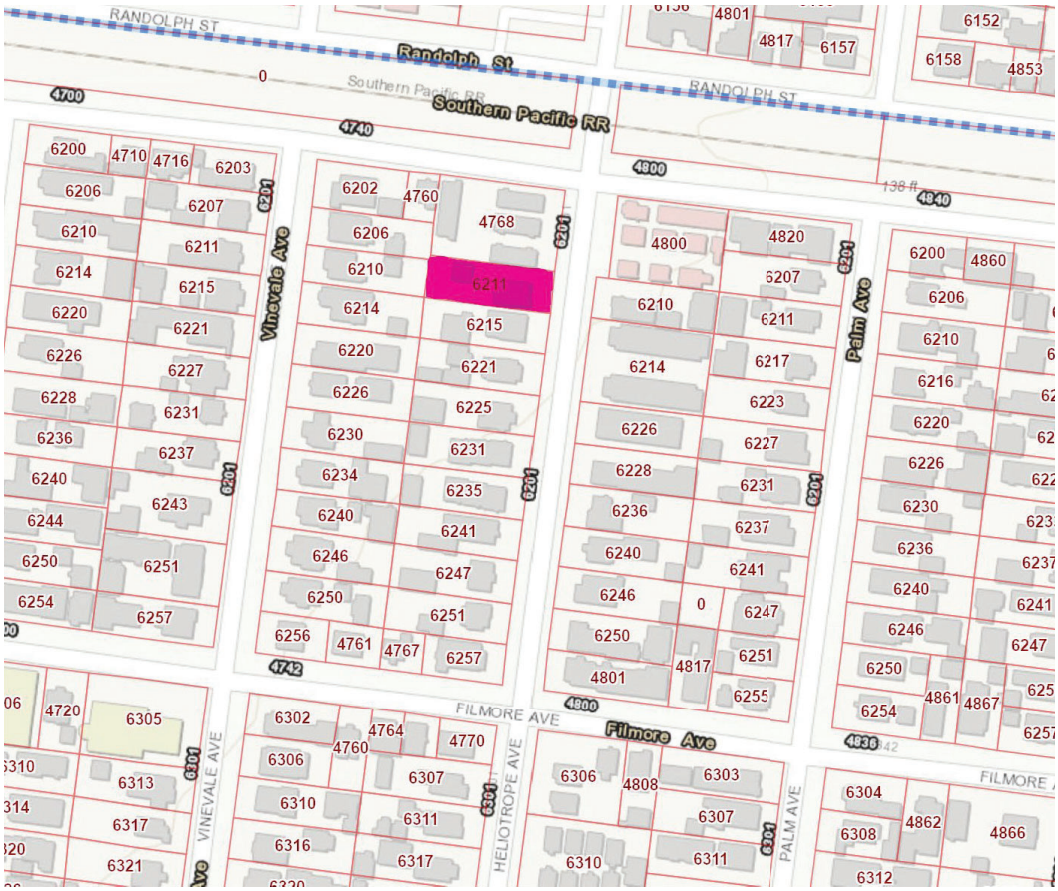


Figure 1. 6211 Heliotrope Avenue

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**

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. Consequently, as proposed, this unit is not an ADA accessible unit because there is no ADA accessibility access from the first floor to the second floor. If this will in fact be an ADA unit, this needs to be addressed and the plans revised accordingly.

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

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

Per the BMC, 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 requirement for a guest parking space (Table 2).

Table2. 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. This is in part due to the building code requirement for one van accessible handicap parking space for this project to meet the State Building Code for accessibility.

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 guest parking requirement. The applicant is requesting that the Planning Commission waive the one (1) guest parking space requirement to provide the accessible parking space required by the Building Division.

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 building 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 sides 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.

E. 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, except that no guest parking is proposed, which could result in negative impacts to neighboring properties.

Figure 2. Aerial Photo

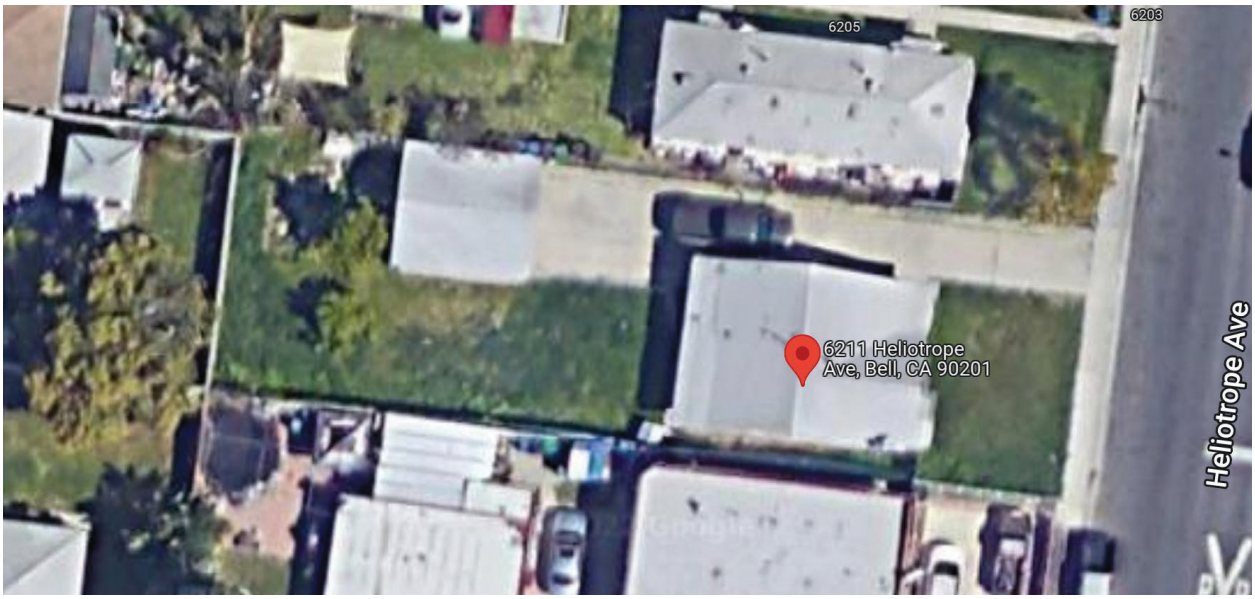


Figure 3. Street View



F. 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.

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 FINDINGS

In order to grant a Site Plan Review pursuant to Chapter 17.92.40.C.3 of the Bell Zoning Code, the Planning Commission must make the following findings pursuant to that chapter:

1. **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**:

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 calculation, the BMC 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 because the Applicant is requesting one van accessible handicap parking space for this project.

The proposed three (3) unit multi- family project will be adequate for the site in that the site plan as proposed meets the BMC requirements for guest parking, since the Planning Commission approved the parking waiver proposed per Section 17.76.020(18) of the BMC at the October 5, 2022 Planning Commission meeting.

2. **That the proposed development is in accordance with the purposes and objectives of this Article and the zone in which the site is located:**

The project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and the number of parking spaces meets the requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above.

3. **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:**

The project is a multi-family residential development which is generally consistent with the development requirements of the R-3 zone. Other surrounding properties are also zoned for R-3 development.

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 calculation, 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 project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and the number of parking spaces meets the requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above.

4. **That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:**

The neighborhood is comprised largely of apartment complexes, detached multi-family dwelling units, and detached single-family dwelling units. The proposed exterior of the three (3) unit building design is compatible with the style and materials found on other existing homes in the neighborhood. The project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

5. **That the site plan and design considerations is not detrimental to the public health, safety, and general welfare:**

The project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and the number of parking spaces meets the requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above.

CONDITIONAL USE PERMIT FINDINGS

In order to approve the Conditional Use Permit, the Planning Commission must make the necessary findings pursuant to Section 17.96.040:

1. **That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use:**

The site for the proposed use is adequate in size, shape and topography to accommodate the proposed residential uses. The proposed three (3) unit multi- family project can be accommodated on the site in terms of the requirements of the BMC. The proposed project also meets the parking requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above (Site Plan and Design Review Findings).

2. **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:**

The subject 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 residential use. The subject site is located on Heliotrope Avenue which is a residential street in the R-3 zone that can accommodate traffic from the new residential project.

3. **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:**

The design of the buildings on the site is architecturally compatible with existing and proposed uses along Heliotrope Avenue. All structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and proposed uses of land in the immediate vicinity. The new residential buildings will be architecturally compatible with the existing residential structures located in the vicinity.

4. **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 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:**

The conduct of the proposed use will be in compliance with the applicable provisions of the General Plan of the City of Bell. The proposed use will maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents.

5. **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.**

The proposed three (3) unit multi- family project can be accommodated on the site in terms of the guest parking requirement, since the Planning Commission approved the parking waiver as

described in Section 1 above (Site Plan and Design Review Findings). In addition, the location of the proposed use on the site is consistent with the standards of the BMC for existing and prospective uses of land in the vicinity of the project. Therefore, the project can be found to be compatible with existing and prospective uses of land located in the immediate vicinity of the site.

ATTACHMENT(S):

1. Resolution 2022-07PC
2. Site Plan and Elevations

RESOLUTION 2022-07PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVINGSITE PLAN REVIEW (SPR) NO. 2021-04, AND CONDITIONAL USE PERMIT (CUP) NO. 2021-02 TO ALLOW THE CONSTRUCTION OF A TWO-STORY MULTI-FAMILY BUILDING OF 3 UNITS LOCATED AT 6211 HELIOTROPE AVENUE

WHEREAS, On January 20, 2021, Mervett Tehfe("Applicant") filed an application requesting the approval of Site Plan Review ("SPR") No. 2021-04 and Conditional Use Permit ("CUP") No. 2021-02 described herein ("Application") for a proposed residential project on the property located at 6211 Heliotrope Avenue with APN 6316-016-024(the "Property"); and

WHEREAS, the Applicant is requesting to demolish the existing single-family dwelling unit and two-car garage. The request also includes the construction of a two-story multi-family three (3) unit residential building in the R-3 zone and

WHEREAS, the site plans and proposed project were submitted to the City in accordance with Chapter 17.92 and 17.96 of the Bell Municipal Code;

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 15332 (Class 32 In-Fill Development Projects) of the CEQA Guidelines (Title 4, Chapter 3 of the California Code of Regulations); and

WHEREAS, notice of the Planning Commission's October 5, 2022 public hearing on SPR 2021-04 and CUP 2021-02was published in compliance with State law, in a local newspaper of general circulation. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for SPR 2021-04 and CUP 2021-02 in accordance with California Government Code 65091; and

WHEREAS, on October 05, 2022, the Planning Commission held a public hearing to receive public testimony and other evidence including without limitation, information provided to the Planning Commission by City staff, regarding SPR 2021-04 and CUP 2021-02inlcuding the requested parking deviation (allowing the Applicant to build the project without a guest parking space as required by section 17.76.020 (18) of the Bell Municipal Code ("BMC")) ; and,

WHEREAS, on October 5, 2022, and after hearing all evidence presented, the Planning Commission voted to approve the project as proposed and approve a parking waiver to allow for construction of the project without the required guest parking space as stipulated in Section17.76.020 (18) of the BMC; and

WHEREAS, on October 5, 2022, the Planning Commission also directed staff to bring back a resolution of approval for the Site Plan Review and Conditional Use Permit for Planning Commission review at the next regularly scheduled Planning Commission meeting in November. Due to lack of a quorum and per the direction of the Chair, the November 2, 2022 Planning Commission meeting was cancelled; and

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. Pursuant to section 17.92.40.C.3 of the Bell Zoning Code and based upon substantial evidence presented to the Planning Commission during the public hearing conducted with regard to the Application, including written and verbal staff reports, public testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows with respect to the Site Plan Review:

1. **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**:

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 calculation, the BMC 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. Consistent with the California Building Code, the Applicant is requesting one van accessible parking space for this project.

Per Section 17.76.020(18) of the BMC, the Applicant has requested and the Commission has approved the project with a parking waiver such that the applicant need not build or provide the one required guest parking space based on the fact that there is sufficient street parking in the available in the area.

With an approved parking waiver the site is adequate for the proposed three (3) unit multi-family project in that the site plan as proposed meets the BMC requirements.

2. **That the proposed development is in accordance with the purposes and objectives of this Article and the zone in which the site is located:**

The project is a multi-family residential development which is consistent with the development requirements of the R-3 zone (e.g., two enclosed parking spaces per unit, required private open space, and the project complies with all front yard, side yard, and rear yard setbacks as well as maintaining the proposed building height under thirty (35) feet), and with the Planning Commission approved parking waiver, the number of parking spaces meets the requirements of the BMC.

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 calculation, 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 project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and the number of parking spaces meets the requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above.

3. **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:**

The project is a multi-family residential development which is generally consistent with the development requirements of the R-3 zone. Other surrounding properties are also zoned for R-3 development. The project complies with all required yard setbacks, landscaping requirements, required fencing and trash enclosure requirements.

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 calculation, 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 project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and the number of parking spaces meets the requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 1 above.

The neighborhood is comprised largely of apartment complexes, detached multi-family dwelling units, and detached single-family dwelling units. The proposed exterior of the three (3) unit building design is compatible with the style and materials found on other existing homes in the neighborhood. The project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood with its modern style, sleek appearance and new landscaping.

4. **That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:**

The neighborhood is comprised largely of apartment complexes, detached multi-family dwelling units, and detached single-family dwelling units. The proposed exterior of the three (3) unit building design is compatible with the style and materials found on other existing homes in the neighborhood. The project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood with its modern style, sleek appearance and new landscaping.

5. **That the site plan and design considerations is not detrimental to the public health, safety, and general welfare:**

The project is a multi-family residential development which is consistent with the development requirements of the R-3 zone and (with the Commission approved parking waiver) the number of parking spaces meets the requirements of the BMC. The project complies with all required yard setbacks, landscaping requirements, required fencing and trash enclosure requirements.

SECTION 3. Pursuant to Section 17.96.040, the Planning Commission makes the following findings with respect to the Conditional Use Permit:

1. **That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use:**

The site for the proposed use is adequate in size, shape and topography to accommodate the proposed residential uses. The proposed three (3) unit multi- family project can be accommodated on the site in terms of the requirements of the BMC. The proposed project also meets the parking requirements of the BMC, since the Planning Commission approved the parking waiver as described in Section 2 above (Site Plan and Design Review Findings).

2. 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:

The subject 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 residential use. The subject site is located on Heliotrope Avenue which is a residential street in the R-3 zone that can accommodate traffic from the new residential project. Heliotrope Avenue is accessed by a major arterial street (Randolph Street).

3. 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:

The project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood with its modern style, sleek appearance and new landscaping.

**4. 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 in that land in the immediate vicinity of the project site is zoned R-3. **

The conduct of the proposed use will be in compliance with the applicable provisions of the General Plan of the City of Bell. The proposed use will maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents.

5. 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:

There is no specific plan applicable to the project site. The proposed use is consistent with the general plan land use designation of High Density Multiple-Family Residential.

SECTION 4. The City, as the Lead Agency, determined that the proposed SPR and 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 project involves the demolition of the existing single-family dwelling unit and two-car garage and the construction of three (3)two story multi-family units that will be located on the same site. The proposed project is categorically exempt from the CEQA, pursuant to Section 15332 (Class 32In-Fill Development Projects), 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 5. The Planning Commission hereby approves Site Plan Review 2021-04 and Conditional Use Permit 2021-02, subject to the Conditions of Approval set forth in Exhibit "A" attached to this Resolution.

SECTION 6. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit an executed copy of this Resolution, by U.S. mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 7th day of December, 2022.

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Christy Marie Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the7thday of December, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante,
Planning Commission Secretary

Exhibit "A"

CONDITIONS OF APPROVAL FOR SPR 2021-04 AND CUP NO. 2021-02

1. Provide a clear and precise site plan and a circulation plan indicating how vehicles will maneuver in the proposed driveway and parking spaces. All references on the plans use the terms "fence" "block fence" and "block wall" so that it is not clear whether the references are to a fence or wall. The plans also need to include colored elevations of the fences/walls and specify the dimensions and materials to be used. The side setback on the south side is labeled as "private open space". However, this area will be used for drainage and so cannot be used as private open space. Also this area appears to be divided into three separate areas by a fence or wall with no gates so that landscapers and other workers can access these areas.

2. As can be seen on the plans, 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. Consequently, as proposed, this unit is not an ADA accessible unit because there is no ADA accessibility access from the first floor to the second floor. If this will in fact be an ADA unit, this needs to be addressed and the plans revised accordingly, subject to the review and approval of the Building Division.

3. Accessible parking shall be provided in compliance with the most current Building Code as applicable to the project.

4. The Applicant shall be responsible for ensuring and enforcing the appropriate use of the accessible parking stall for those vehicles displaying an eligibility placard and/or license plate.

5. Compliance with and execution of all conditions listed here in shall be necessary prior to obtaining a building permit final and/or any occupancy clearance; and

6. The applicant shall submit plans to the Los Angeles County Fire Department for compliance with Fire regulations prior to Planning Division plan approval and the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Director of Community Development; and

7. This approval is granted for the land use as described in the application and any attachments thereto, and the proposed project must be constructed and designed as shown on the City approved plans labeled Site Plan Review 2021-04 and Conditional Use Permit 2021-02; and

8. Except as otherwise stated in these conditions, all site work and other facilities or features shall be located and maintained substantially as shown on the plans labeled Site Plan Review 2021-04 and Conditional Use Permit 2021-02; and

9. The Applicant shall sign the Conditions of Approval indicating that they are aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review 2021-04 prior to Building and Safety Plan Check submittal and agrees that

all plans submitted to the City shall conform to these Conditions ; and

10. Should any negative impacts be identified due to the proposed use, as determined by the Community Development Director, this approval shall be subject to re-evaluation by the Planning Commission; and

11. Any violation of any of the conditions of approval may subject Site Plan Review 2021-04 and Conditional Use Permit 2021-02 to be reevaluated and reviewed by the Planning Commission and may be amended for additional conditions of approval. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing for said reevaluation; and

12. Any increase in the use, be it in size or in intensity, permitted as a part of this Site Plan Review shall be subject to Planning Commission approval as applicable ; and

13. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and

14. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not; and

15. The Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certificates shall be submitted to the City of Bell for its file; and

16. The Applicant shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of indemnification rights herein; and

17. Copies of the signed Planning Commission Resolution with Conditions of Approval (full size) shall be included on the plans; and

18. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval; and

19. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or State and Federal holidays; and

20. Construction related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.; and

21. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractors licenses from the City of Bell; and

22. Address numbers and its background colors shall be of contrasting color and shall be reflective for nighttime visibility; and

21. A "Will Serve Letter" from Maywood Mutual Water Company No. 3 shall be submitted prior to the issuance of any Building Permit; and

22. Units may not be sold unless and until the property owner has compiled with the State and/or City's subdivision map requirements; and

23. Vehicles shall not be parked and/or stored on the driveway and in areas not specifically designated for parking. The property owner shall be responsible for any vehicles that are observed to be stored and/or parked on the driveway or in areas that are not designated for parking and would be subject to Code Enforcement actions; and

25. **Engineering Conditions**: Engineering comments and conditions are subject to plan check. Comments are based on information provided.

a) A Grading & Drainage Plan is required and shall be approved by the Engineering Division prior to the issuance of the building permit. The Applicant shall pay all City plan review and grading permit fees. All grading and drainage work shall be inspected and certified by the Applicant's Engineer-of-Record, and the Applicant shall provide a compaction report and pad elevation certification to the satisfaction of the City Engineer.
b) The proposed building shall have roof drains and downspouts incorporated with the overall Drainage Plan.
c) All utilities shall be placed underground.
d) A City excavation permit is required for all work in the public right of way. Developer shall pay all applicable City permit fees.
e) If necessary, the existing driveway apron shall be reconstructed to the satisfaction of the City Engineer.
f) Any damaged, displaced, discolored or uneven sidewalk shall also be reconstructed, if necessary, to the satisfaction of the City Engineer.

26**. Building and Safety Conditions**: Building and Safety comments and conditions are subject to plan check. Comments are based on information provided.

a. The initial plan check fee will cover the initial plan check and one recheck **only**. Additional review required beyond the first recheck, shall be paid for on an hourly basis in accordance with the current fee schedule.

b. The second sheet of building plans shall list all City of Bell conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
c. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
d. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
e. The building shall be addressed as 6211 Heliotrope Ave and an application to assign unit numbers shall be filed with the Planning Division prior to plan check submittal and copy of address assignment shall be included at the time of plan submittal.
f. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
g. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
h. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, which shall be indicated on the first sheet of the approved plans and shall include the following:
    a) Observation of cleared areas and benches prepared to receive fill;
    b) Observation of the removal of all unsuitable soils and other materials;
    c) The approval of soils to be used as fill material;
    d) Inspection of compaction and placement of fill;
    e) The testing of compacted fills; and
    f) The inspection of review of drainage devices.

i. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

j. All State of California disability access regulations for accessibility and adaptability shall be complied with.
k. Multistory apartment dwellings shall comply with accessibility requirements per Section 1102A.3 of California Building Code (CBC).
l. Common use areas such as open parking space shall be accessible per Section 1109A.1 of CBC.
m. Each unit shall have a garage attached directly serving the single covered multifamily dwelling unit; said garage shall be considered as “private garage” and deemed to qualify for the exceptions under Section 1109A.2.1 of CBC.
n. The building permit will not be issued until the property has been surveyed and the boundaries marked by a land surveyor licensed by the State of California.
o. Foundation inspection will not be made until setback on all sides of the building has been surveyed and the location of the footings has been determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
p. Electrical plan check is required.
q. Mechanical plan check is required.
r. Plumbing plan check is required.

s. No form work or other construction materials will be permitted to encroach in to adjacent property without written approval of the affected property owner.
t. Demolition permit is required for any existing buildings which are to be demolished.
u. Buildings that contain more than two dwelling units shall be classified as R-2 Group Occupancy.
v. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code.
w. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code.
x. All sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
y. Applicant shall obtain a separate permit which is required for Fire Sprinklers.
z. Project shall comply with the CalGreen Residential mandatory requirements.

27. **Republic Services Waste Collection Residential Project Conditions**: Republic Services conditions are subject to review by the Planning and Building and Safety Division. Conditions are based on the information provided:

a. Truck Width with side-loading arm extended: 10ft.
b. Truck Height with side-loading arm extended: 33.5 ft.
c. Backing: No backing allowed above 40ft.
d. Operations: Plans must allow to for a 3-point turn around or T-shape road of 30 feet to allow truck to service both streets of condominium and/or individual residential units on both sides of the streets.
e. Site to meet Republic Services dumpster size standards.

28. All site, grading, landscape, and irrigation plans shall be coordinated for consistency with each other and for consistency with the requirements and standards for the City of Bell prior to issuance of any permits. Revised site, grading, landscape, and irrigation plans shall be submitted to the Planning Division for review and approval prior to Building and Safety plan check submittal.

29. The Applicant is required to install live landscape throughout the site to meet the 65% landscape standards for the property. Artificial turf is prohibited.

30.The landscaping is required to comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

31. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the October 5, 2022Planning Commission meeting. Should there be a change in the exterior building design, all exterior changes are subject to the Planning Division's review and approval.

32. The Applicant must comply with Chapter 5.12 of the BMC to file a business license application for the three (3) for-rent multi-family units with the Finance Department.

33. According to Section 17.24.050 of the BMC, private open space for each unit is required as follows:

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

1. 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.
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR OR THE OWNER OR HIS DESIGNER.
3. ACTUAL FIELD DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
4. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION(S) OR CHANGES TO THE PLAN(S).
5. 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.
6. 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.
7. GUARANTEE - GUARANTEE ALL MATERIAL AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER UNLESS SPECIFIED IN SPECIFICATION.
8. 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. S/HE 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 NEGLECT TO MAKE SUCH EXAMINATIONS OR DETERMINATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS/HER BID.
9. 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.
10. 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.
11. CONSTRUCTION OBSERVATION - THE ARCHITECT AND ENGINEERS SHALL HAVE ACCESS TO THE WORK AT ALL TIMES FOR THE PURPOSE OF OBSERVING CONSTRUCTION.
12. 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 IN ITS COMPLETED FORM.
13. 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.
14. 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.
15. 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.
16. 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.
17. REPAIR - THE CONTRACTOR SHALL REPAIR AND OR REPAINT ALL AREAS DAMAGED BY DEMOLITION OR CONSTRUCTION AND SHALL FINISH TO MATCH ADJOINING SURFACES.
18. 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.
19. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT MIN. 2% SLOPE.
20. ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
21. SMOKE DETECTORS SHALL BE CONNECTED TO A 120V CIRCUIT.
22. PROVIDE LOW CONSUMPTION WATER CLOSET WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
23. 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.
24. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
25. EXTERIOR WALLS AND OPENINGS FIRE HAZARD NOTES:
    - 25.1. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED.
    - 25.2. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING
      - 25.2.1. NON-COMBUSTIBLE CONSTRUCTION OR
      - 25.2.2. 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
      - 25.2.3. MINIMUM 20-MIN RATED OR
      - 25.2.4. MEET SFM 12-7A-1
    - 25.3. 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:
      - 25.3.1. NON-COMBUSTIBLE CONSTRUCTION OR
      - 25.3.2. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 PARTS A AND B OR
      - 25.3.3. HEAVY TIMBER CONSTRUCTION OR
      - 25.3.4. EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION
26. SHOWERS:
    - 26.1. SHALL BE FINISHED TO 70" ABOVE DRAIN INLET OF APPROVED MOISTURE RESISTANT MATERIALS.[CBC 807.1.3]
    - 26.2. GLASS ENCLOSURE DOORS AND PANELS SHALL BE TEMPERED OR APPROVED PLASTIC. [CBC 2406.4]
27. A MINIMUM 12" x 12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. [CBC 405.2]
28. THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (PC 402.2)
29. ALL SHOWERS & TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE. (PC 418)
30. 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)
31. DRAINAGE:
    - 31.1. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
    - 31.2. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.

1. DOORS AT EXTERIOR OF BUILDINGS AND INTERIOR DOORS AT CORRIDORS AND GARAGES:
   - 1.1. SWINGING WOODEN DOORS SHALL BE:
     - 1.1.1. OPENABLE FROM THE INSIDE WITHOUT USE OF KEY
     - 1.1.2. 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
   - 1.2. 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
     - 1.2.1. THE DEAD BOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR BY AN INDIVIDUAL LOCK
     - 1.2.2. LOCK(S) SHALL BE OPERATED FROM THE INTERIOR SIDE BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
   - 1.3. DEAD BOLTS:
     - 1.3.1. SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT MATERIALS
     - 1.3.2. STRAIGHT DEAD BOLT SHALL HAVE A MINIMUM 1" THROW WITH AT LEAST 5/8" EMBEDMENT INTO HOLDING DEVICE RECEIVING PROJECTED BOLT
     - 1.3.3. HOOD SPACE OR EXPANDING LUG DEAD BOLT SHALL HAVE MINIMUM 3/4" THROW
     - 1.3.4. ALL DEAD BOLTS OR LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED A MINIMUM OF 1/2"
   - 1.4. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBET.
   - 1.5. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES ACCESSIBLE FROM THE OUTSIDE.
2. 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.
3. 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.
4. 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
5. WINDOWS:
   - 5.1. 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 BURGLARY RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS, OR GRILLES IN AN APPROVED MANNER.
   - 5.2. SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECTED TO THE TESTS IN SECTION 6136, REMAIN INTACT AND ENGAGED.
   - 5.3. 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.
   - 5.4. 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.

1. 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.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
3. 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.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. 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.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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 SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM BY RAIN OR OTHER MEANS.
8. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

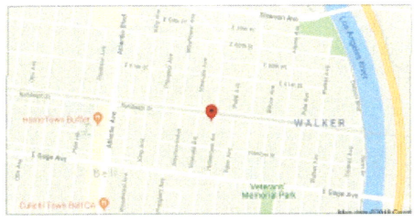
1. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).[CEC 210.12(B)]

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 (N) UNIT A	(N) UNIT B	(N) UNIT C	TOTAL
LVING 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	4,942.57 SF
	EXEMPT				

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 LANSCAPING PLANT ARE LIVE LANDSCAPE.

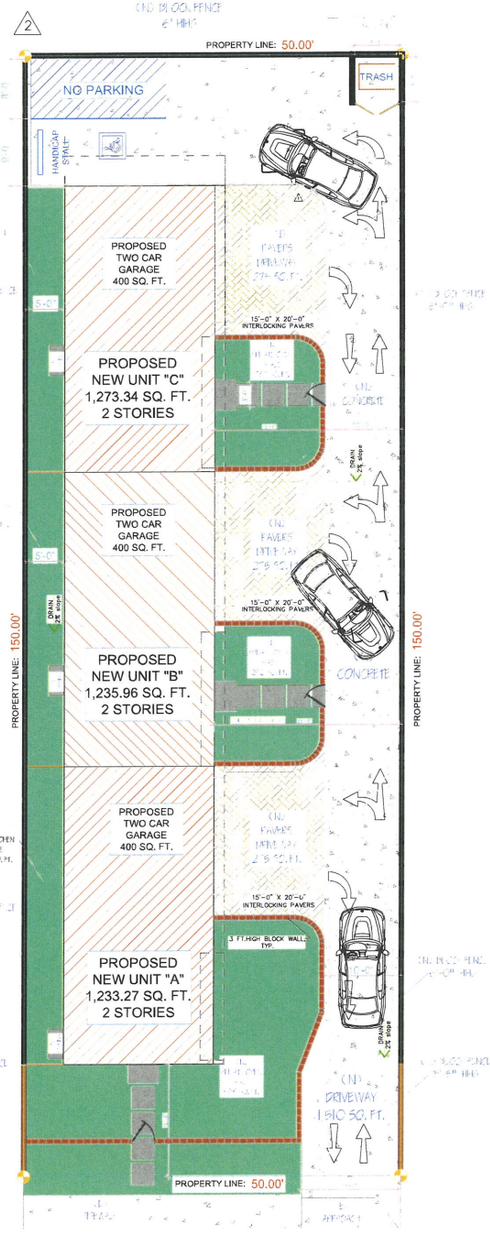
LEGAL DESCRIPTION

APN	6310-016-024
(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 FEET.	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	2,585.87 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 & EASTELEVATIONS



6211 HELIOTROPE AVE.

(N) SITE PLAN 1

NORTH

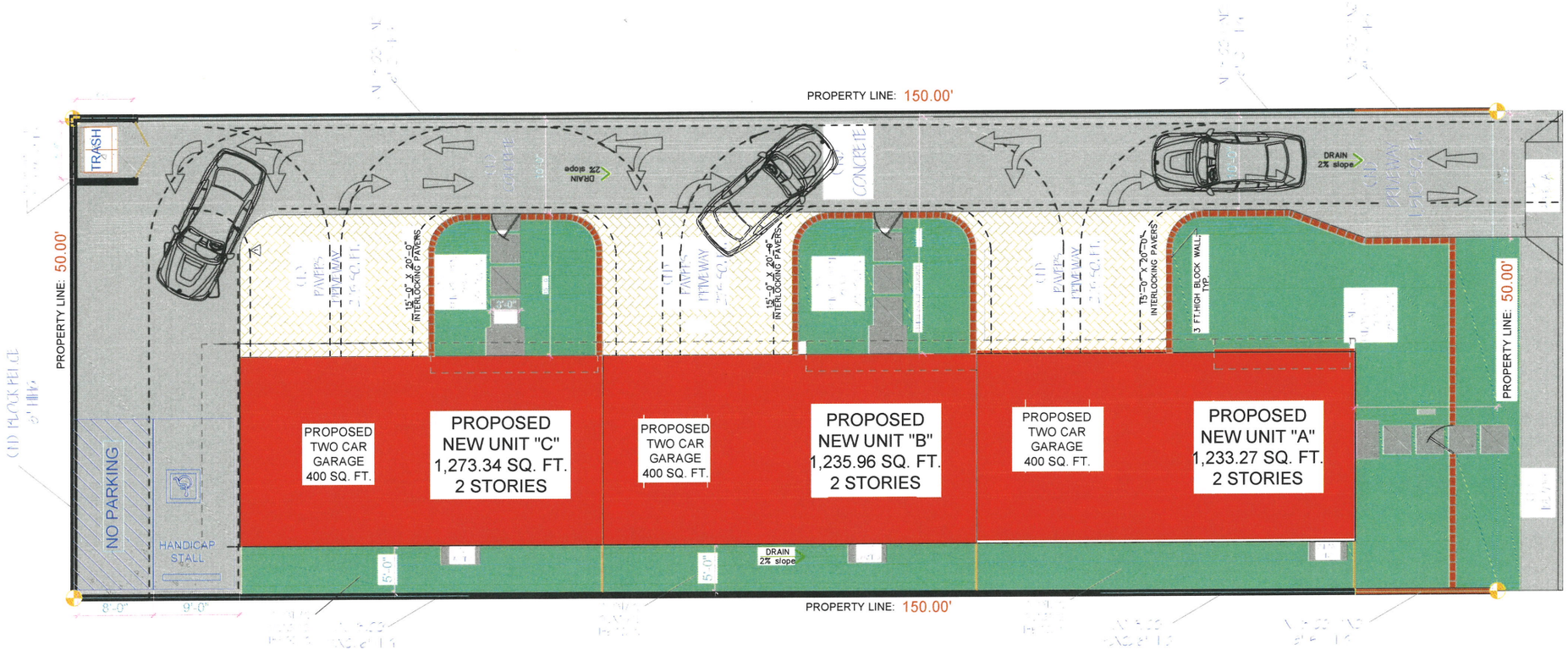
REVISIONS		
#	DATE	SUMMARY
1	03/15/2021	
2	03/06/2022	
3	05/15/2022	
4	07/01/2022	

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

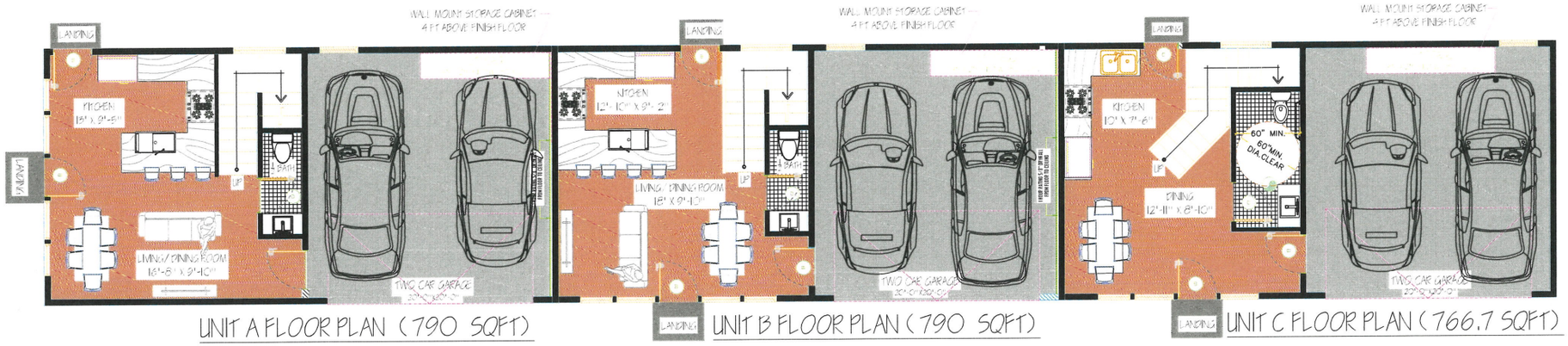
RYS PLANING & DESIGN
27742 FREE LATE MISSION VIEJO, CALIFORNIA
TEL (562)569-4788

DRAWN BY: R.S.	DATE: 08-22-2022
CHECKED BY: R.S.	PROJECT : 014-2020
	SHEET NO. A-2



6211 HELIOTROPE AVE.

6211 HELIOTROPE AVE

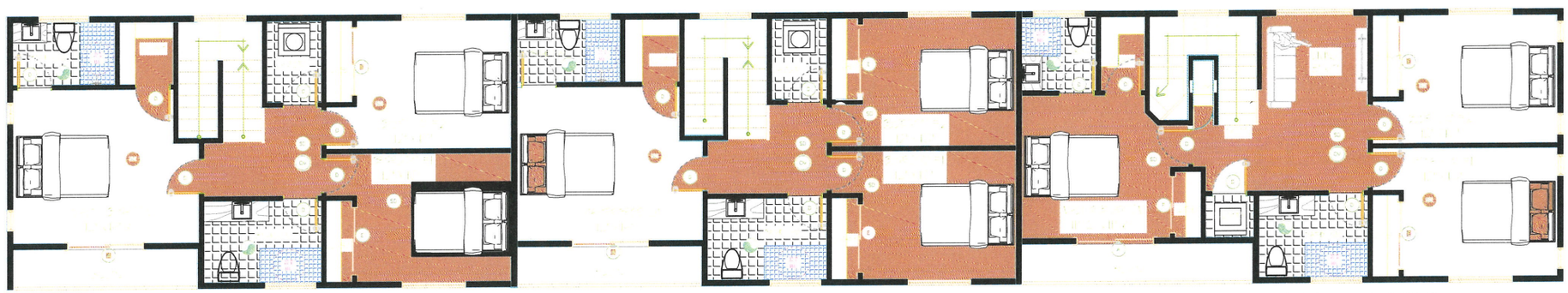


UNIT A FLOOR PLAN (790 SQFT)

UNIT B FLOOR PLAN (790 SQFT)

UNIT C FLOOR PLAN (766.7 SQFT)

FIRST FLOOR PLAN



UNIT A FLOOR PLAN (843.27 SQFT)

UNIT B FLOOR PLAN 845.96 SQFT)

UNIT C FLOOR PLAN (906.64 SQFT)

SECOND FLOOR PLAN

6211 HELIOTROPE AVE



NORTH ELEVATION



SOUTH ELEVATION

6211 HELIOTROPE AVE



EAST ELEVATION



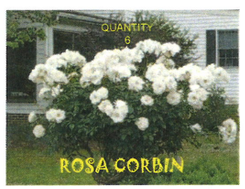
WEST ELEVATION

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

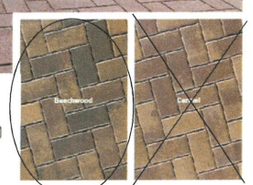




holland eco 6cm permeable paver

interlock





Features
- 6" x 12" H and 5" x 5" x 3.125" H
- Can be ordered without squares.
- Large auto-spacer; high flow rate ecofbem-eeasie
- Ideal for vehicular applications
- Machine laydlbl
- 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.	26 (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			

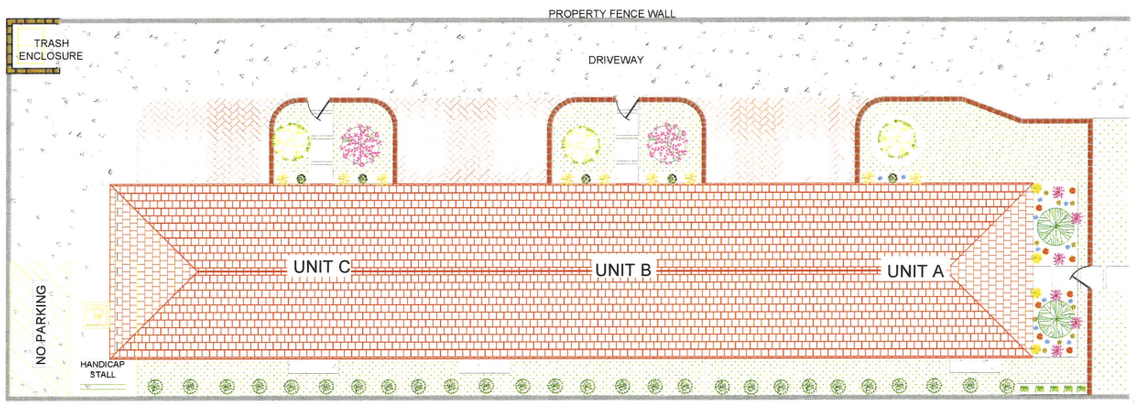
Dimensions shown are nominal. Pallet square footage is accurate, layers and bands square footages have been rounded to nearest whole number.

Manufactured by:
Rochester Concrete Products

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