



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, January 4, 2023 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 January 4, 2023 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, January 4, 2023. 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: 875 5000 7953

Password: 905641

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Rodrigo Rodarte
Commissioner Ali Sleiman
Commissioner Jessica Vallejo
Vice-Chair Rihan Bedier
Chair Luis Mesa

3. Pledge of Allegiance

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. Presentation(s):

None

6. Public Hearing(s):

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, January 4, 2023. 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: 875 5000 7953 and Password: 905641

- a. Major Site Plan Review 2019-32 – New construction of five (5) detached two-story residential (rental) units located at 6914 Walker Avenue (APN: 6327-033-009).

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 2023-01PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW ("SPR") No. 2019-32 TO ALLOW THE CONSTRUCTION OF FIVE (5) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 6914 WALKER AVENUE (APN: 6327-033-009), IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE ("BMC"), CHAPTER 17.92.

7. Regular Session:

- a. Approval of the minutes for the Planning Commission Meeting of July 6, 2022.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the July 6, 2022 meeting.*

- 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, February 1, 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 30, 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: January 4, 2023

TO: Chair and Members of the Planning Commission

FROM: Manuel Acosta, Community Development Director

BY: Rodrigo Pelayo, Associate Planner

SUBJECT: Major Site Plan Review 2019-32 – New construction of five (5) detached two-story residential (rental) units located at 6914 Walker Avenue (APN: 6327-033-009).

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 2023-01PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (“SPR”) No. 2019-32 TO ALLOW THE CONSTRUCTION OF FIVE (5) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 6914 WALKER AVENUE (APN: 6327-033-009), IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE (“BMC”), CHAPTER 17.92.

BACKGROUND:

At the regular Planning Commission meeting of July 6, 2022, a public hearing was held to consider this project proposal (SPR 2019-32), which involved new construction of 5 detached two-story residential (rental) units at 6914 Walker Avenue. At the hearing, the Planning Commission determined that the development plans presented did not clearly depict all features of the project and it was unclear whether it met all of the Zoning Code requirements. As a result, the Planning Commission requested that the item be continued until plans were revised to include the necessary information to understand the full scope of the project, including the overall design. Specifically, the Planning Commission requested that the applicant provide at minimum: a revised site plan(s) clearly depicting the existing and proposed site improvements; a circulation plan that clearly depicts the areas within the site dedicated to pedestrian and vehicular circulation (i.e. driveways, sidewalks, parkways, parking spaces etc.); and colored renderings to show the elevations of the proposed buildings. The applicant has since revised and submitted plans (Attachment 2) in accordance with the Planning Commission’s request.

DISCUSSION / ANALYSIS:

A. DESCRIPTION OF PROPERTY AND IMPROVEMENTS

The subject property is vacant and is located on a flag shaped lot that lies at the end of a long driveway that has a total lot size of thirteen thousand ninety-two (13,092) square feet. The site shares an existing easement access with surrounding properties located at 6910 Walker Avenue, 6912 Walker Avenue and 6916 Walker Avenue.

The property owners of the project site (APN 6327-033-009) and the property located at 6916 Walker Avenue (6327-033-010) have entered into a reciprocal easement and encroachment agreement (Attachment 3), and a lot merger agreement (Attachment 4) to grant the project site APN: 6327-033-009 an additional three thousand (3,000) square feet for a new lot size of sixteen thousand and ninety-two (16,092) square feet, to allow for access to the rear of the lot, required setbacks for proposed Unit No 5, space for the required trash enclosure, and to provide a guest parking space.

The current vehicle turnaround radius for proposed units 1 through 4 is twenty-one feet and two inches (21'-2"), which does not comply with Section 17.76.020(2)(f) of the BMC that requires a minimum twenty-four foot (24') wide vehicle turnaround clearance. The purpose of the easement and encroachment agreement is to grant APN 6327-033-009 an additional 5 feet to meet the vehicle turnaround standards in the BMC. The new vehicle turnaround radius for the project site will be twenty-six feet and two inches (26'-2"), which includes an additional two (2) feet from the standard 24' foot wide vehicle turnaround requirements for residential properties. Please refer to the site plan in Attachment 2.

The current lot size of the subject site is 13,092 square feet. While the subject site may be able to accommodate five units, the present lot size will not accommodate the required side and rear setbacks for unit no.5. As such, and pursuant to the recorded agreements, the extra lot area will allow for the required setbacks, trash enclosure and a second guest parking space for unit 5.

The proposed project includes 5 detached multi-family units throughout the flag shaped lot. Unit 1 will be located behind 6910 Walker Avenue, units 2-4 are located on the north end of the flag lot, and unit 5 is located behind 6916 Walker Avenue. All dwelling units are proposed to be identical in height and similar overall exterior design.

Units 1,2 and 4 are comprised of one (1) living room, one (1) kitchen, one (1) dining room, one (1) bathroom, one (1) uncovered patio, and an attached four hundred seventeen (417) square foot two-car garage with a laundry room. On the second floor, the units are comprised of three (3) standard bedrooms, one (1) standard bathroom, and one (1) master bedroom with a walk-in closet, master bathroom and second-story balcony. Units 3 and 5 essentially are a "mirrored" configuration of units 1,2 and 4.

The dwelling units are proposed to be used as a rental property. However, Staff recommends Condition of Approval No. 11, to ensure that units are not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.

B. SITING, LANDSCAPING, AND DESIGN

The subject site contains one easement access point that is accessible from Walker Avenue that is shared with neighboring properties located at 6910-6912 and 6916 Walker Avenue. The

project site lies at the end of the driveway and is not visible from Walker Avenue. APN: 6327-033-009 does not contain a property address. Under Condition of Approval 34, units 1-5 will contain the following address assignments:

- 6914 Walker Avenue, Unit 1
- 6914 Walker Avenue, Unit 2
- 6914 Walker Avenue, Unit 3
- 6914 Walker Avenue, Unit 4
- 6914 Walker Avenue, Unit 5

Per Section 17.24.050(F)(1) of the BMC, each lot in the R-3 zone shall maintain a front yard setback area of not less than fifteen (15) feet in depth. Since the subject site does not have street frontage, the proposed project will maintain a 10' front yard setback for unit 1, rather than the required 15' front yard setback from the front property line. This is consistent with or greater than the average setbacks of the other units on the block face that have no street frontage (Bell Municipal Code ("BMC") Section 17.24.050(F)(1). In addition, the proposed project will maintain a 25' building height for each unit, provide one hundred fifty (150) square feet of ground floor private open space for each unit, and provide seven hundred fifty (750) square feet of open common area between units 2 and 3.

The applicant is proposing to provide one thousand five hundred (1,500) square feet of live landscaping, approximately 9% of the lot area. Pursuant to BMC Section 17.24.050(H), a minimum of one hundred fifty (150) square feet of private open space shall be provided for each dwelling unit located on the lot. The landscaped areas are comprised of private open spaces (150 sq. ft. for each unit), the front yards, side yards, and rear yards of the units. The landscape area also includes the common open space (750 sq. ft.) that serves as a seating and gathering area for tenants. Under Condition of Approval No. 19, a complete landscaping plan is required to provide the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plan shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo). Under Condition of Approval No. 21, the applicant shall install permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to approval by the Director. The applicant is also proposing a hardscape area which is approximately 61% of the lot area. The hardscape areas are located at the driveway entrance, walkway areas, side setbacks, and the vehicle turn around areas in between the garages.

The site contains an existing fence surrounding the north, south, and east ends of the subject property. Under Condition of Approval No. 27, the applicant shall install a new six-foot decorative block wall along the north, south, and east property lines. The design of the wall shall be subject to approval by the Director.

The project also includes a trash enclosure to be located at the southeast end of the site. The proposed trash enclosure is 8 feet wide and 8 feet tall with a decorative block fence, a decorative trellis roof, and two (2) solid self-closing metal doors. Both the project site and trash enclosure are required to meet the city's waste hauler size standards for residential trash bin/dumpsters. Under Condition of Approval No. 28, the residential project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site.

C. PARKING

Per Section 17.76.020 of the BMC, the off-street parking requirement for multi-family dwellings are 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, a total of ten (10) enclosed off-street parking spaces plus two (2) guest parking spaces will be required.

PARKING REQUIREMENTS	
Parking Ratio	• 2 parking spaces for each multi-family dwelling unit (5): 10 enclosed off-street parking spaces • 1 guest parking for each 3 dwelling units= 2 guest parking spaces
Required # of parking spaces	12 spaces
Provided # of parking spaces	12 spaces

D. COMPATIBILITY OF USE

The project site is located on the east side of Walker Avenue, midblock between Southall Lane and Beck Avenue. The project site is bordered by multi-family residential uses on the north, east, and west. On the south side of the property, the site is bordered by single-family residential uses located in the R-1 zone. Accordingly, the proposed multi-family residential use is compatible with the uses in the immediate area.

E. GENERAL PLAN CONSISTENCY

The City's General Plan Land Use Element designates the subject property for Medium Density Residential use. The proposed use is 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, such as detached multi-family units in existing residential zoned districts that include the R-3 zone in which the subject property is located.

The proposed five (5) unit project can be accommodated on the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas that will be achieved through the continued review of the development projects by the Planning Commission and other related city departments.

FINDINGS OF FACT:

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 necessary findings pursuant to that chapter.

In regards to Major Site Plan Review 2019-32, Staff notes that the following circumstances are applicable to the subject site:

A. That the site plan is consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the Council:

The City's General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed five (5) unit development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located:

The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Major Site Plan Review proposal by the Planning Commission. The 5 detached two-story multi-family units will be rentals. Under Condition of Approval No. 11, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements. The project is compliant with the R-3 zone development standards.

C. That the proposed development's site plan and its design features, including but not limited to architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the City:

The architectural style of the 5 detached two-story multi-family units is traditional. The size, height and building bulk of each two-story unit is similar and proportionate to the site, while the overall visual scale of the project will not be excessive and is considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.

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

The neighborhood is comprised largely of apartment complexes, attached multi-family dwelling units, detached multiple single-family dwelling units, and single-family homes. The architectural style of each new unit will be identical which will reflect a contemporary vernacular design that includes cross-gable rooftops, white stucco exterior walls with a smooth finish and Hardie-board horizon grey siding in combination veneer stone. The proposed exterior of the five (5) detached multi-family building designs are compatible with the style and materials found on other existing homes in the neighborhood. The proposed exterior of the five (5) detached multi-family building designs does not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the

project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare:

The location of the proposed five (5) detached two-story units are compatible with the existing residential structures in the immediate vicinity along Walker Avenue, Southall Lane and Beck Avenue. The site contains one easement access on the west side of the property to maneuver throughout the site. Under Condition of Approval No. 27, the applicant shall install a new six-foot decorative block wall along the north, south, and east property lines. The design of the wall shall be subject to approval by the Director. Overall, the development of the property will improve public health, safety, and general welfare.

ENVIRONMENTAL REVIEW:

Staff has reviewed the Site Plan Review application 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. Consequently, staff has prepared a Notice of Exemption.

ATTACHMENTS:

Attachment 1 - Resolution 2023-01PC

Attachment 2 - Revised architectural plans, landscape plans, and renderings

Attachment 3 - Reciprocal Easement and Encroachment Agreement

Attachment 4 - Lot Merger Agreement

RESOLUTION 2023-01PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (“SPR”) NO. 2019-32 TO ALLOW THE CONSTRUCTION OF FIVE (5) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 6914 WALKER AVENUE (APN: 6327-033-009), IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE (“BMC”), CHAPTER 17.92.

WHEREAS, In October 2020, Mohammad Reda (“Applicant”) filed a complete application requesting the approval of Site Plan Review (SPR) No. 2019-32 described herein (“Application”) for a proposed residential project on the property located on Assessor’s Parcel Number (“APN”) 6327-033-009 (the “Property”); and

WHEREAS, the Applicant is requesting to construct five (5) for-rent multi-family residential units located on APN 6327-033-009 in the R-3 zone pursuant to Bell Municipal Code (BMC) Chapter 17.92.

WHEREAS, the applicant entered into a reciprocal easement and encroachment agreement, and lot merger agreement between APN 6327-033-009 and property located 6916 Walker Avenue. The purpose of the easement, encroachment agreement and lot merger is to grant APN 6327-033-009 an additional 5 feet to meet the vehicle turnaround standards in the BMC; to provide room for the required trash enclosure; and to allow the required side and rear setbacks and guest parking stall for the fifth unit; and

WHEREAS, on July 6, 2022, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Site Plan Review, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, the Planning Commission determined that the development plans presented did not clearly depict all features of the project and it was unclear whether it met all of the Zoning Code requirements. As a result, the Planning Commission requested that the item be continued until plans were revised to include the necessary information to understand the full scope of the project, including the overall design. Specifically, the Planning Commission requested that the applicant provide at minimum: a revised site plan(s) clearly depicting the existing and proposed site improvements; a circulation plan that clearly depicts the areas within the site dedicated to pedestrian and vehicular circulation (i.e. driveways, sidewalks, parkways, parking spaces etc.); and colored renderings to show the elevations of the proposed buildings. The applicant has since revised and submitted plans in accordance with the Planning Commission’s request; and,

WHEREAS, notice of the Planning Commission’s January 4, 2023 public hearing on SPR 2019-32 was published in compliance with State law, in a local newspaper of general circulation on December 23, 2022. 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 2019-32 in accordance with California Government Code 65091; and

WHEREAS, on January 4, 2023, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Site Plan Review, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its January 4, 2023 public hearing including, without limitation, the staff report submitted by the Community Development Department; 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 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:

Pursuant to section 17.92.040(C) of the Bell Municipal Code (BMC), the Planning Commission must make the following findings when granting a Site Plan Review:

Site Plan Review

- A.** The City’s General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed five (5) unit development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.
- B.** The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Major Site Plan Review proposal by the Planning Commission. The 5 detached two-story multi-family units will be rentals. Under Condition of Approval No. 12, the units may not be sold unless and until the property owner has complied with the State and/or City’s subdivision map requirements. The project is compliant with the R-3 zone development standards.
- C.** The architectural style of the 5 detached two- story multi-family units is traditional. The size, height and building bulk of each two-story unit is similar and proportionate to the site, while the overall visual scale of the project will not be excessive and is considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.

- D. The neighborhood is comprised largely of apartment complexes, attached multi-family dwelling units, detached multiple single-family dwelling units, and single-family homes. The architectural style of each new unit will be identical which will reflect a contemporary vernacular design that includes cross-gable rooftops, white stucco exterior walls with a smooth finish and Hardie-board horizon grey siding in combination veneer stone. The proposed exterior of the five (5) detached multi-family building designs are compatible with the style and materials found on other existing homes in the neighborhood. The proposed exterior of the five (5) detached multi-family building designs does not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.
- E. The location of the proposed five (5) detached two-story units are compatible with the existing residential structures in the immediate vicinity along Walker Avenue, Southall Lane and Beck Avenue. The site contains one easement access on the west side of the property to maneuver throughout the site. Under Condition of Approval No. 28, the applicant shall install a new six-foot decorative block wall along the north, south, and east property lines. The design of the wall shall be subject to approval by the Director. Overall, the development of the property will improve public health, safety, and general welfare.

SECTION 3. The City, as the Lead Agency, determined that the proposed SPR 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 construction of five (5) detached two-story rental multi-family units located on APN: 6327-033-009 in the R-3 zone pursuant to Bell Municipal Code (BMC), Chapter 17.92. The proposed project is categorically exempt from the CEQA, pursuant to Section 15332 (Class 32 In-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 4. The Planning Commission hereby approves Site Plan Review 2019-32 subject to the conditions of approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 4th day of January 2023.

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 4th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Bustamante,
Planning Commission Secretary

EXHIBIT “A”

CONDITIONS OF APPROVAL FOR SPR 2019-32

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy; 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 and approved plans labeled Site Plan Review 2019-32; and
3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.
4. All site work and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review 2019-32 except as otherwise stated in these conditions; and
5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review prior to submitting plans for Building and Safety Plan Check; and
6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190; and
7. Any violation of the conditions of approval may subject Site Plan Review 2019-32 to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190; and
8. 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
9. The Applicant and property owner 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 judgement or failure to appeal, shall not cause a waiver of indemnification rights herein; and

10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval; and
11. The dwelling units shall not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements; and
12. 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 holidays; and
13. 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
14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell; and
15. To fulfill the vehicle turn around radius requirement, the property shall maintain a reciprocal easement and encroachment agreement with 6916 Walker Avenue of five (5) feet to increase the vehicle turn around radius to 26'-2". The Applicant and property owner shall maintain a new 26'-2" vehicle turn around radius for units 1-4; and
16. The Applicant and property owner shall maintain, recorded on title a lot merger agreement of three thousand (3,000) square feet with 6916 Walker Avenue under the name KRN Holdings, LLC. The lot size will increase from thirteen thousand ninety-two (13,092) square feet to a new lot size of sixteen thousand ninety-two (16,092) square feet in size. The lot merger is to support unit 5 to meet side and rear setback standards and to support a new trash enclosure and a second guest parking stall; and
17. The project shall maintain a front yard setback area of not less than ten (10) feet in depth for Unit 1; and
18. The project shall comply with the Bell Zoning Code for open space standards by providing 150 square feet of private area for each unit and 750 square feet of open space that is accessible by all residents on-site and as depicted on the City approved plans; and
19. Submit for staff review and approval a complete set of landscaping plans depicting/specifying the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plans shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
20. Address numbers and backgrounds shall be of contrasting color and shall be reflective for nighttime visibility; and
21. Submit plans and detail drawings which include permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to review and approval by the Director; and

22. The Applicant must comply with Chapter 5.12 of the BMC to obtain a business license for the rental of five (5) multi-family units; and
23. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for a review for compliance with Fire regulations prior to 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
24. The property owner shall be responsible for managing the two (2) guest parking spaces; and
25. 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
26. That no motor vehicles, commercial or otherwise, shall be parked on the property except in marked parking spaces; and
27. The Applicant shall install a new six (6) foot decorative block wall along the north, south, and east property line. Said wall be subject to approval by the Director.
28. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.
29. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the January 4, 2023, Planning 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; and
30. 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

Building & Safety

31. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter containing all Conditions of Approval. This information shall be incorporated into the plans prior to the first submittal for plan check; and
32. School Developmental Fees shall be paid to School District prior to the issuance of the building permit; and

33. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit; and
34. The buildings shall be addressed as 6914 Walker Street Unit 1 through 5, and an application to assign unit numbers shall be filed with City prior to plan check submittal; and
35. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect; and
36. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided; and
37. 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; and
38. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, 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.
39. A grading and drainage plan shall be approved by Public Works Department Engineering Division prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water; and
40. Prior submitting grading plans to Engineering Department LID review shall be completed and approved; and
41. 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; and
42. Foundation inspection will not be made until setback on all sides of each unit have 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; and
43. Plumbing plan check is required; and
44. Project shall comply with the CalGreen Residential mandatory requirements; and
45. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner; and

46. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s); and
47. All fire 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; and
48. Separate permit is required for Fire Sprinklers; and
49. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement; and

Department of Engineering

50. A Grading & Drainage Plan and Low Impact Development Plan are required and shall be approved by the Engineering Division prior to the issuance of the Building Permit. Developer shall pay all City plan review and Grading Permit fees. All grading and drainage work shall be inspected and certified by the developer's Engineer-of-Record, and the developer shall provide compaction report and pad elevation certification to the satisfaction of the City Engineer; and
51. All utilities shall be placed underground; and
52. A City Excavation Permit is required for all work in the public right of way. Developer shall pay all applicable City permit fees; and
53. If necessary, the existing driveway apron on Walker Street shall be reconstructed to the satisfaction of the City Engineer; and
54. Any damaged, displaced, discolored or uneven sidewalk shall also be reconstructed, if necessary, to the satisfaction of the City Engineer.

APN #6327-033-009 - 13,005 S.F.
(MERGED) APN#6327-033-010 - 3,000 S.F.
TOTAL 16,005 S.F.

LOT COVERAGE:

LOT AREA- 16,005 S.F.
(P)1ST FLR- 421 S.F(5)= 2,105 S.F.
(P)2-CAR GARAGE- 417 S.F(5)= 2,085 S.F.
(P)COVERED PATIO 93 S.F(5)= 465 S.F.
(P)PORCH-27 S.F(5)= 135 S.F.

TOTAL 4,790 S.F.
4,790/16,005= .299= 30% LOT COV.

F.A.R

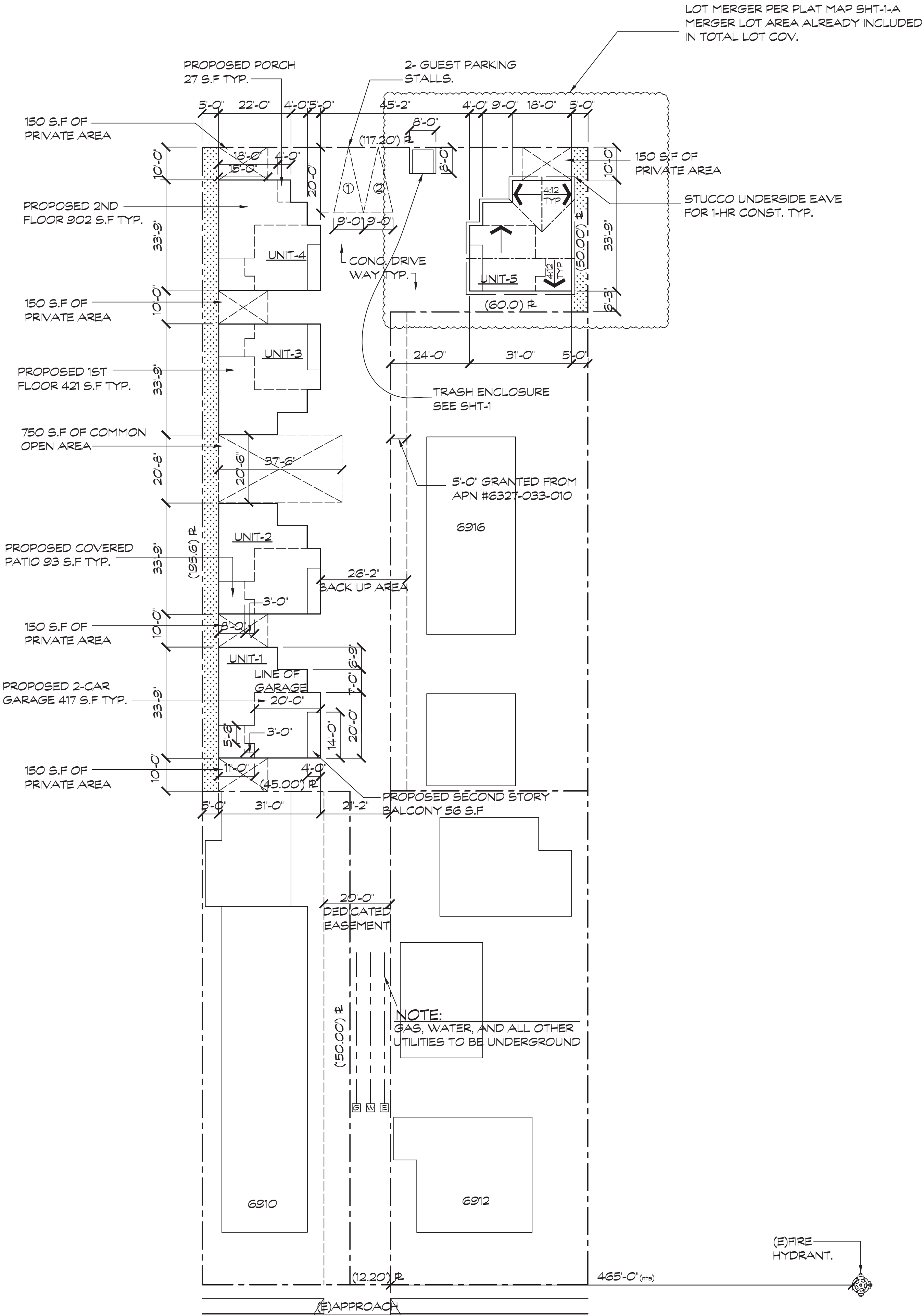
LOT AREA- 16,005 S.F.
(P)2-STORY- 1,323 S.F(5)= 6,615 S.F.
6,615/16,005= .413= 41% F.A.R.

LEGAL DESCRIPTION:

APN# 6327-033-009
LA WALKERS BERRY AND ALFALFA TRACT
LOT-16
ZONE-R3
TYPE OF CONST. VB
OCCUPANCY-R3/U
FIRE SPRINKLERED-YES
PROJECT TO COMPLY W/ 2019 CRC, CEC, CMC, CPG,
ENERGY, GREEN, AND MUNICIPAL CODE.

SCOPE OF WORK:

PROPOSED 5 - 2-STORY S.F.D 1,323 S.F
EACH; 5 - 2-CAR GARAGE 417 S.F EACH;
5 - COVERED PATIO 93 S.F EACH; 5 - PORCH 27
S.F EACH; AND 5 - BALCONIES 56 S.F EACH.



WALKER ST. 52'-0" WIDE

PLOT PLAN SCALE 1"= 20'-0"

REVISIONS BY

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EMAIL: cueto@arcdesignservices.org
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PROPOSED: 5 - 2-STORY S.F.D
CLIENT: MR. REDA (323)474-4692
ADDRESS: WALKER ST. BELL, CA. 90201

DATE 06/18/19

DRAWN BY ARC

JOB

SHEET

1

- 1 PRE FAB SHOWER W/30" DIA. CIRCLE, 1024 SQ INCH. MIN. W/72" HGH. PORTLAND CEMENT OR APPROVED EQUAL 3-WALLS(TEMPERED)
- 2 HARDWIRED W/BATTERY BACK-UP SMOKE DETECTOR TYP.
- 3 22" X 32" ATTIC ACCESS W/30" MIN. HEADRM
- 4 EXHAUST FAN 50 CFM MIN (ENERGY STAR RATED) W/HUMIDISTAT
- 5 21" X 31" STL. SINK W/GARBAGE DISPOSAL ON A SEPARATE CIRCUIT
- 6 30" STOVE W/HOOD 30" MIN. CLR. 100 CFM MIN.
- 7 HARDWIRED W/BATTERY BACK-UP CARBON MONOXIDE DETECTOR
- 8 4" DIA OVAL VENT FOR DRYER W/BACK FLOW DAMPER
- 9 5/8" TYPE,"X" GYP. BRD. FROM FLOOR TO ROOF SHTG. FOR 1-HR CONST. UNDER SLAB TO ROOF SHTG, CEILING, AND ENCLOSED AREAS; UNDER STAIRS
- 10 1/2" MAX. DIFF BTWN. HOUSE AND LANDS
- 11 MERKOTE DECK ICC-ESR H5068
- 12 TANKLESS WATER HEATER
- 13 HOSE/BIBB W/BACKFLOW PREVENTOR
- 14 A/C CONDENSER
- 15 200 AMP. ELECTRICAL PANEL BOX

AREA -12,000 BTU FOR EVERY 400 S.F
 $1,323/400 = 3.3 \times 12,000 = 39,600$ MIN BTU
 REQ. TO MAINTAIN 68 F 3'-0" ABOVE
 FINISH FLOOR

‡-SWITCH- D= DIMMER
F= FLOURESCENT
MS=MOTION SENSOR/PHOTO CONTROL
ALL LIGHTING TO BE HIGH EFFICACY PIN BASED
LED

		DOOR SCHEDULE
SYM	SIZE	TYPE
A	3'-0" X 8'-0" X 1 3/4"	S.C. DOOR
B	2'-8" X 8'-0" X 1 3/8"	H.C. DOOR
C	2'-6" X 8'-0" X 1 3/8"	H.C. DOOR
D	3'-0" X 8'-0" X 1 3/4"	20 MIN. FIRE RATED DR. SELF CLOSING TIGHT FITTING
E	5'-0" X 8'-0" X 1 3/4"	DBL. GLASS SLID. DR. (TEMPERED)
F	2'-8" X 8'-0" X 1 3/8"	POCKET DR.
G	4'-0" X 8'-0" X 1 3/8"	DBL. WOOD SLID DR.
H	6'-0" X 8'-0" X 1 3/8"	DBL. WOOD SLID DR.

WINDOW SCHEDULE		
SYM	SIZE	TYPE
1	4'-0" X 5'-0"	VINYL SLID.
2	4'-0" X 2'-0"	VINYL SLID.
3	4'-0" X 12'-0"	VINYL SLID. (TEMPERED)
4	2'-0" X 3'-0"	VINYL SLID. (TEMPERED)
5	4'-0" X 2'-0"	VINYL SLID. (TEMPERED)
6	3'-0" X 4'-0"	VINYL SLID.
7	2'-0" X 8'-0"	VINYL SLID. (TEMPERED)

This floor plan shows a three-bedroom house with the following layout and dimensions:

- Overall Dimensions:**
 - Top: 10'-8" + 10'-5" + 2'-4" + 10'-4" = 33'-9"
 - Left: 11'-1" + 4'-2" + 11'-9" + 4'-0" = 30'-2"
 - Right: 11'-1" + 10'-11" + 5'-0" = 26'-2"
 - Bottom: 14'-0" + 6'-0" + 7'-0" + 6'-9" = 33'-9"
- Rooms and Features:**
 - Bedrooms:** Three bedrooms, each with an "AFCI" (Arc Fault Circuit Interrupter) and a "BEDRM." label. The top-left bedroom is 7'-1" wide.
 - Master Bedroom:** Located at the bottom left, featuring a "W.I.C." (Walk-In Closet), "AFCI", and "MS" (Master Suite) label.
 - Bathroom:** Located at the bottom right, featuring a "BATH" label, "GFI" (Ground Fault Interrupter), and "MIN." (Minimum) label.
 - Living Area:** Includes a "HALLWAY" and a "CLOSET" (Closet) near the top left.
 - Staircase:** Located in the center-right, with "UP" and "DWN." (Down) arrows.
 - Other Features:** "GFI", "AFCI", "MS", "W.P." (Water Pump), "SHR" (Shower), and "MIN." (Minimum) are also labeled throughout the plan.
- Annotations:**
 - Numbered circles (1-11) and squares (1-11) are placed throughout the plan, likely indicating specific points of interest or measurements.
 - Arrows indicate the flow of traffic or the location of specific features.

This floor plan shows a house with overall dimensions of 33'-9" wide by 31'-0" deep. The layout includes a Garage (20'-0" x 16'-0") with a 16'-0" x 8'-0" garage door, a Laundry room (LAUND.), a Dining Room (DINING RM.), a Kitchen, a Living Room (LIVING RM.), and a W.P. Porch. The plan is annotated with numerous electrical symbols and callouts:

- Garage:** Features a GFI outlet and a 16'-0" x 8'-0" garage door.
- Laundry:** Includes a washer (W) and dryer (D) area.
- Dining Room:** Contains a microwave (MS), a dishwasher (D), and an AFCI outlet.
- Kitchen:** Includes a refrigerator (REF), a sink (S), a stove (represented by four circles), and a GFI outlet.
- Living Room:** Features a fireplace (F), a television (TV), and AFCI outlets.
- W.P. Porch:** Includes a washer and dryer area.
- Stairs:** A central staircase with "UP" and "DOWN" arrows.
- Callouts:** Numbers 1 through 15 are placed throughout the plan, likely corresponding to a legend or schedule.
- Dimensions:** Room dimensions are provided, such as 11'-0" for the Dining Room, 13'-0" for the Kitchen, and 16'-0" for the Living Room.

REVISIONS	BY

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PROPOSED: 5 - 2-STORY S.F.D
CLIENT: MR. REDA (323)474-4692
ADDRESS: WALKER ST. BELL, CA. 90201

DRAWN BY ARC

SHEET 10

KEY NOTES:

- 1

PRE FAB SHOWER W/30" DIA. CIRCLE, 1024 SQ INCH. MIN. W/72" HGH. PORTLAND CEMENT OR APPROVED EQUAL 3-WALLS(TEMPERED)
- 2

HARDWIRED W/BATTERY BACK-UP SMOKE DETECTOR TYP.
- 3

22" X 32" ATTIC ACCESS W/30" MIN. HEADRM
- 4

EXHAUST FAN 50 CFM MIN (ENERGY STAR RATED) W/HUMIDISTAT
- 5

21" X 31" STL. SINK W/GARBAGE DISPOSAL ON A SEPERATE CIRCUIT
- 6

30" STOVE W/HOOD 30" MIN. CLR. 100 CFM MIN.
- 7

HARDWIRED W/BATTERY BACK-UP CARBON MONOXIDE DETECTOR
- 8

4" DIA OVAL VENT FOR DRYER W/BACK FLOW DAMPER
- 9

5/8" TYPE."X" GYP. BRD. FROM FLOOR TO ROOF SHTG. FOR 1-HR CONST. FROM SLAB TO ROOF SHTG, CEILING, AND ENCLOSED AREAS; UNDER STAIRS
- 10

1/2 " MAX. DIFF BTWN. HOUSE AND LAND'S
- 11

MERKOTE DECK ICC-ESR #5968
- 12

TANKLESS WATER HEATER
- 13

HOSEBIBB W/BACKFLOW PREVENTOR
- 14

A/C CONDENSER
- 15

200 AMP. ELECTRICAL PANEL BOX

HEATING: CALC:
AREA -12,000 BTU FOR EVERY 400 S.F
1,323/400= 3.3 X 12,000= 39,600 MIN BTU
REQ. TO MAINTAIN 68 F 3'-0" ABOVE
FINISH FLOOR

ELECTRICAL LEGEND

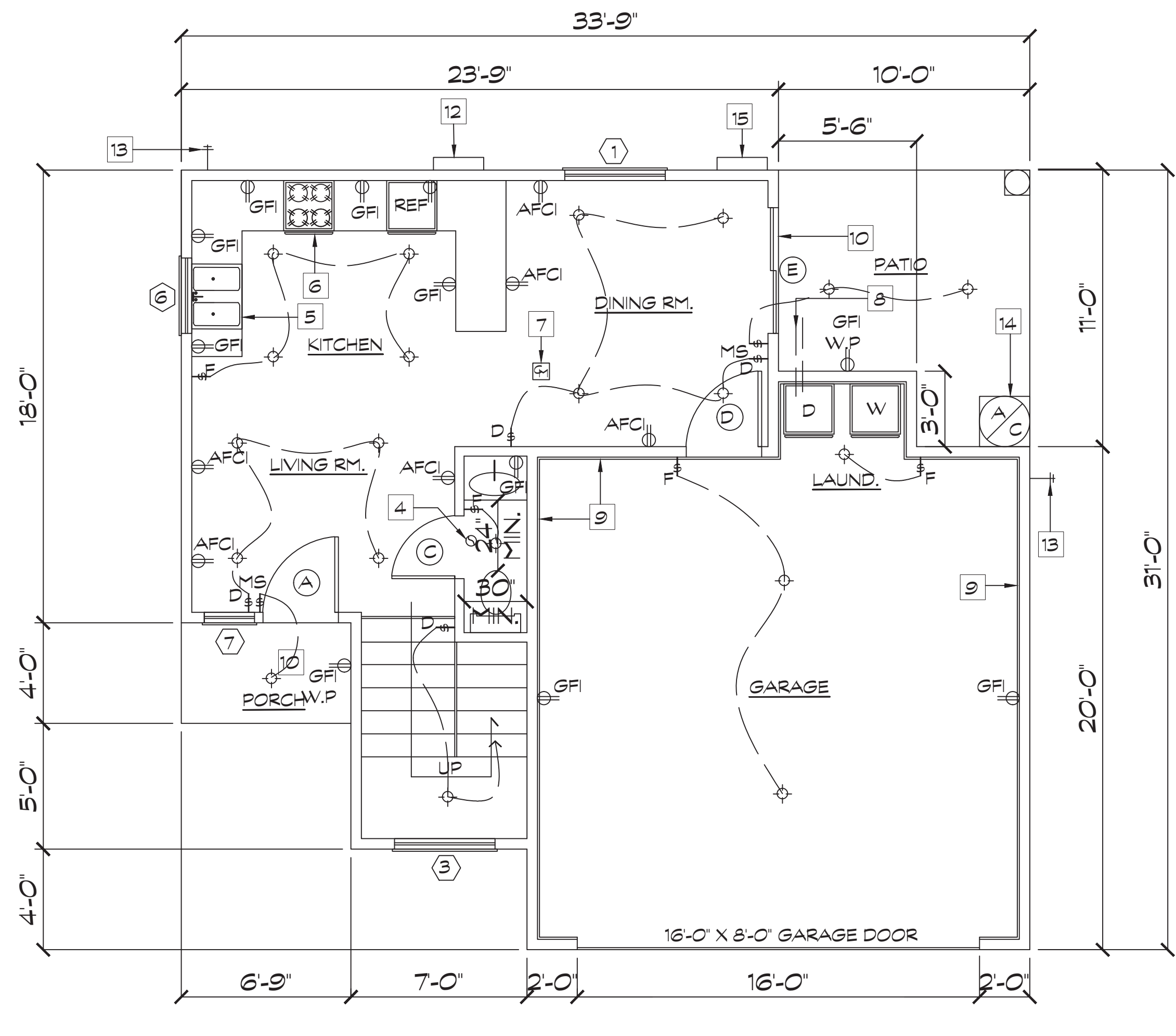
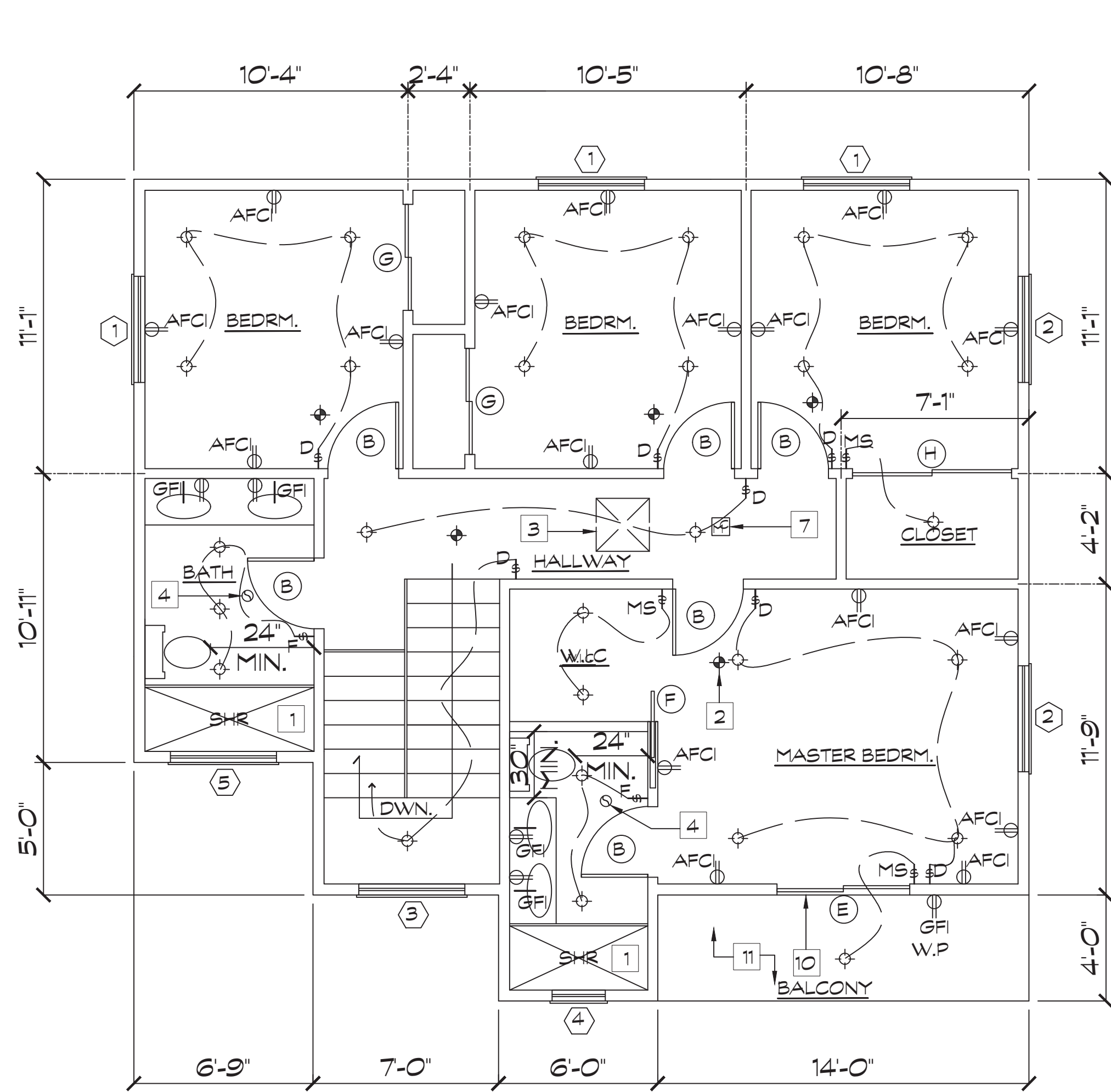
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DOOR SCHEDULE		
SYM	SIZE	TYPE
A	3'-0" X 8'-0" X 1 3/4"	S.C DOOR
B	2'-8" X 8'-0" X 1 3/8"	H.C DOOR
C	2'-6" X 8'-0" X 1 3/8"	H.C DOOR
D	3'-0" X 8'-0" X 1 3/4"	20 MIN. FIRE RATED DR. SELF CLOSING TIGHT FITTING
E	5'-0" X 8'-0" X 1 3/4"	DBL. GLASS SLID. DR. (TEMPERED)
F	2'-8" X 8'-0" X 1 3/8"	POCKET DR.
G	4'-0" X 8'-0" X 1 3/8"	DBL. WOOD SLID DR.
H	6'-0" X 8'-0" X 1 3/8"	DBL. WOOD SLID DR.

WINDOWS TO BE DUAL GLAZED (.32 U-FACTOR ; .25 SHGC)

WINDOW SCHEDULE		
SYM	SIZE	TYPE
1	4'-0" X 5'-0"	VINYL SLID.
2	4'-0" X 2'-0"	VINYL SLID.
3	4'-0" X 12'-0"	VINYL SLID. (TEMPERED)
4	2'-0" X 3'-0"	VINYL SLID. (TEMPERED)
5	4'-0" X 2'-0"	VINYL SLID. (TEMPERED)
6	3'-0" X 4'-0"	VINYL SLID.
7	2'-0" X 8'-0"	VINYL SLID. (TEMPERED)

THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

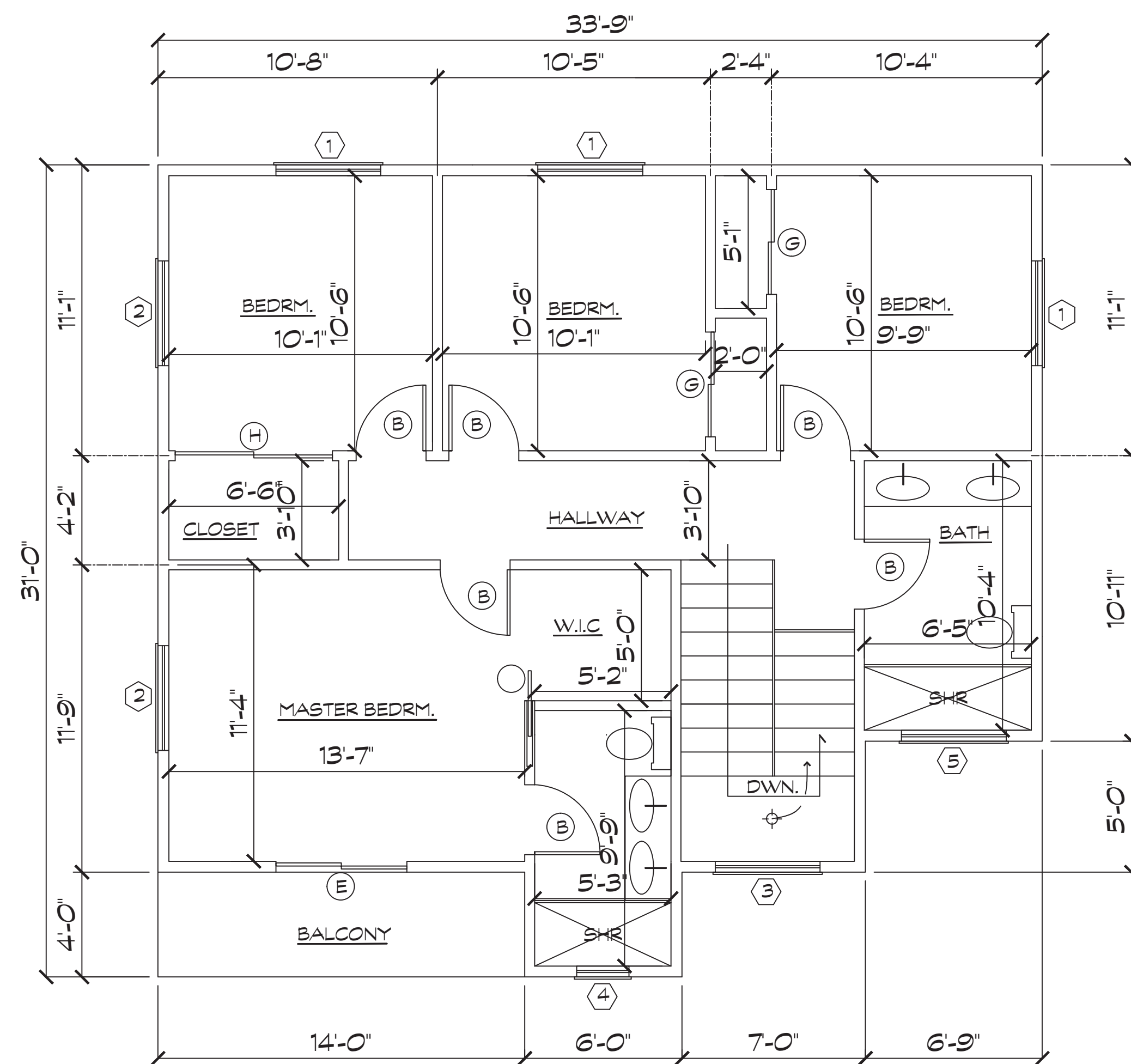


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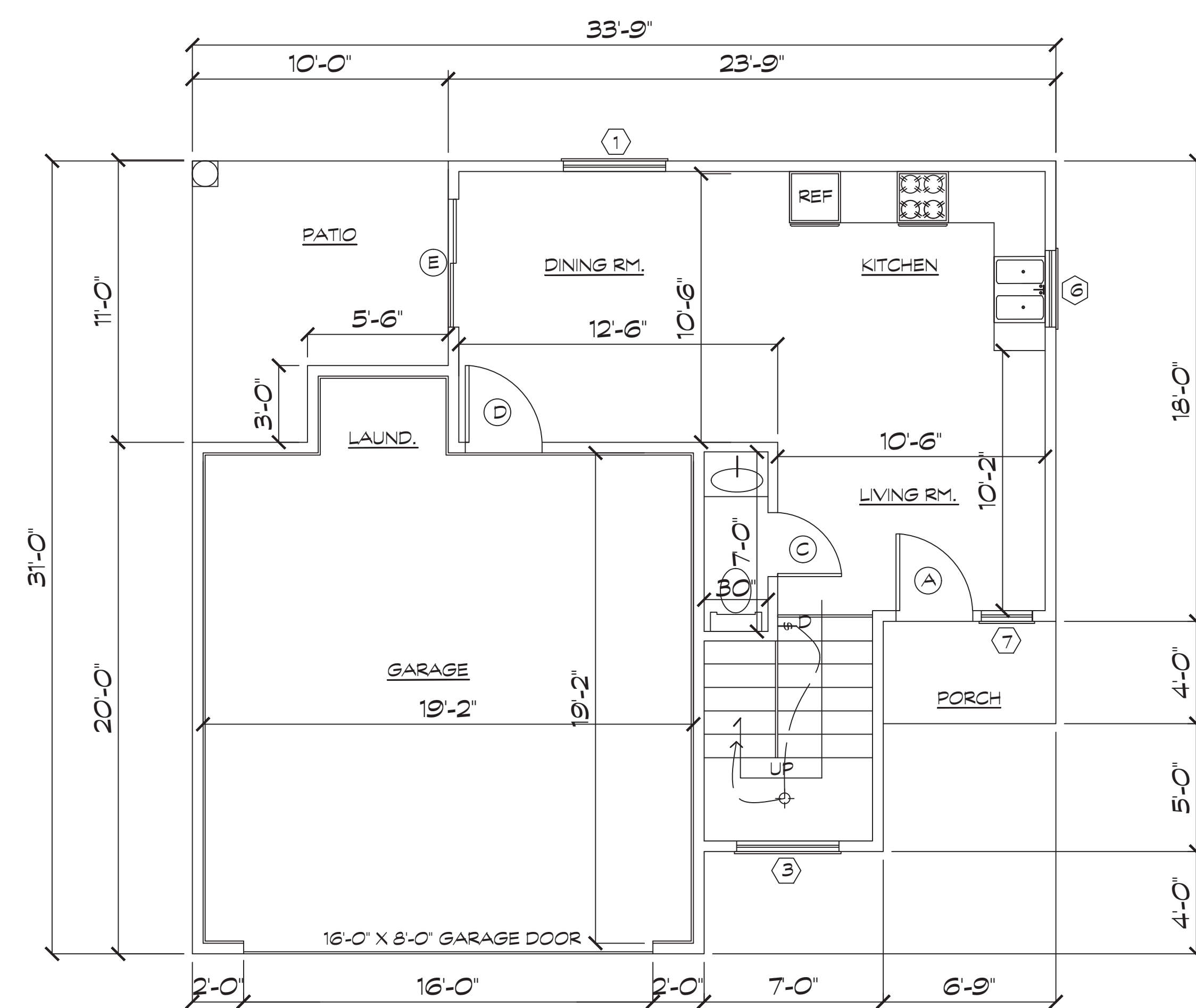


PROPOSED: 5 - 2-STORY S.F.D
CLIENT: MR. REDA (323)474-4692
ADDRESS: WALKER ST. BELL, CA. 90201

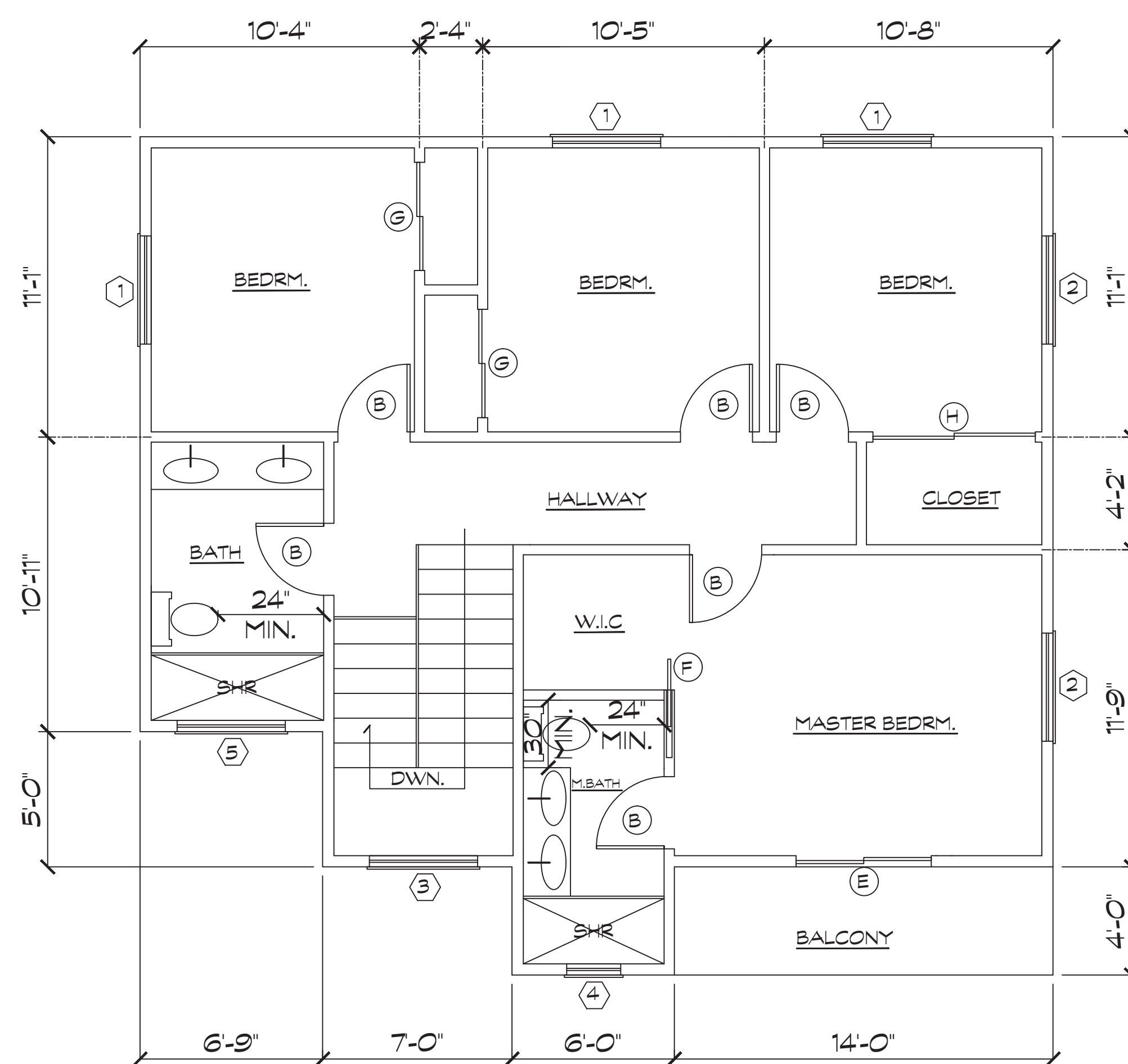
DATE
DRAWN BY ARC
JOB
SHEET
2-A



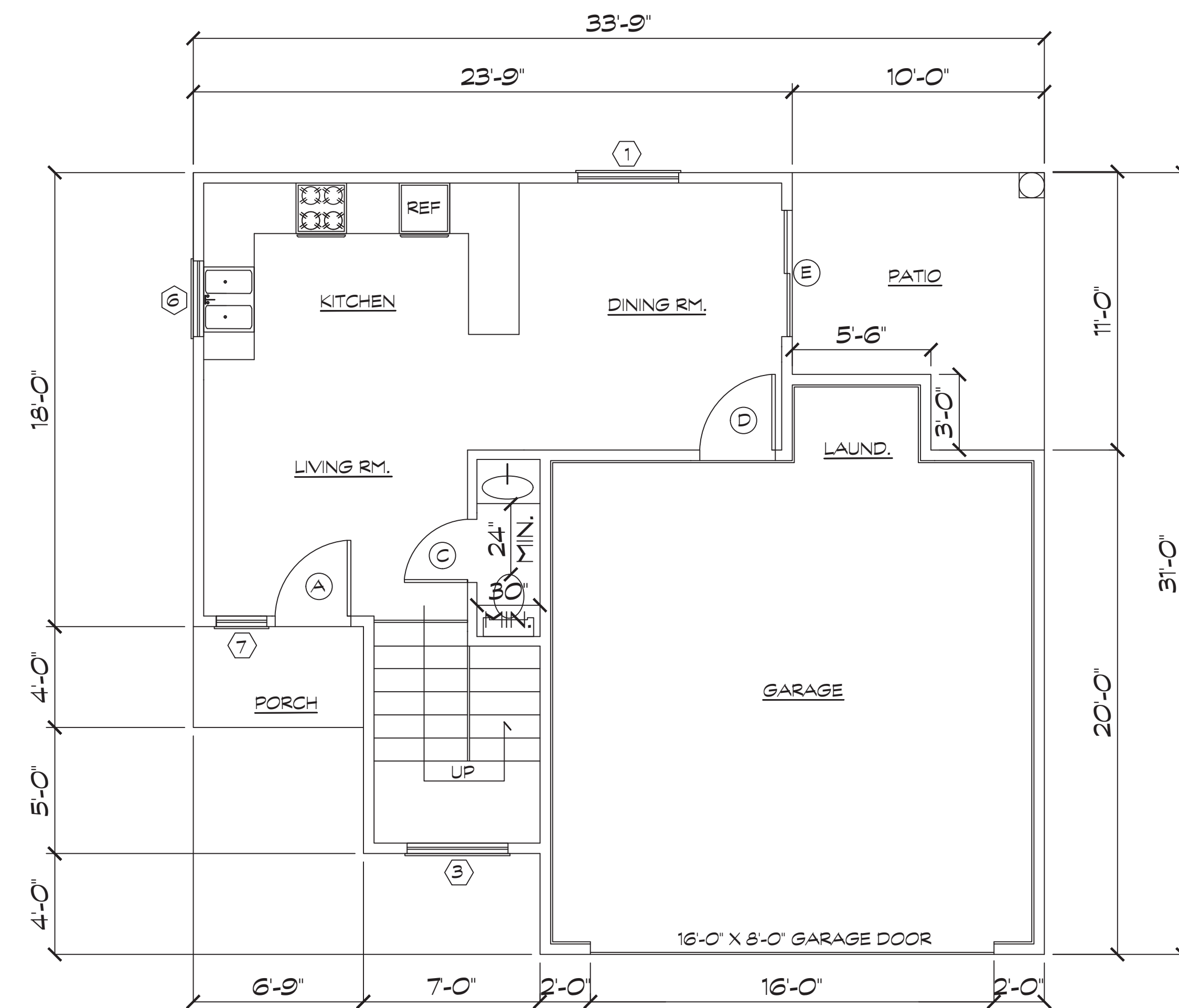
2ND-FLOOR PLAN SCALE 1/4"=1'-0"
UNITS - 1, 2, AND 4



1ST-FLOOR PLAN SCALE 1/4"=1'-0"
UNITS - 1, 2, AND 4

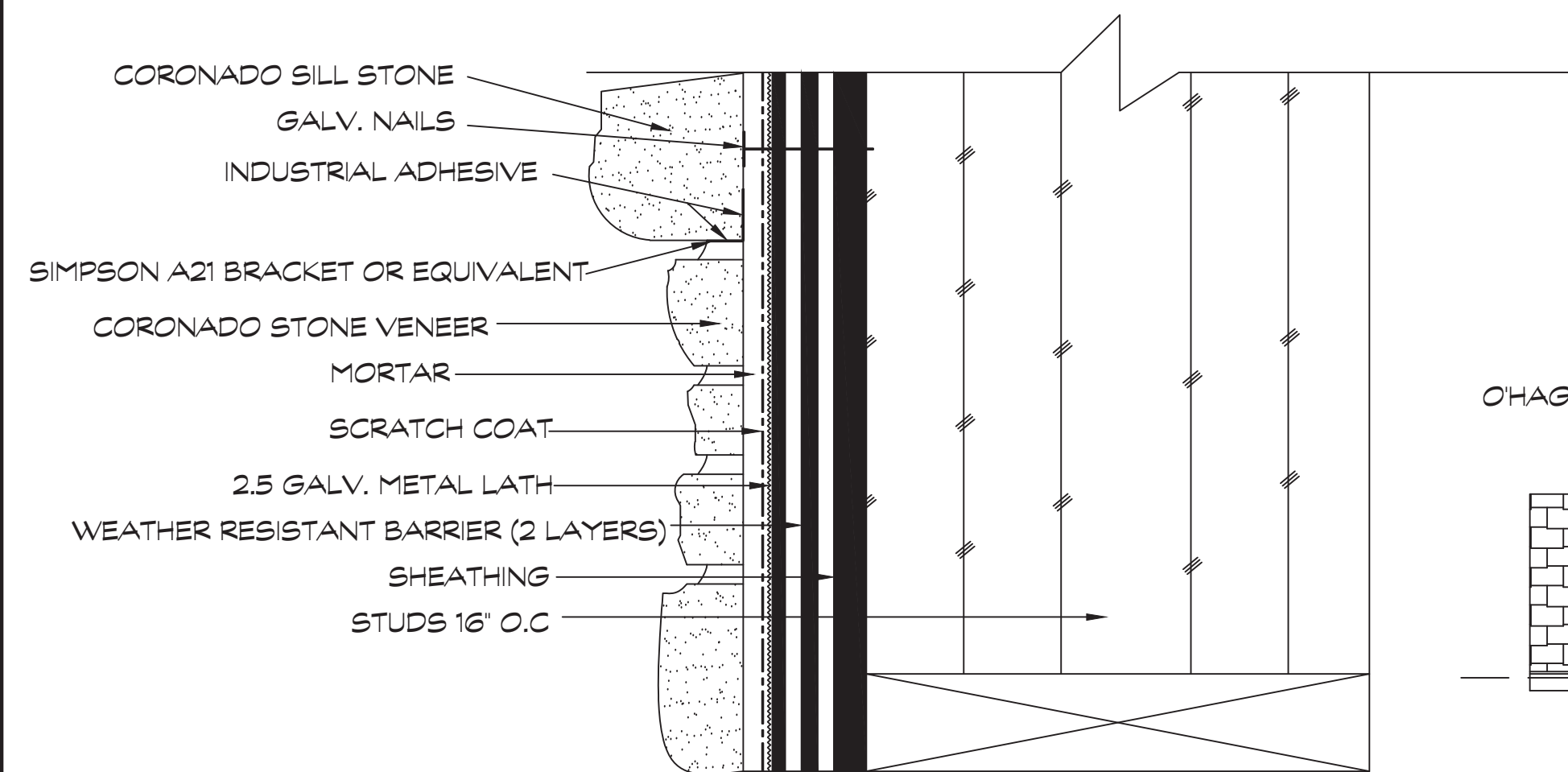


2ND-FLOOR PLAN SCALE 1/4"=1'-0"
UNITS - 3 AND 5

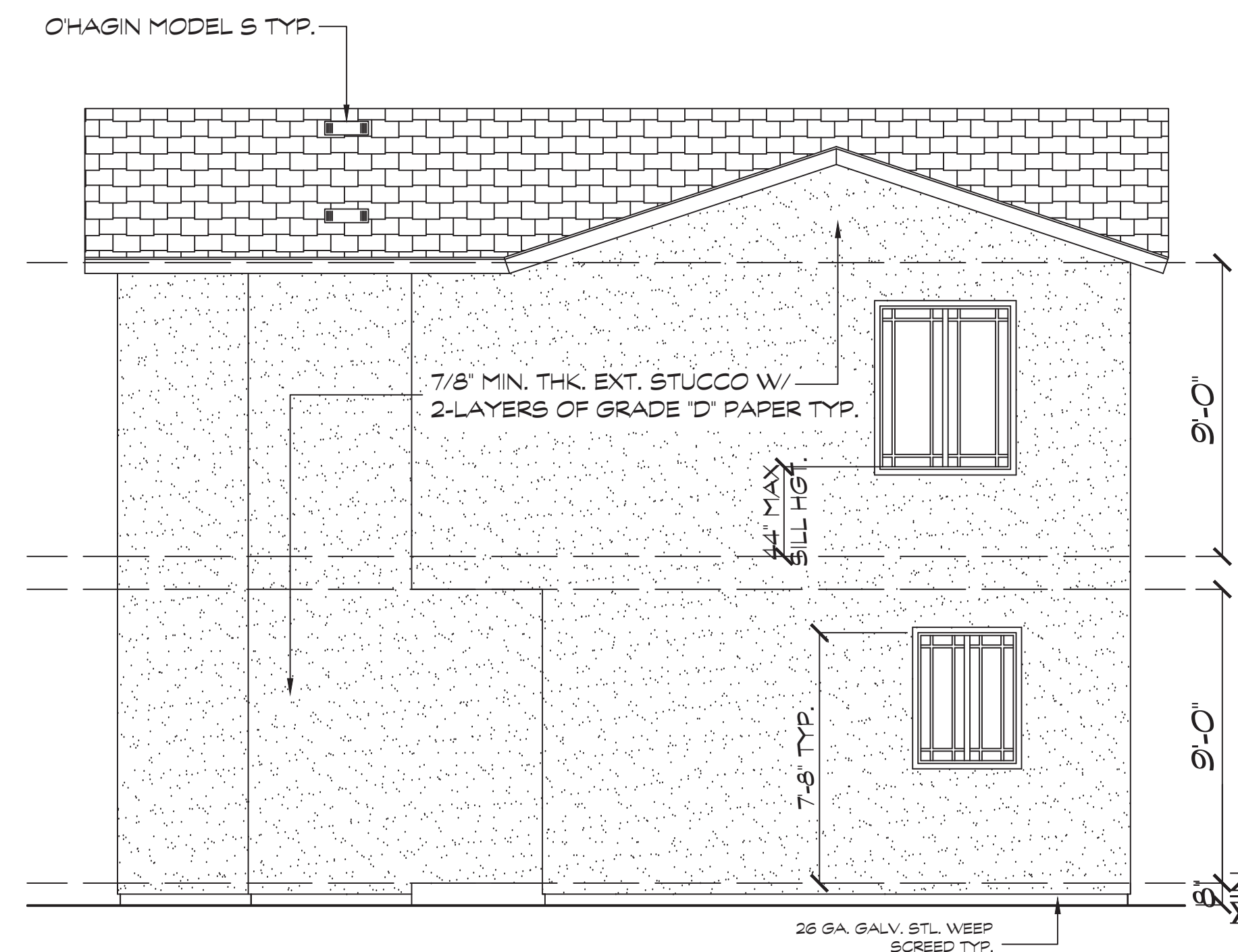


1ST-FLOOR PLAN SCALE 1/4"=1'-0"
UNITS - 3 AND 5

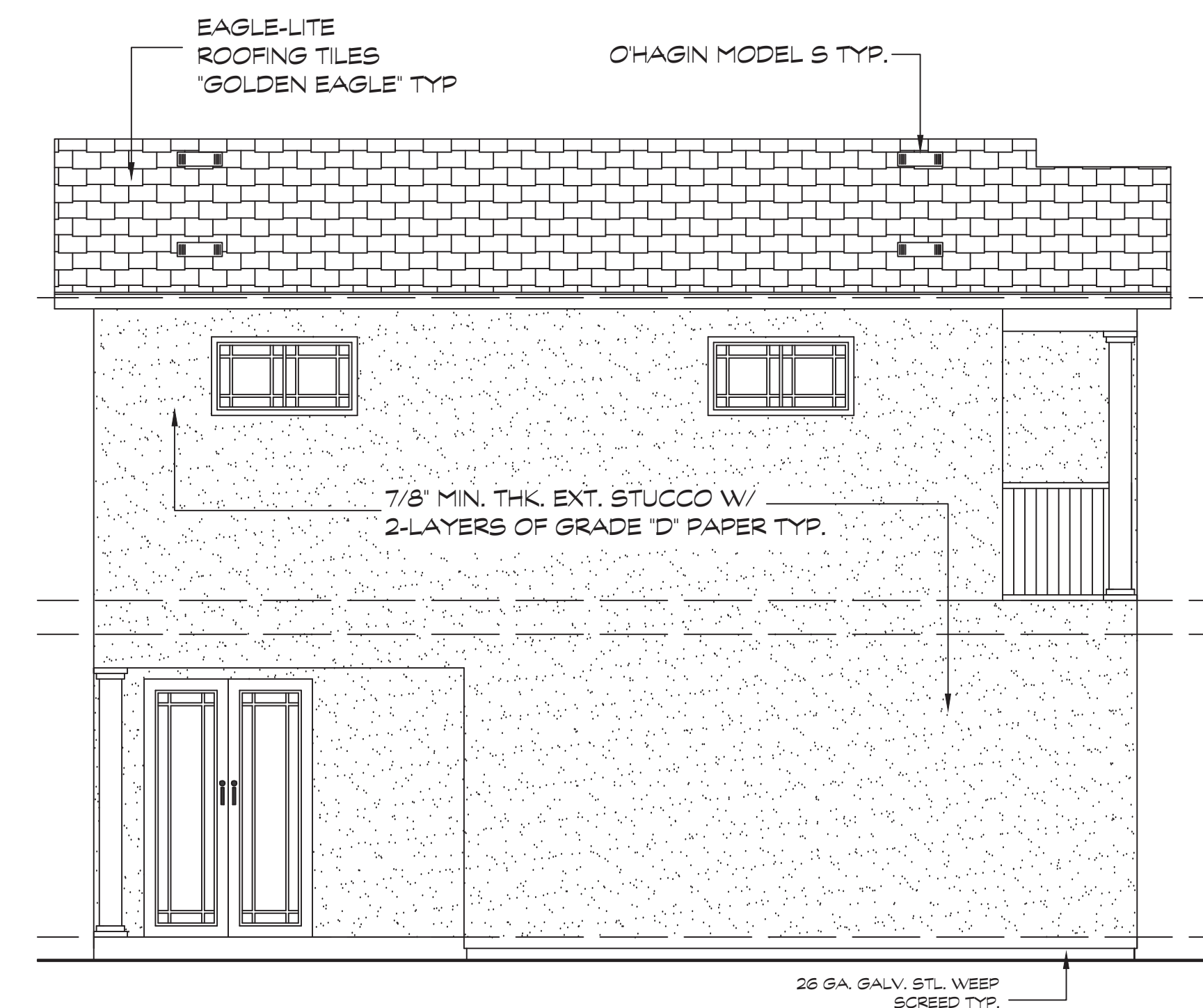
REVISIONS	BY
WK# (323)758-1892 EMAIL: cueto@arcdesignservices.org WEBSITE: arcdesignservices.org	
ARC DESIGN SERVICES	
PROPOSED: 5 - 2-STORY S.F.D CLIENT: MR. REDA (323)474-4692 ADDRESS: WALKER ST. BELL, CA. 90201	
DATE	
DRAWN BY ARC	
JOB	
SHEET	
2-B	



STONE VENEER DETAIL-A



UNIT-1,2,4 EAST ELEVATION SCALE 1/4"=1'-0"



UNIT-1,2,4 WEST ELEVATION SCALE 1/4"=1'-0"

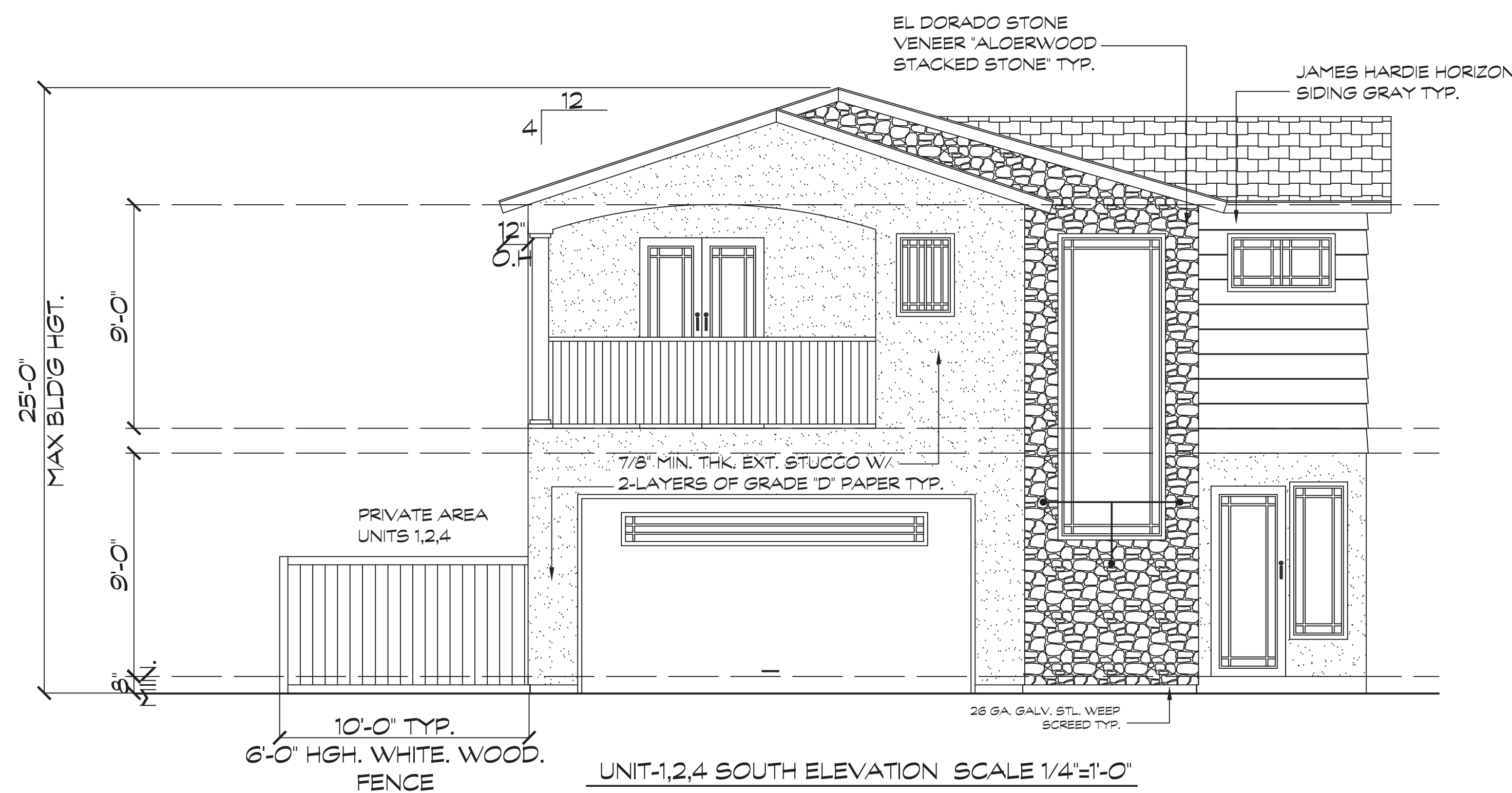
ATTIC VENT CALC:

ATTIC AREA -	1,326 S.F
1,326/300= 4.4 X 144=	634
(7) OHAGIN MODEL S (7)97=	679

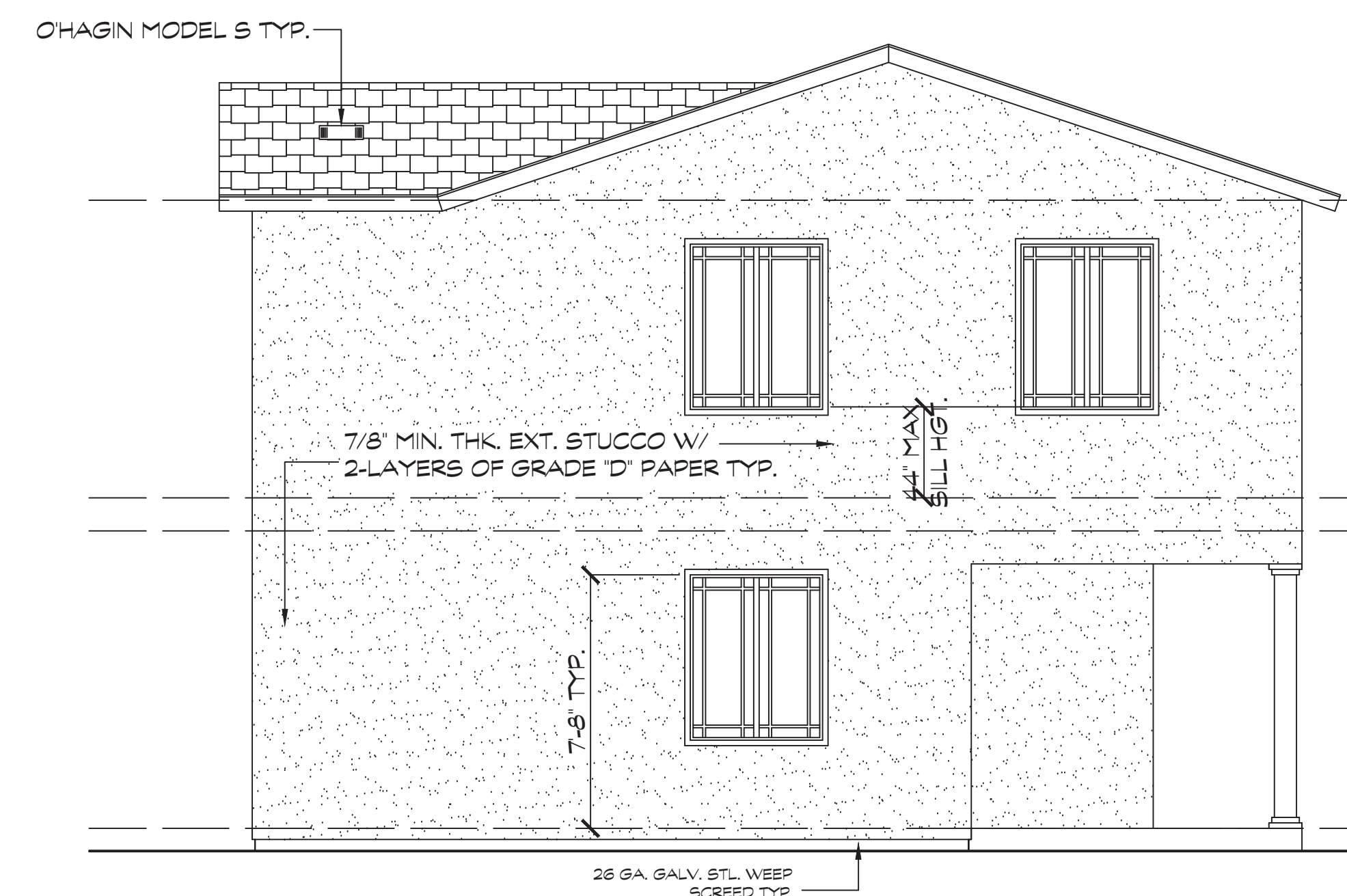
TOTAL	679
679>634 OK.	

ROOFING:

EAGLE-LITE ROOFING TILE
CLASS A OVER 1-LAYER OF
30#FELT. USE GALV. ROOF'S
NAILS (FIRE RETARDANT)



UNIT-1,2,4 SOUTH ELEVATION SCALE 1/4"=1'-0"



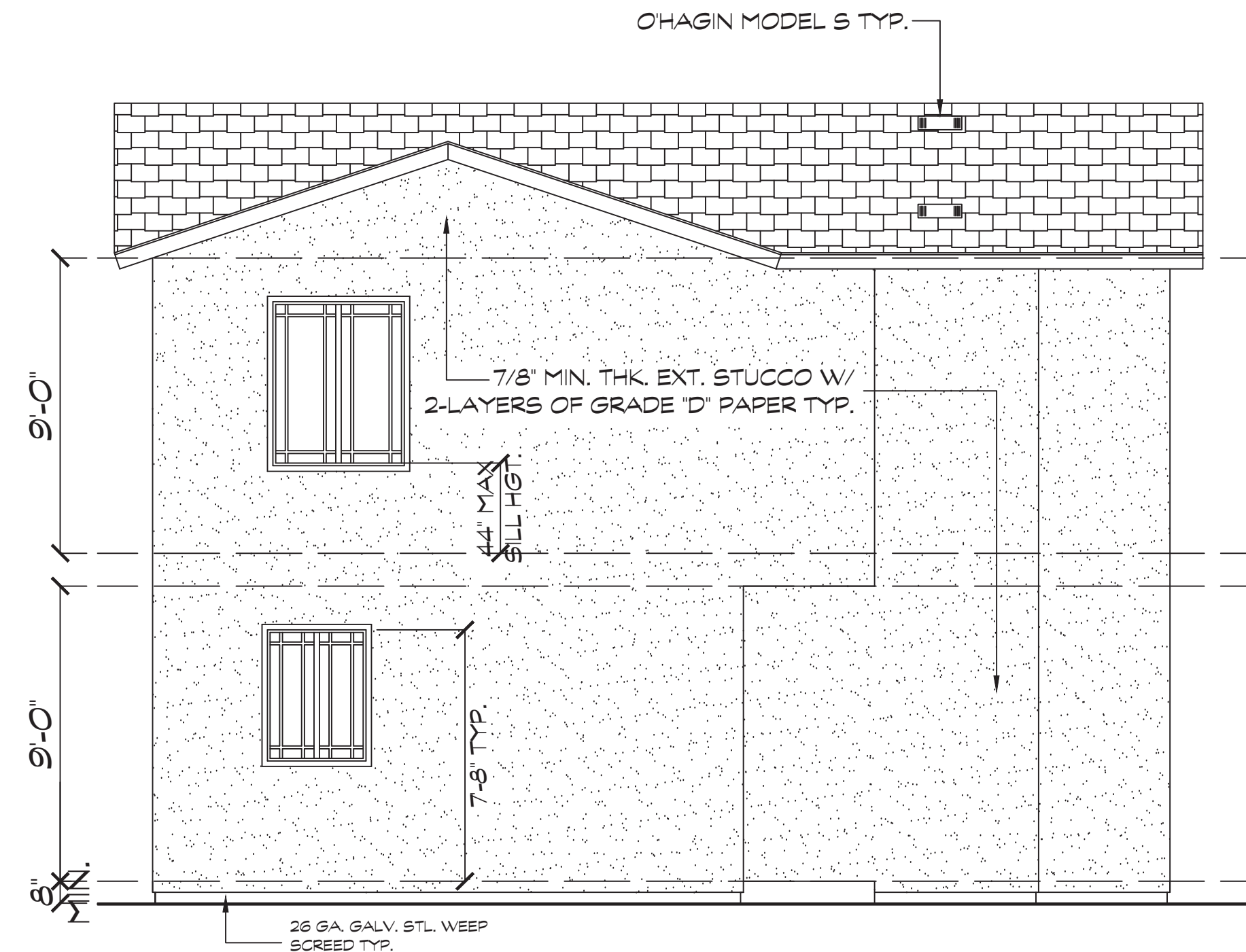
UNIT-1,2,4 NORTH ELEVATION SCALE 1/4"=1'-0"

WK# (323)788-1892
EMAIL: cueto@arcdesignservices.org
WEBSITE: arcdesignservices.org



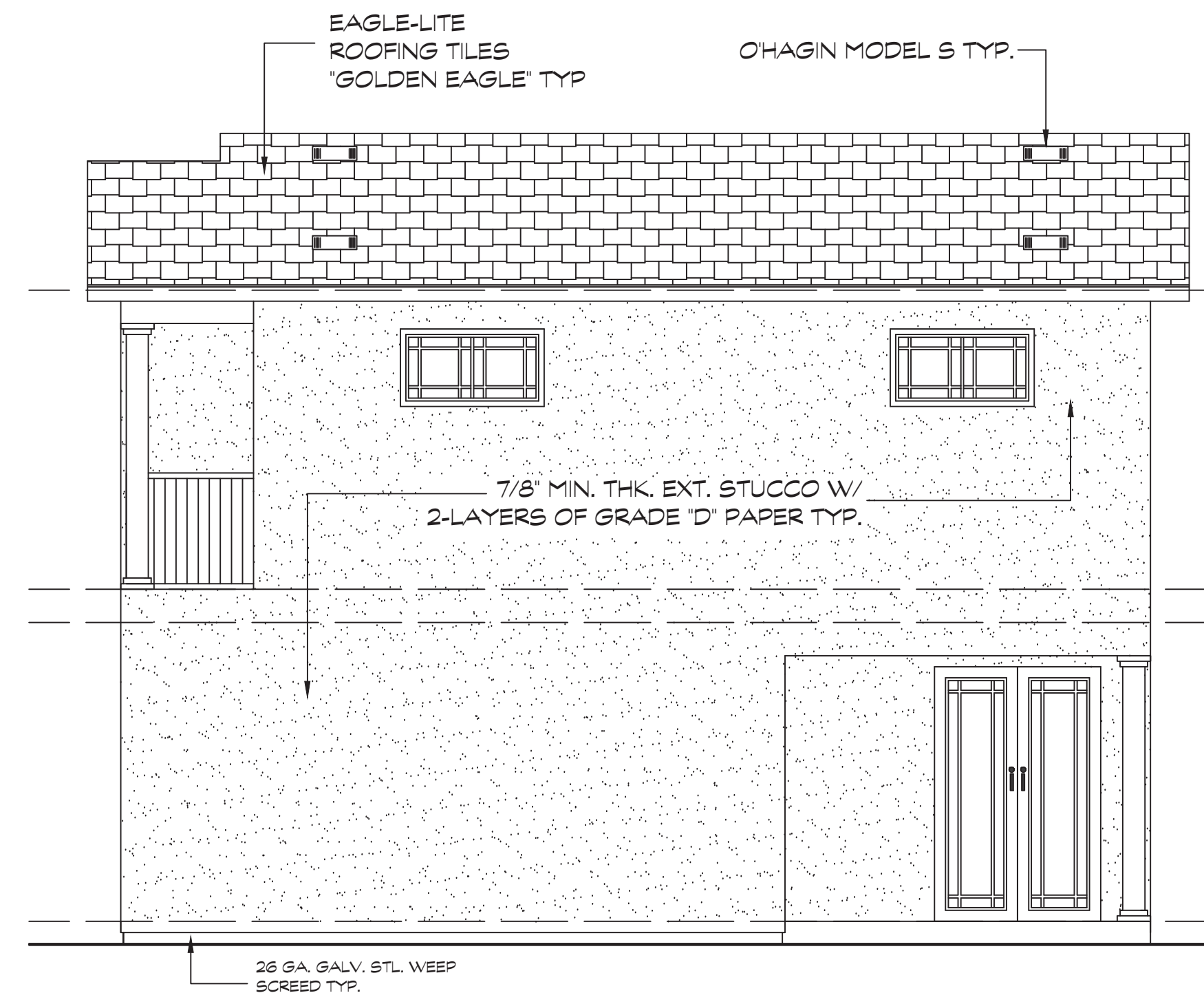
PROPOSED: 5 - 2-STORY S.F.D
CLIENT: MR. REDA (323)474-4692
ADDRESS: WALKER ST. BELL, CA. 90201

DATE
DRAWN BY ARC
JOB
SHEET



UNIT-3 WEST ELEVATION SCALE 1/4"=1'-0"

UNIT-5 EAST ELEVATION SCALE 1/4"=1'-0"



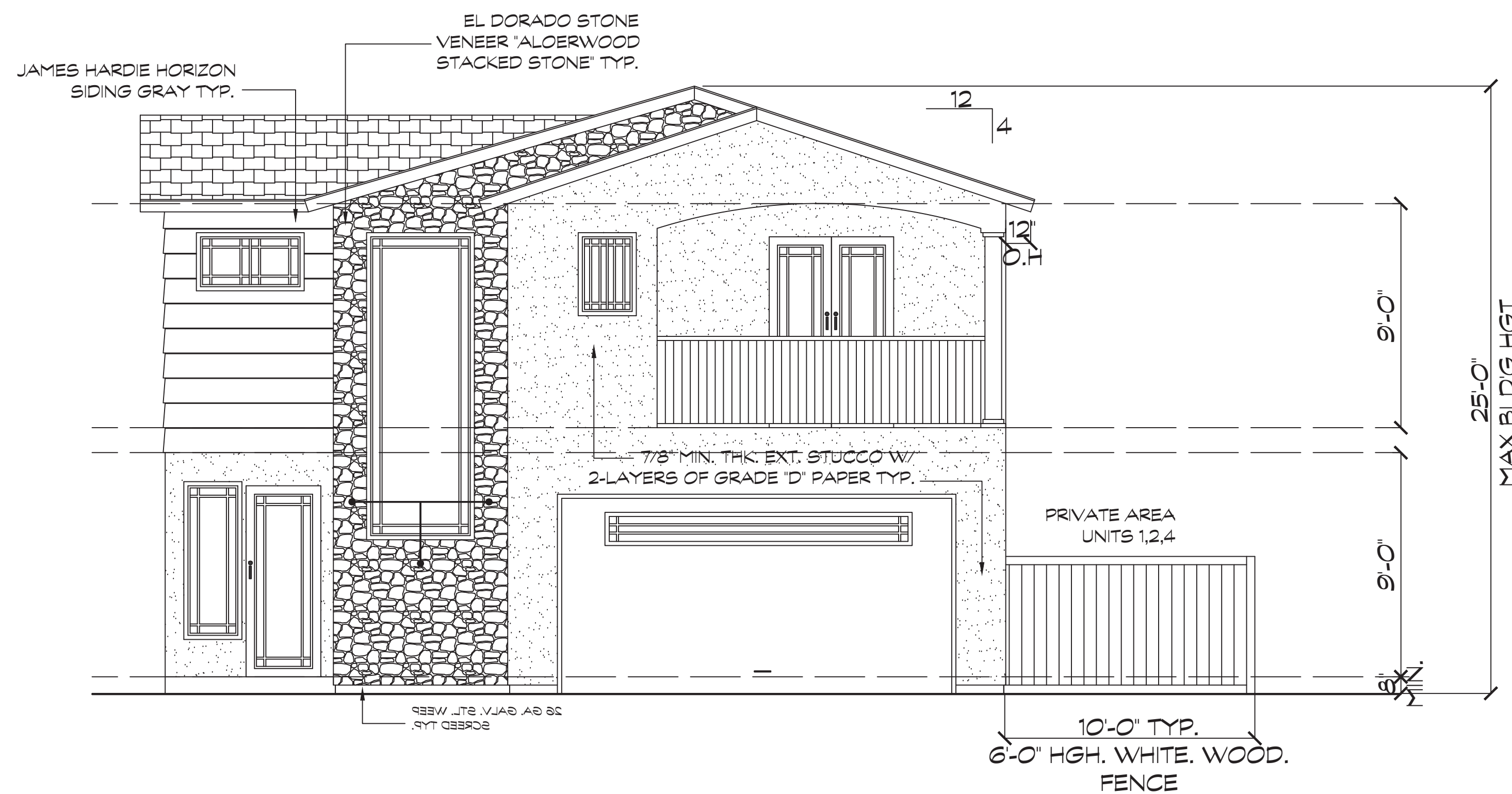
UNIT-3 EAST ELEVATION SCALE 1/4"=1'-0"

UNIT-5 WEST ELEVATION SCALE 1/4"=1'-0"

ATTIC VENT CALC:

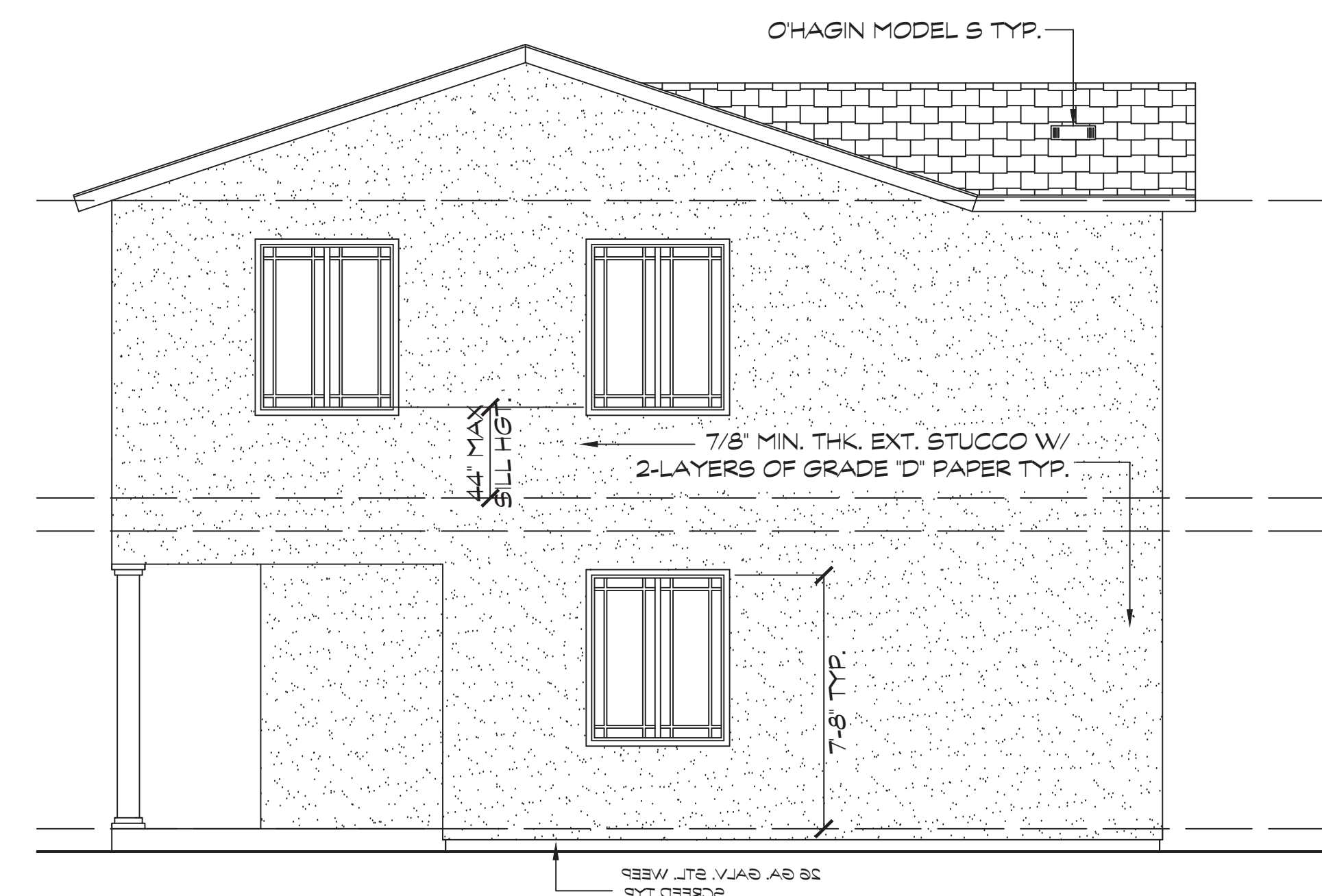
ATTIC AREA -	1,326 S.F
1,326/300= 4.4 X 144=	634
(7)OHAGIN MODEL S (7)97=	679
TOTAL	679
679>634 OK.	

ROOFING:
EAGLE-LITE ROOFING TILE
CLASS A OVER 1-LAYER OF
30#FELT, USE GALV. ROOFS
NAILS (FIRE RETARDANT)



UNIT-3 SOUTH ELEVATION SCALE 1/4"=1'-0"

UNIT-5 NORTH ELEVATION SCALE 1/4"=1'-0"



UNIT-3 NORTH ELEVATION SCALE 1/4"=1'-0"

UNIT-5 SOUTH ELEVATION SCALE 1/4"=1'-0"

REVISIONS	BY

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WEBSITE: arcdesignservices.org



PROPOSED: 5 - 2-STORY S.F.D
CLIENT: MR. REDA (323)474-4692
ADDRESS: WALKER ST. BELL, CA. 90201

DATE
DRAWN BY ARC
JOB

SHEET
3-A



DESIGNER:
ABRAHAM CUETO

ADDRESS:
6606 VARIEL AVE,
CANOGAPARK, CA. 91303

EMAIL:
abraham.creation@gmail.com

PHONE NUMBER:
(323) 537-6264

CLIENT: JOSEPH REDAH

PROJECT:
CIRCULATION PLAN & 3D
RENDERING

DATE: 9/13/2022
PROJECT #: 10:53:19 PM
27

REVISION #	DESCRIPTION
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NOTES:

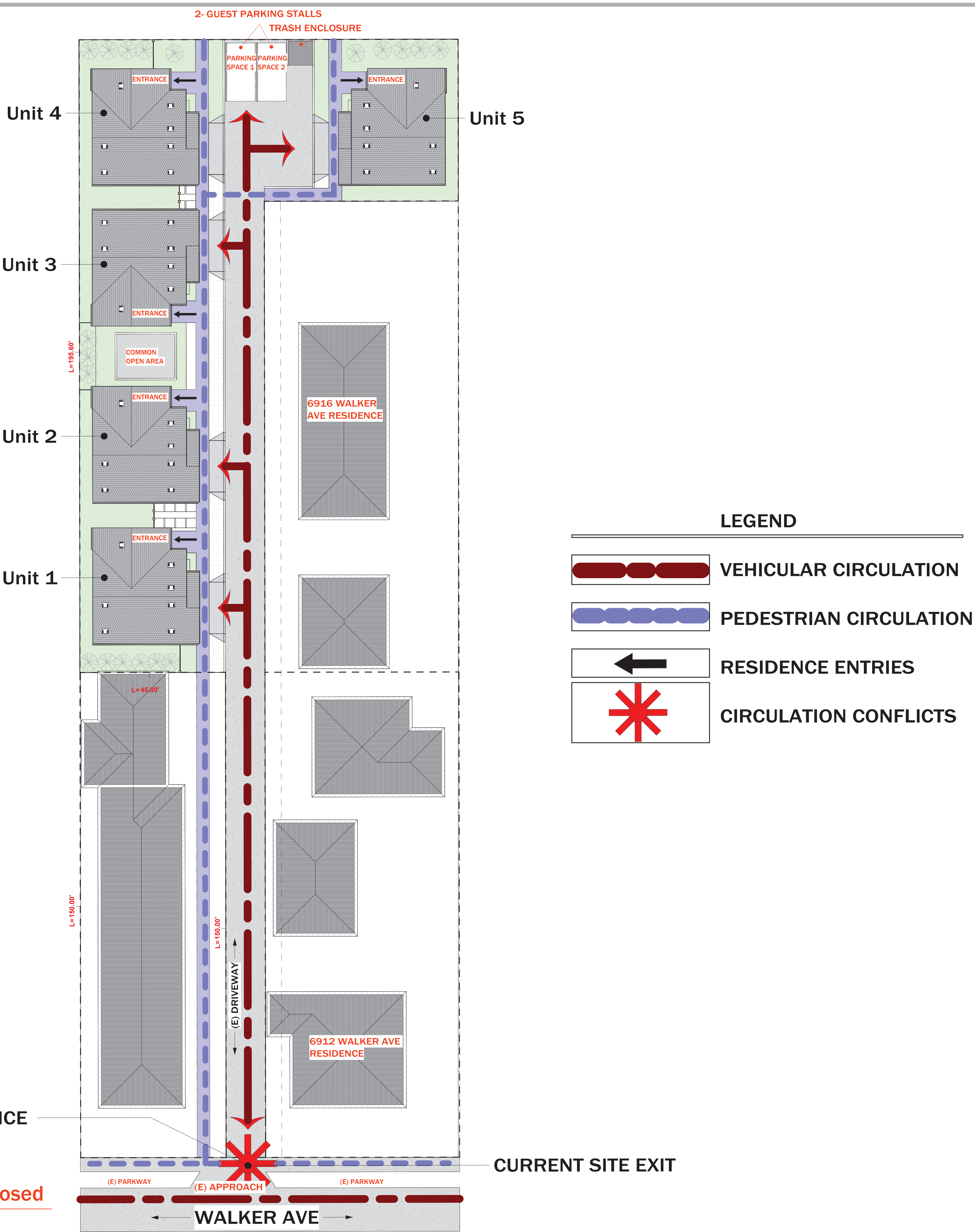
PROJECT ADDRESS:
**ADDRESS:
6916 WALKER AVE, BELL,
CA.90201**

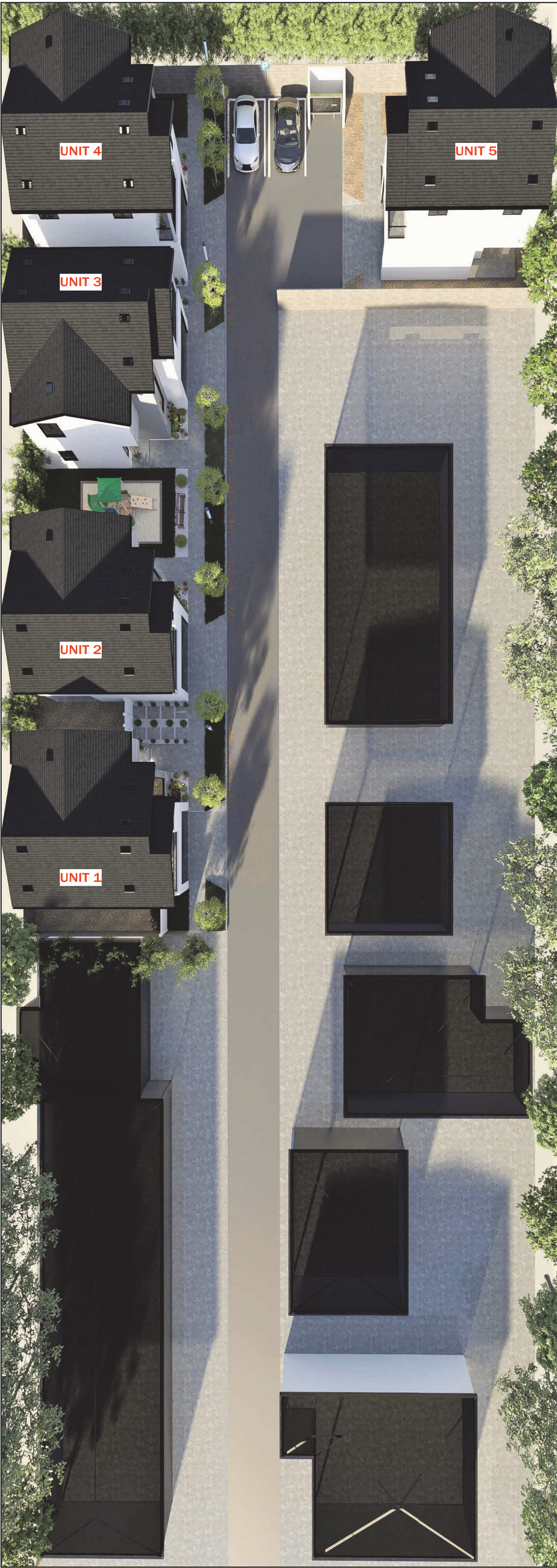
CIRCULATION PLAN

SCALE: 1/16" = 1'-0"

A1.1

DRAWN BY: Author





3D RENDERING - SITE PLAN



3D RENDERING - UNIT 1 & 2



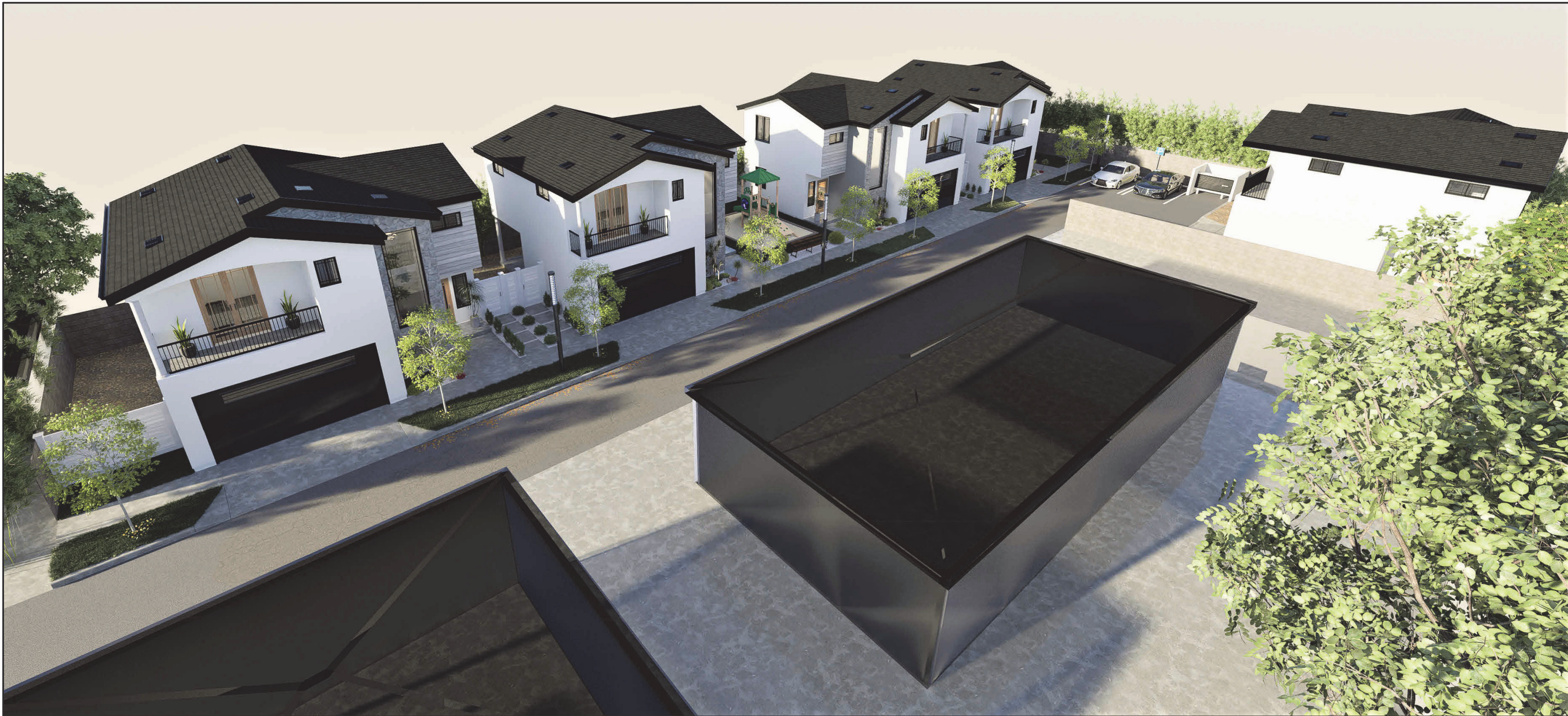
3D RENDERING - UNIT 2 & 3



3D RENDERING - UNIT 3 & 4



3D RENDERING - UNIT 2 & 3



3D RENDERING - GENERAL VIEW UNIT 1,2,3,4 & 5



DESIGNER:
ABRAHAM CUETO

ADDRESS:
6606 VAREL AVE,
CANOGAPARK, CA. 91303

EMAIL:
abraham.creation@gmail.com

PHONE NUMBER:
(323) 537-6264

CLIENT: JOSEPH REDAH

PROJECT:
CIRCULATION PLAN & 3D
RENDERING

DATE: 9/13/2022
PROJECT #: 10:53:22 PM
REVISION # 27
DESCRIPTION

NOTES:

PROJECT ADDRESS:
**ADDRESS:
6916 WALKER AVE, BELL,
CA.90201**

3D
Rendering

SCALE:

A1.2

DRAWN BY: Author
Abraham Cueto

UNIT 4 - NORTH ELEVATION

UNIT 3 - NORTH ELEVATION



UNIT 2 - NORTH ELEVATION

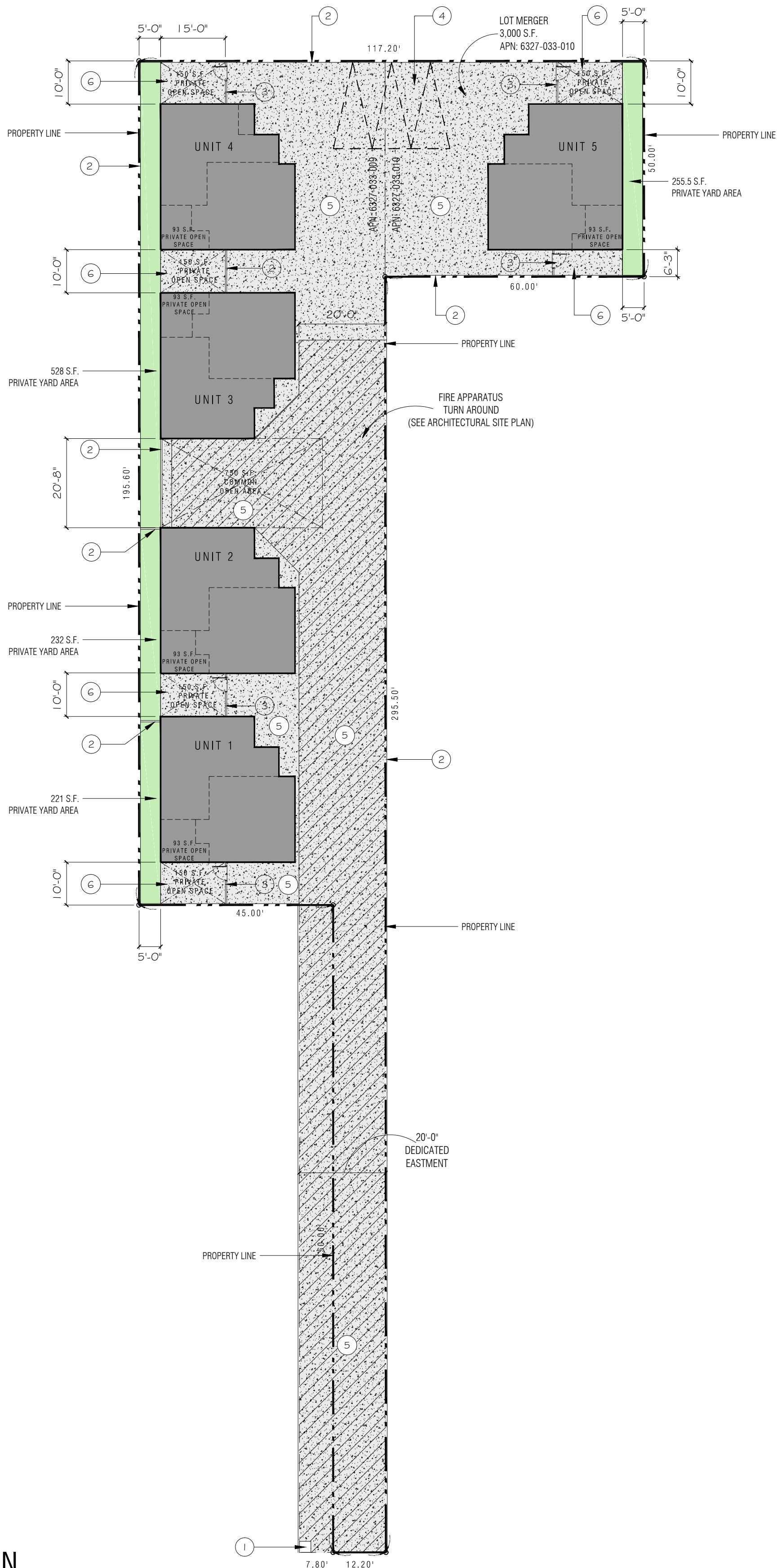
UNIT 1 - NORTH ELEVATION



UNIT 5 - SOUTH ELEVATION



LANDSCAPE WATER EFFICIENCY
WALKER ST.
BELL CA. 90201
APN #6327-003-009



PLAN NOTES:

- STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS
- ALL HARDSCAPE, RETAINING WALLS, SWIMMING POOLS, AND / OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT
- THE EXISTING TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE
- THERE IS NO SIGHT EASEMENT ON THE PROPERTY ACCORDING TO RECORD PARCEL MAP
- TREE CANOPIES ARE SHOWN IN FULL MATURITY
- THERE IS NOT RECLAIMED / RECYCLED GREYWATER AVAILABLE FOR THE PROPOSED IRRIGATION SYSTEM, CONFIRMED BY DAVDI WITH CALL BELLFLOWER SOMERSET MUTUAL WATER (562) 866-9980
- FUEL MODIFICATION PLAN IS NOT REQUIRED PER CELINE OF L.A. COUNTY FIRE DEPARTMENT FUEL MODIFICATION UNIT.
TEL: 626.969.5205
ADDRESS: 605 N. ANGELEO AVE
AZUSA, CA 91702

CALCULATIONS OF LANDSCAPE AREA (square feet)

PARCEL (LOT) SIZE	16,005 S.F. (100%)
BUILDING FOOTPRINT	4,790 S.F. (30%)
TOTAL LANDSCAPE AREA	1,236 S.F. (7.70%)
HARDSCAPE	9,979 S.F. (62.30%)
20% PRIVATE YARD AREA	16,005 S.F. x .20 (3,201 S.F.) REQUIRED
PRIVATE OPEN SPACE	1,965 S.F. (12.30%)
PRIVATE YARD AREA	1,236 S.F. (7.70%)
TOTAL:	3,201 S.F. (20%) PROVIDED

SCOPE OF WORK

PROPOSED LANDSCAPE & IRRIGATION

VICINITY MAP



SCALE: NTS

APPLICABLE 2019 BUILDING CODES

- CALIFORNIA RESIDENTIAL CODE 2019
- CALIFORNIA BUILDING CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- CALIFORNIA FIRE CODE 2019
- CALIFORNIA ENERGY 2019
- CALIFORNIA GREEN BUILDING STANDARDS 2019
- CALIFORNIA ADMINISTRATION CODE 2019

APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	ADDRESS MOUNT SIGN BY OTHERS *UNDER SEPARATE PERMIT
②	6" HT MAX FENCE PER CITY STANARD *BY OTHERS *UNDER SEPARATE PERMIT
③	6" HT MAX RETURN FENCE W/ 42" WIDE MAX ACCESS GATE *BY OTHER *UNDER SEPARATE PERMIT IF REQUIRE
④	3-GUEST PARKING STALLS
⑤	NATURAL GREY CONC. DRIVEWAY *PER ARCHITECTURAL SITE PLAN DRIVEWAY SPECS.
⑥	NATURAL GREY CONC. PAVING

GENERAL PLAN NOTES

1. BASE INFORMATION, INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS, & CURBS HAVE BEEN REFERENCED FROM BUILT SITE
2. REFER TO COUNTY/CITY STANDARD PLANS & SPECIFICATIONS WHERE APPLICABLE
3. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, TOP & BOTTOMS OF SLOPES, ROADWAY CURB & GUTTERS, UTILITIES & OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE DESIGN PLANS, THE CONTRACTOR SHALL CONTACT LANDSCAPE DESIGNER AND STOP ALL WORK, IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY.
4. EXCAVATION IN THE VICINITY OF UTILITIES & EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY.
AT NO EXPENSE TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH COUNTY/CITY REPRESENTATIVE, APPROPRIATE AGENCIES & PLANS, FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES & STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
7. PRIOR TO COMMENCEMENT OF ANY WORK, THE LOCATION OF ALL EXISTING, UNDERGROUND UTILITIES SHALL BE DETERMINED THROUGH "BLUE STAKE" OR, OTHER METHOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING, UNDERGROUND UTILITIES CAUSED AS A RESULT OF THEIR WORK.
8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE HOME OWNERS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
10. ALL LOW VOLTAGE LIGHTING SHALL BE IN PLANTING AREAS AND LOCATIONS REVIEWED BY THE OWNER APPROVAL. STAKE LOCATION PRIOR TO INSTALLATION.
11. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

SOILS NOTES:

THE EXPANSIVE NATURE OF SOIL AND THE POTENTIAL FOR SLOPE CREEP WITHIN 15' (OR MORE) FROM TOP OF SLOPE IS NORMAL. SPECIAL ENGINEERING IS REQUIRED ON STRUCTURES, WALLS, SPA, ETC. FOR THESE CONDITIONS. PLANTER BEDS WITHIN THIS SLOPE CREEP ZONE AND THOSE ADJACENT TO BUILDINGS MUST BE WELL DRAINED AND SEALED PER THE SOILS ENGINEER'S RECOMMENDATIONS. THE COMPLETE REMOVAL AND REPLACEMENT OF EXISTING SOILS MAY BE REQUIRED.

DUE TO THE EXPANSIVE NATURE OF SOIL, ALL PAVING SLABS SHALL HAVE INTERNAL REINFORCING, EXPANSION JOINTS AND CONTROL JOINTS AND A COMPACTED SAND SUB-BASE. SUB-GRADE SOILS SHALL BE PRE-SATURATED AND COMPACTED, PER THE RECOMMENDATIONS OF A SOILS ENGINEER. FOOTINGS OR CUT-OFF-WALLS AROUND THE EDGES OF PATIO SLABS ARE RECOMMENDED AND MAY BE REQUIRED TO REDUCE WATER INFILTRATION UNDER SLAB.

EVEN WITH THESE PRECAUTIONS SOME CRACKING AND MOVEMENT OF STRUCTURES AND PAVING SHOULD BE EXPECTED.

WATER PURVEYOR:

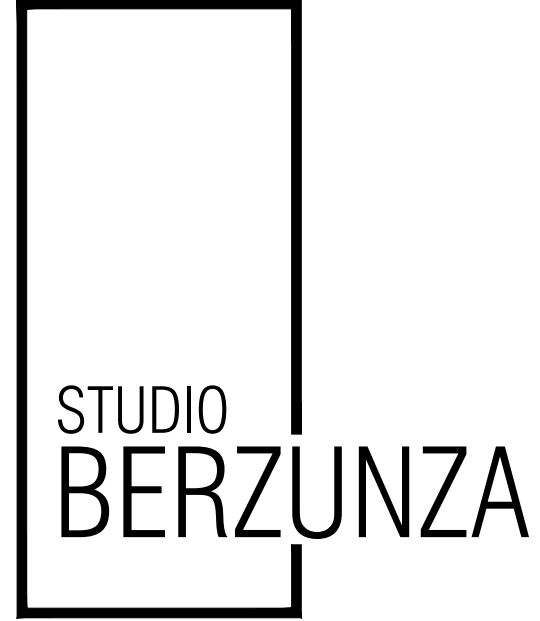
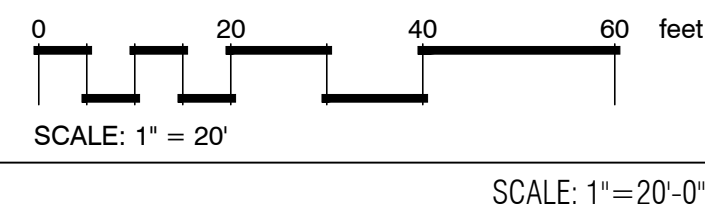
BELLFLOWER SOMERSET MUTUAL WATER
10016 FLOWER ST.
BELLFLOWER, CA 90706
(562) 866-9980

SHEET INDEX

NO.	SHEET
L 1.00	SITE PLAN
L 2.00	PLANTING PLAN AND PLANTING PLAN DETAILS
L 3.00	HYDROZONE, IRRIGATION PLAN & WATER CALC.
L 3.01	IRRIGATION DETAILS

PROJECT DESCRIPTION

ZONING FOR PROPERTY: R-3
OCCUPANCY: R3/U



Integral environmental landscape design + interiors

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

PROJECT:

WALKER
DEVELOPMENT
WALKER ST.
BELL, CA 90201
APN: 6327-033-009

DRAWN BY

V. BERZUNZA

CHECKED BY

V. BERZUNZA

SHEET DESCRIPTION

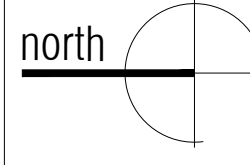
LANDSCAPE PLAN

REVISIONS

No.	DATE
1	
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SECTION 40100-01 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-437-4135. TWO WORKING DAYS BEFORE YOU DIG.

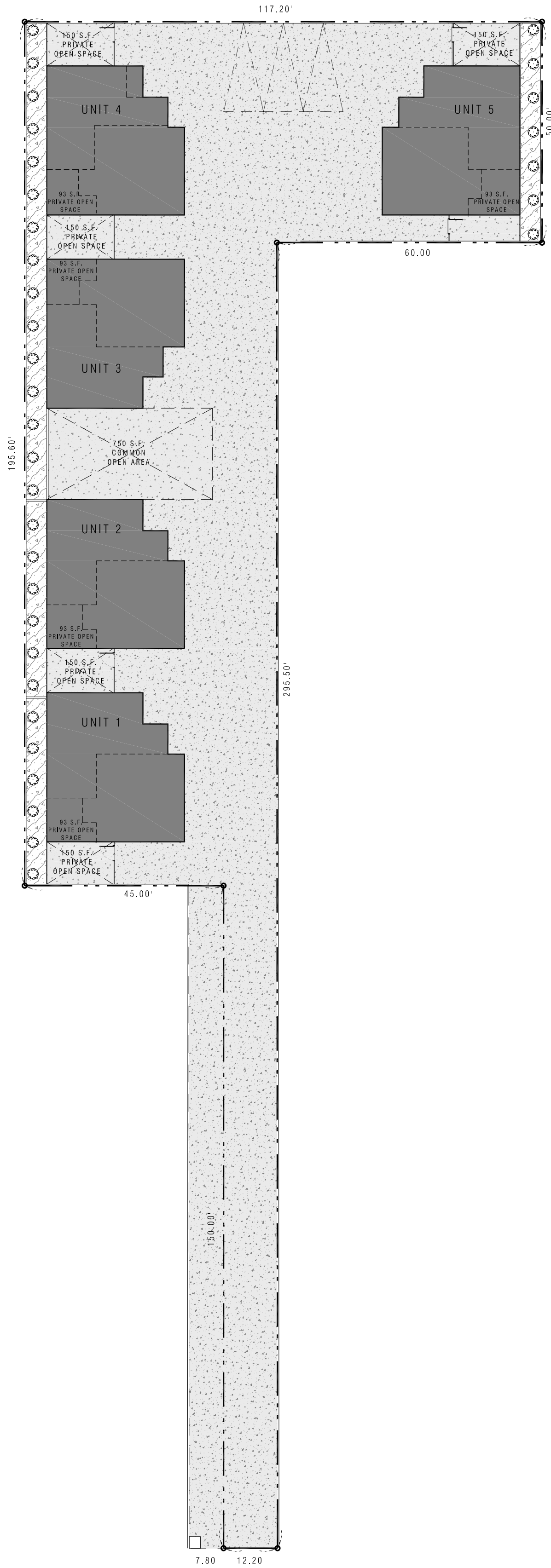


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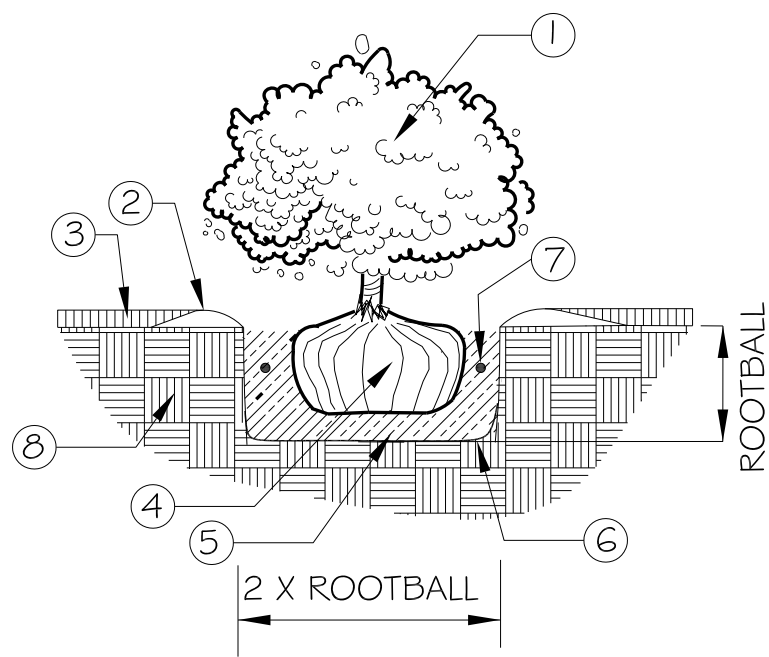
SHEET NUMBER

L1.00

PROJECT No. XXXX-2020
DATE 11-27-2020



PLANTING DETAILS



- 1 TYPICAL SHRUB
- 2 4" HIGH WATER BASIN
- 3 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
- 4 ROOT BALL
- 5 COMPACTED BACKFILL MIX PER SPEC'S.
- 6 SCARIFIED PLANTING PIT
- 7 FERTILIZER TABS. QTY. PER. SPEC'S.
- 8 NATIVE SOIL

NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

1 TYP. SHRUB DETAIL

NTS

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	SPACING	WATER	QTY
	PODOCARPUS MACROPHYLLUS / YEW PINE *INSTALL ROOT BARRIER	5 GAL	10' H X 4' W	AS SHOWN	MODERATE 0.4 - 0.6	68
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE				
	ARTIFICIAL TURF / ARTIFICIAL TURF	SYNTHETIC GRASS				

PLANTING NOTES

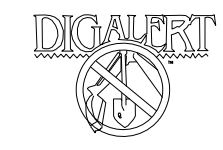
TREE OVERHANG NOTE:
OWNER TO MAINTAIN ALL TREES AND SHRUB ALONG THE PROPERTY WALLS AND ENSURE THAT THE PLANT MATERIAL SHALL NOT OVERHANG MORE THAN 40% INTO ANY NEIGHBOR'S YARD.

SHRUBS & TREES PLANTING NOTES

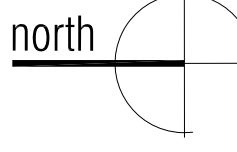
- CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
- CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
- NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
- TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
- LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS SHOWN IN THE LEGEND.
- NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF V3 STUDIO BERZUNZA.
- ALL SHRUBS SHALL BE DELIVERED TO THE SITE AND INSPECTED BY THE LANDSCAPE DESIGNER. CONTRACTOR MUST CONTACT THE LANDSCAPE DESIGNER WITHIN 48 HRS OF EXPECTED DELIVERY.
- ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
- FOLLOWING INSTALLATION, ALL PLANTING AREAS EXCEPT LAWNS SHALL BE COVERED WITH MINIMUM 3" OF ORGANIC MULCH UNLESS NOTED.

REVISIONS

No.	DATE
1	
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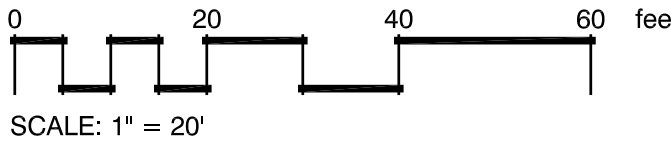
SECTION 4216-4217 OF THE GOVERNMENT
CODE REQUIRES A 30-ALERT IDENTIFICATION
NUMBER BE ISSUED BEFORE A PERMIT TO
CONSTRUCT WILL BE MADE FOR YOUR JOB.
ALERT ID NUMBER CALL UNDERGROUND
SERVICE ALERT TOLL FREE
1-800-454-4333
TWO WORKING DAYS BEFORE YOU DIG

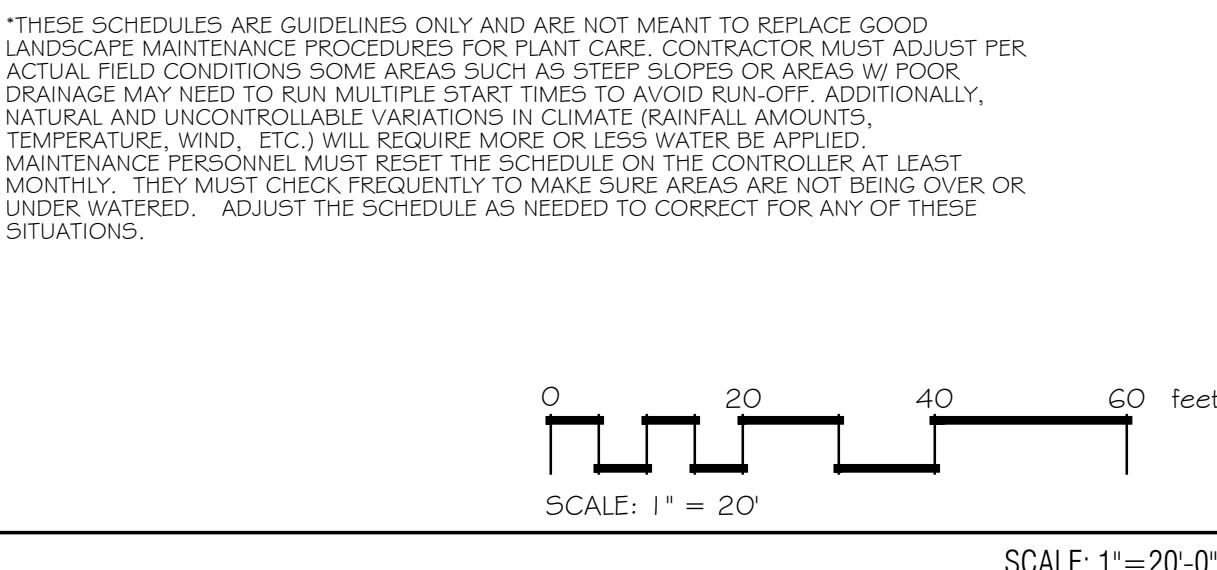


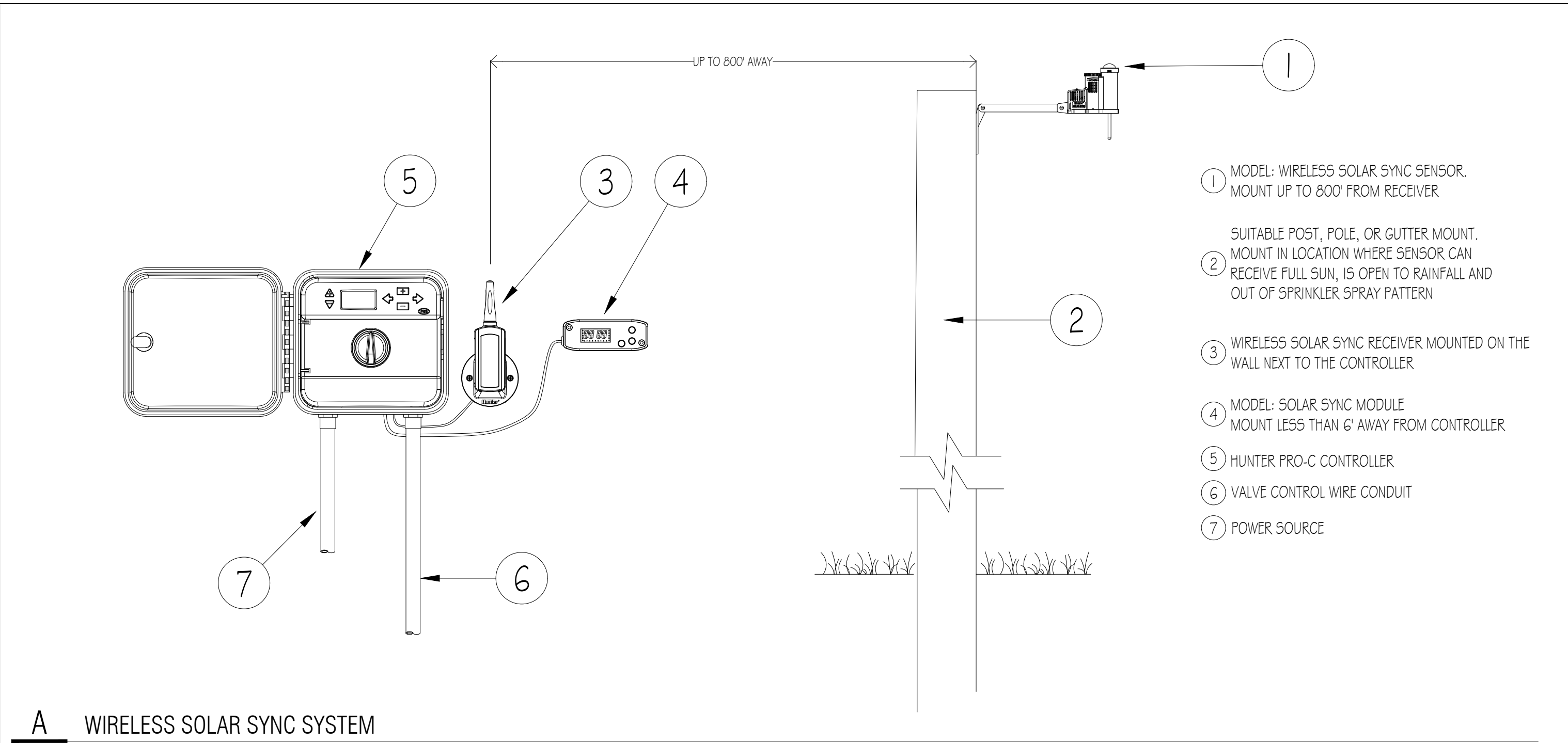
© V3 STUDIO BERZUNZA EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT &
OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER,
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
THE EXPRESSED PERMISSION & CONSENT OF V3 STUDIO BERZUNZA. THESE
DOCUMENTS ARE INTENDED TO ONLY COMMUNICATE DESIGN INTENT AND SHALL
NOT BE USED TO COMMUNICATE ANY CONSTRUCTION DETAILS.
METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY
PRECAUTION IN CONNECTION WITH THE PROJECT.

SHEET NUMBER

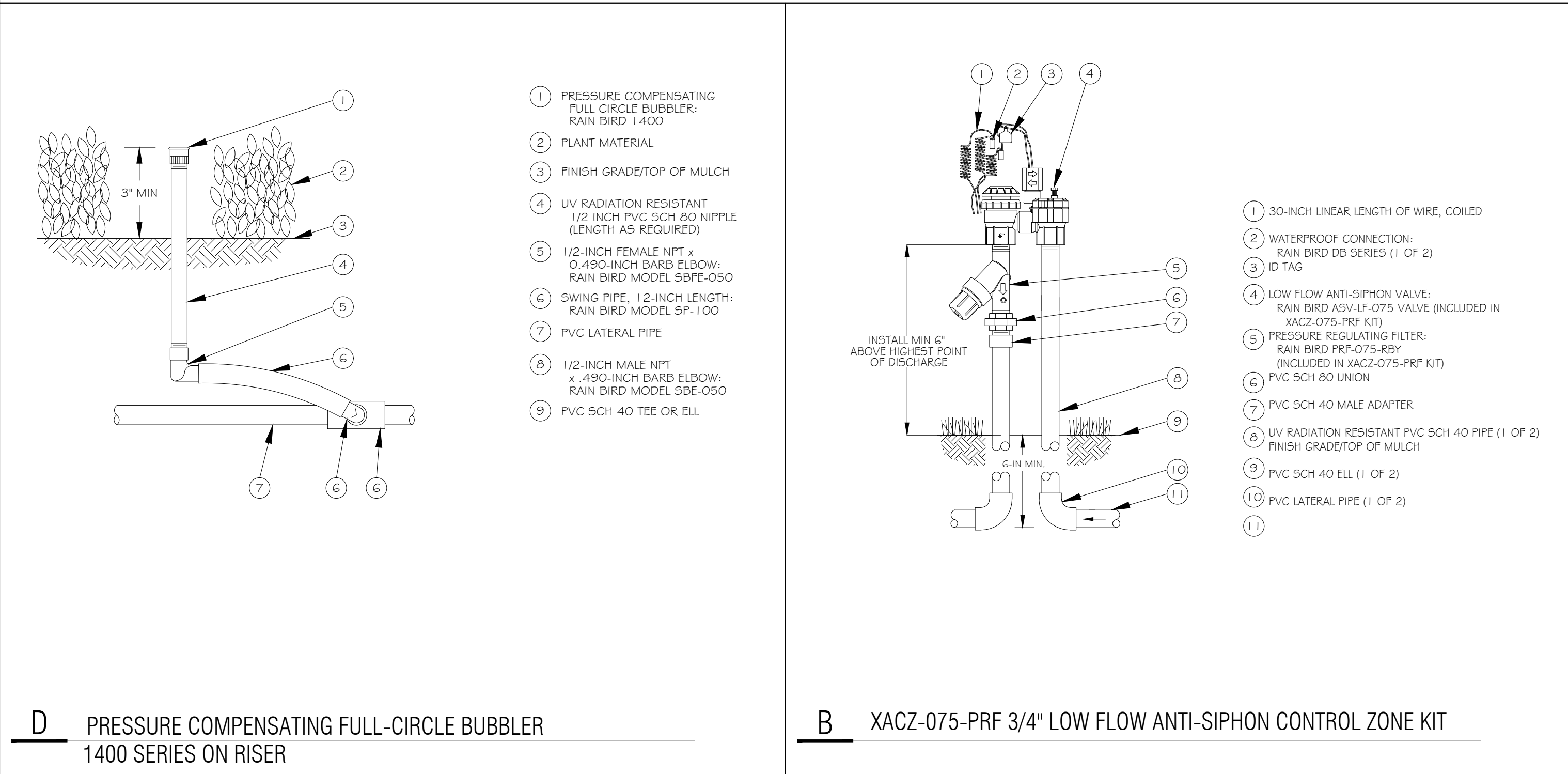
L2.00



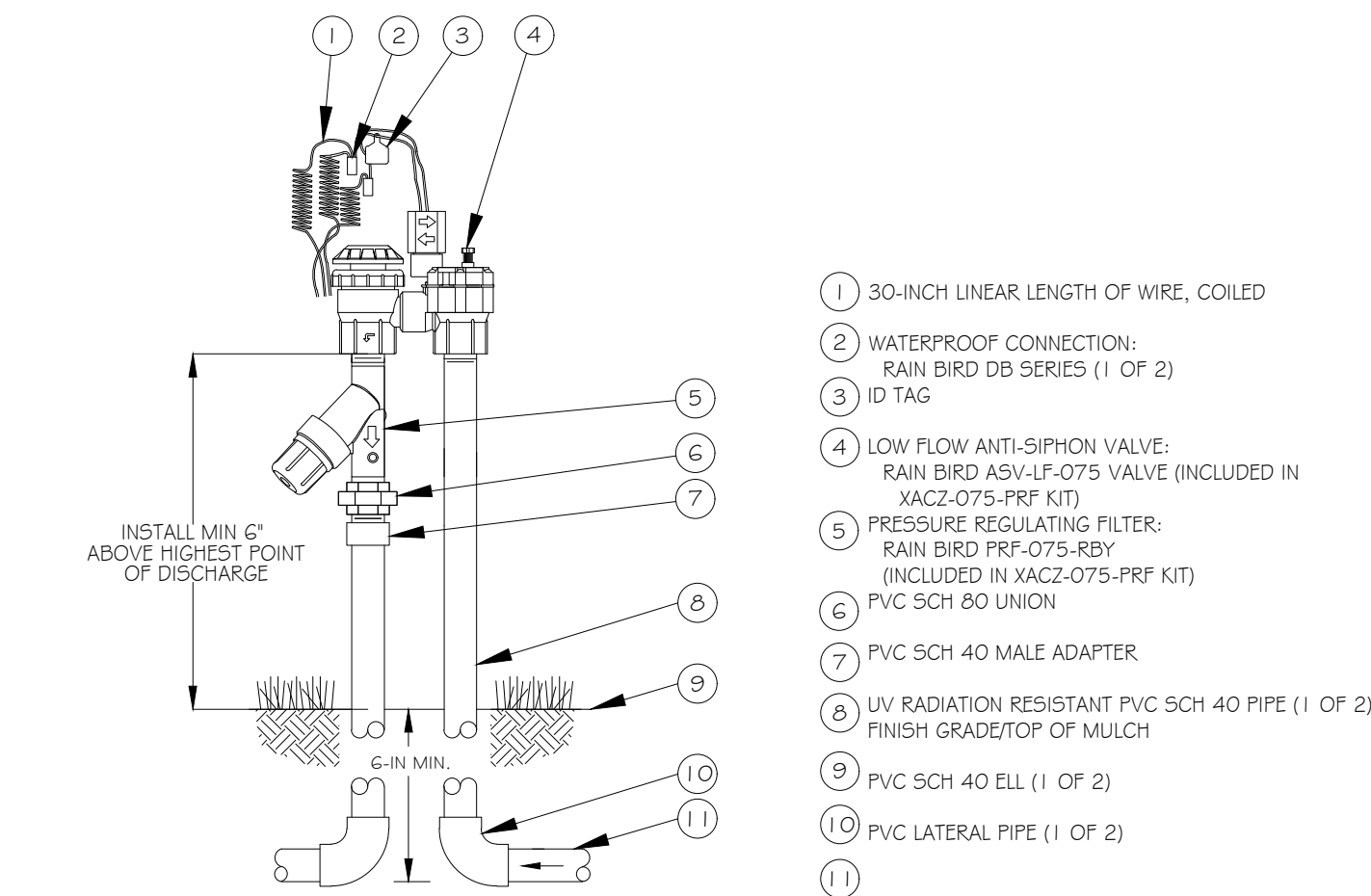




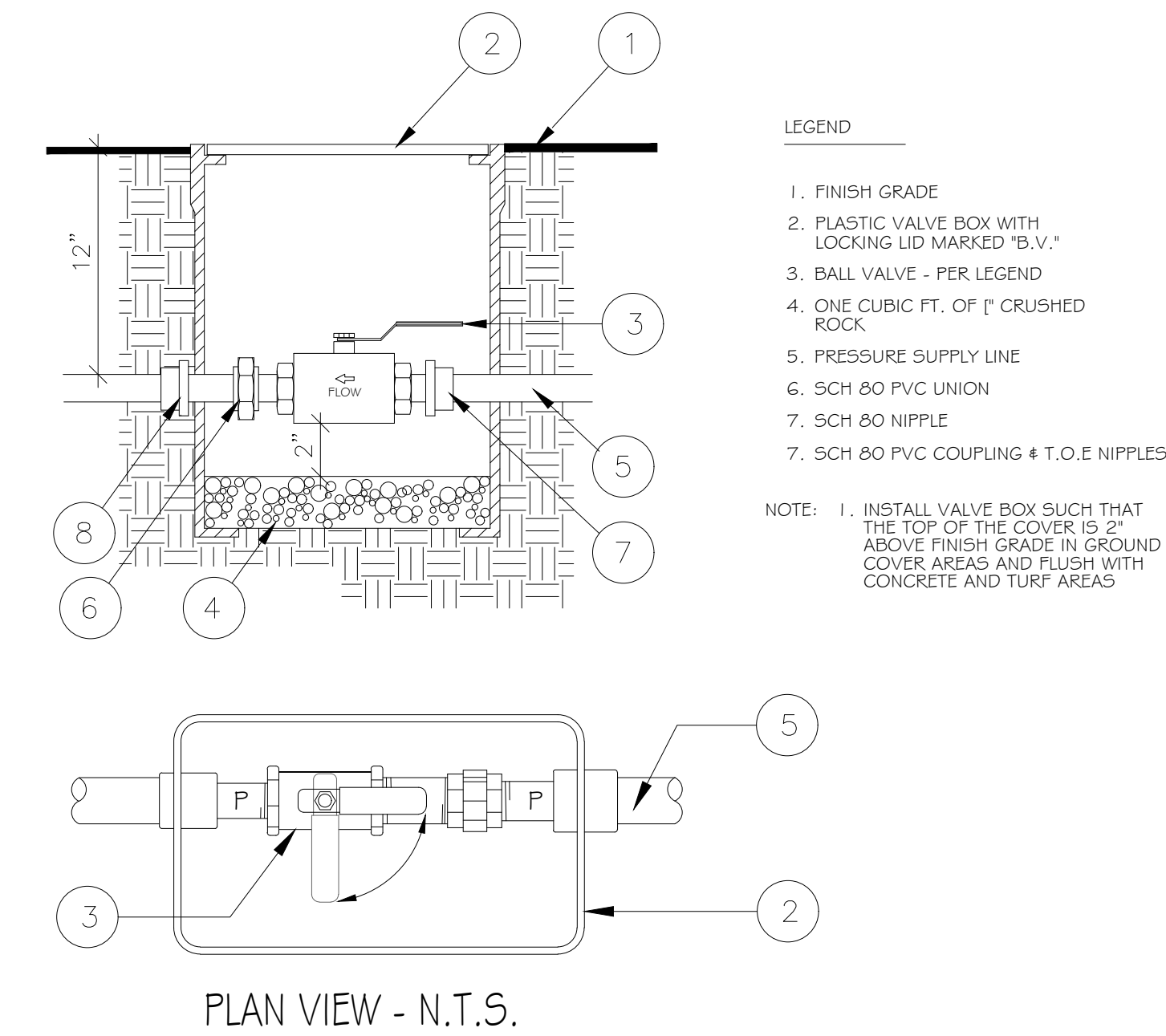
A WIRELESS SOLAR SYNC SYSTEM



D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER



B XACZ-075-PRF 3/4" LOW FLOW ANTI-SIPHON CONTROL ZONE KIT



C BALL VALE - PER SCHEDULE

REVISIONS	
No.	DATE
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RECIPROCAL EASEMENT AND ENCROACHMENT AGREEMENT

This Reciprocal Easement and Encroachment Agreement is made as of this 28th day of March 2022 by and between LJH Real Estate Holdings, LLC A Alaska Limited Liability Company ("LJH") and KRN Holding LLC ("KRN") (collectively, "the Parties").

RECITALS

- A. LJH is the owner of certain real property located at 6916 Walker Avenue, City of Bell, County of Los Angeles, California, consisting of Assessor's Parcel Number 6327-033-010 and more fully described in the legal description attached as Exhibit A to this Agreement. The LJH Property is improved with a three-unit apartment building.
- B. KRN is the owner of certain real property located in the City of Bell, County of Los Angeles, California, improved with limited hardscape but no residential structures, consisting of Assessor's Parcel Number 6327-033-009 and more fully described in the legal description attached as Exhibit B to this Agreement (the "KRN Property"). KRN anticipates building one or more homes on the KRN Property. The LJH Property and KRN Property may be referred to collectively as the "Properties."
- C. Walker Avenue (identified as Walker Street on the Assessor's Map) provides vehicle access for both the LJH Property and the KRN Property. Viewed from Walker Avenue, the KRN Property is situated south of the LJH Property. Presently, there is no means of vehicle access to the LJH Property or the KRN Property other than Walker Avenue.
- D. KRN seeks a non-exclusive easement over that portion of the shared driveway which is located on the LJH Property, such that the Parties would have reciprocal, non-exclusive easements for ingress and egress over the shared driveway. An aerial view reflecting the general location of Walker Avenue, the shared driveway, the LJH Property and the KRN Property, is attached hereto as Exhibit B.
- E. KRN desires the right to encroach upon the LJH Property for the right to use the entire driveway for purposes of vehicular ingress and egress. LJH has no objection.
- F. Based upon the foregoing, and in accordance with the terms and conditions of this Agreement, the parties agree as follows.

AGREEMENT

- 1. LJH grants to KRN the right to encroach upon the LJH Property for vehicular ingress and egress. LJH further grants to KRN the right to use that portion of the shared driveway located on the LJH Property, such that the Parties shall have reciprocal, non-exclusive easement rights for vehicle ingress and egress over the shared driveway.

2. From and after the date of this Agreement, the Parties agree to take such further action, and to execute and deliver such agreements and other documents, as is reasonably necessary or desirable to carry out the purposes of this Agreement.
3. Each Party represents and warrants that he, she or it, as the case may be, has authority to enter into this Agreement. The individual signing on behalf of KRN represents and warrants that KRN Holdings, LLC is the owner of the KRN Property. LJH represents and warrants that they, in their capacity as owner, is the owner of the LJH Property.
4. This Agreement may be modified by subsequent agreement of the Parties only by an instrument in writing, signed by both of them, and duly recorded.
5. This Agreement shall be governed by and interpreted under the laws of the State of California applicable to contracts made and to be performed entirely within such State.
6. This Agreement shall be binding upon and ensure to the benefit of each Party's agents, representatives, heirs, successors and assigns.

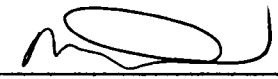
Date: 3/30/22

LJH REAL ESTATE HOLDINGS, LLC


By: Javad Haghi

Date: 4/4/2022

KRN HOLDINGS, LLC


By: Andrew Pelletier, Member

SEE ATTACHED CALIFORNIA
CERTIFICATE - MARKED PAGE 3 OF 3

SEE ATTACHED CERTIFICATE

ACKNOWLEDGMENT

(per §1189 CA Civil Code)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES } S.S.

On MARCH 30, 2022, before me,
Robert W. Pryor, a Notary Public, personally appeared

JAVAD HAGHI

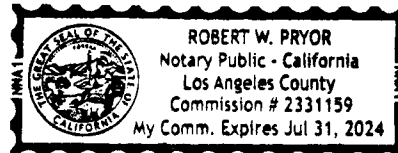
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

Robert W. Pryor



(Optional)

Title of Document

RECIPROCAL EASEMENT
AND ENCRDACHMENT AGREEMENT

Date of Document

3/30/22

Number of pages in Document

TWO

Additional signers (other than those listed on the acknowledgment)
or information ANDREW PELLETIER.

APN: 6327-033-010 AND 6327-033-009

Page 3 of 3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

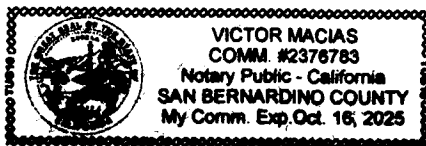
State of California)

County of Los Angeles)On April 4, 2022 before me, Victor Macias, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Andrew Pelletier
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Rel Procal Easement and Encroachment AgreementDocument Date: April 4, 2022 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☒ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
INGRESS & EGRESS EASEMENT
LEGAL DESCRIPTION

SHEET 1 OF 2 SHEETS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	GRANTOR
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	GRANTEE

"LEGAL DESCRIPTION"

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 5.00 FEET OF THE NORTH 62.20 FEET OF THE WEST 301.60 FEET OF LOT 16 IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WESTERLY 156.60 FEET THEREOF.

AREA = 725 SF OR 0.017 ACRES

AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.



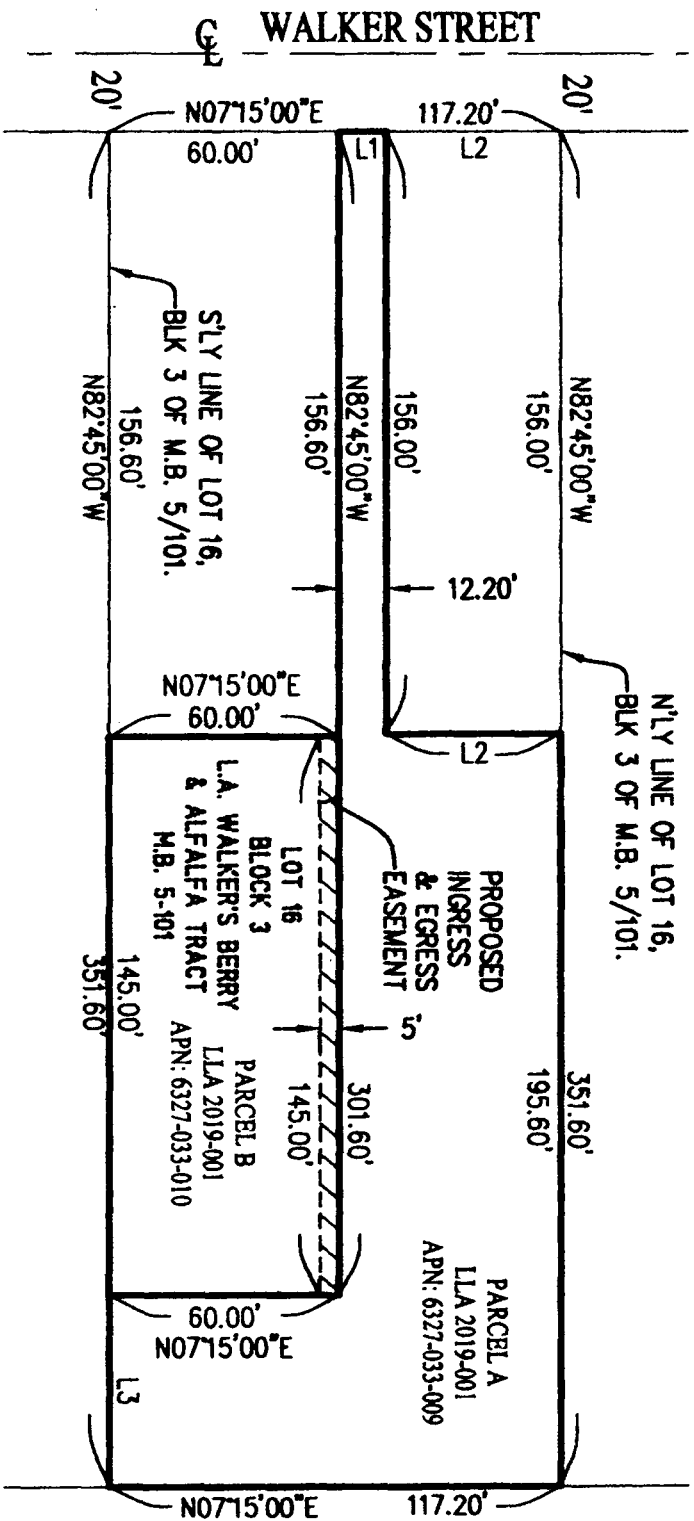
By. C. Ramirez

06/17/2021
CESAR R. RAMIREZ, PLS 9266

EXHIBIT "B"

INGRESS & EGRESS EASEMENT PLAT

SHEET 2 OF 2 SHEETS

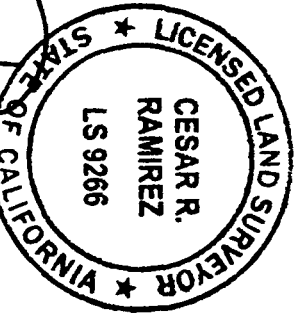


THIS MAP HAS BEEN PREPARED
BY ME OR UNDER MY DIRECTION.

LINE LEGEND

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N07°15'00"E	12.20'
L2	N07°15'00"E	45.00'
L3	N82°45'00"W	50.00'



CESAR R. RAMIREZ, PLS 9266

- STREET CENTERLINE
- EXISTING LINES
- OLD PROPERTY LINE
- LLA 2019-001 PARCEL LINES
- INGRESS & EGRESS EASEMENT LINE
- EASEMENT AREA = 725 SF OR 0.017 AC

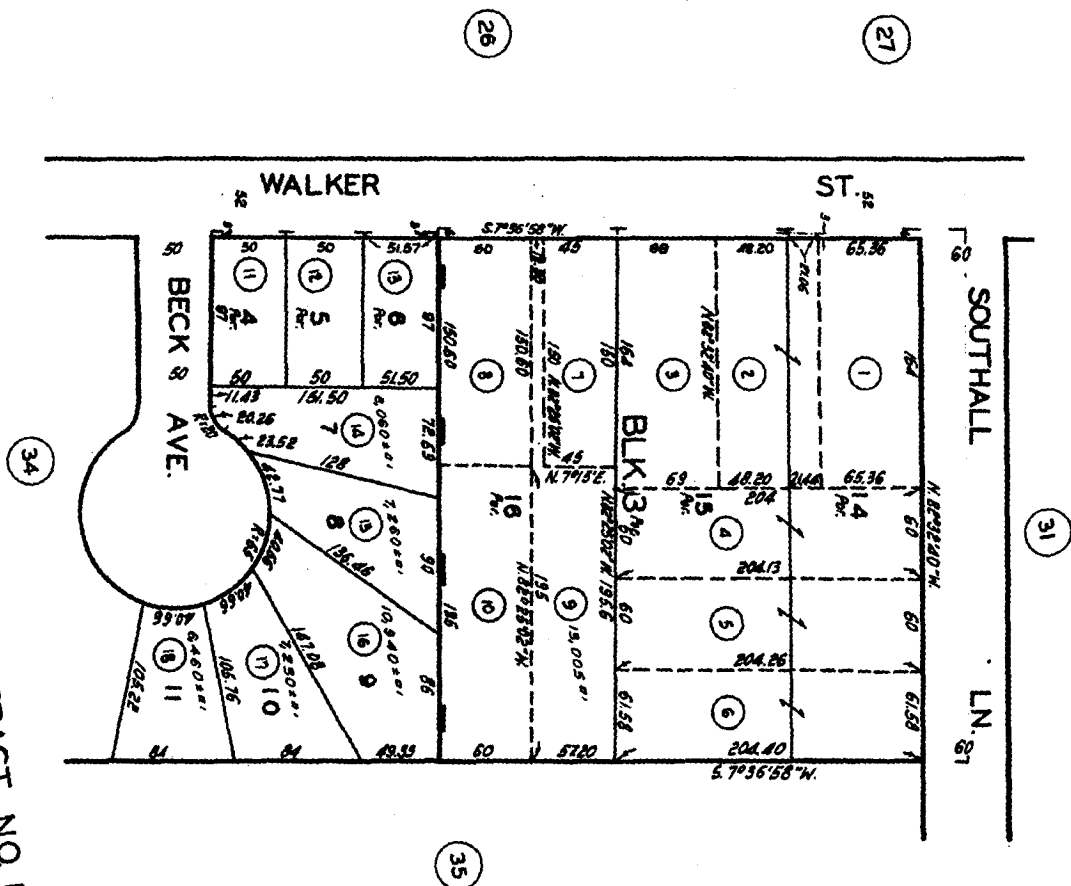
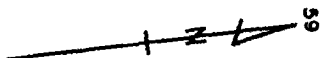
REVISED
5-3-61
710111606
710629608

ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSMT. SEE:
6327-33

L.A. WALKERS. BERRY & ALFALEA TRACI
M.B. 5-101

TRACT NO. 12806
M.B. 285-15-16



RECORDED AT THE REQUEST OF:

City of Bell

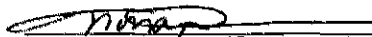
UPON RECORDATION MAIL ONE COPY TO:

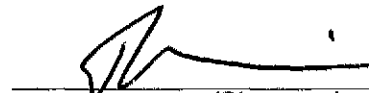
City Clerk
City of Bell
6330 Pine Avenue
Bell, CA 90201

CITY OF BELL

**CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT
CERTIFICATE OF COMPLIANCE NO. 21-01**

I/WE the undersigned, owner(s) of record of real property within the City of Bell, County of Los Angeles, State of California, hereby declare our intent to adjust said property into the following described parcels and request the City of Bell to state that the Lot Line Adjustment is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410 et seq.) and the Bell Subdivision Ordinance.


(Signature)


(Signature)

MARESH NANKANI
Name (typed or printed)

DAVID HAGHI
Name (typed or printed)

11/24/2021
Date

12/30/2021
Date

PLEASE SEE
ATTACHED NOTARY

 11/24/2021

All Signatures must be notarized

**SEE LEGAL DESCRIPTIONS OF THE NEW PARCELS ON ATTACHED EXHIBIT "A"
AND DEPICTED ON ATTACHED EXHIBIT "B"**

THIS DOCUMENT IS BEING
RECORDED AS AN
ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED
AS TO ITS EXECUTION OR TO
ITS EFFECT UPON TITLE

RECORDED AT THE REQUEST OF:

City of Bell

UPON RECORDATION MAIL ONE COPY TO:

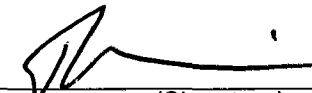
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City of Bell
6330 Pine Avenue
Bell, CA 90201

CITY OF BELL

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Name (typed or printed)

DAVAD HAGHI
Name (typed or printed)

11/24/2021
Date

12/30/2021
Date

PLEASE SEE
ATTACHED NOTARY

 11/24/2021

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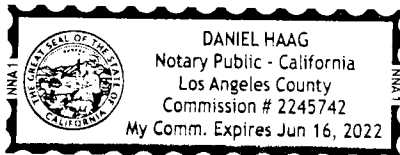
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ITS EFFECT UPON TITLE

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles



Place Notary Seal Above

Subscribed and sworn to (or affirmed) before me
on this 24TH day of NOVEMBER, 2021,
by MAHESH NANKANI,

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature

Daniel Haag
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons on the attached document.

Description of Attached Document

Title or Type of Document CERTIFICATE OF COMPLIANCE Document Date 11/24/2021
Number of Pages: 2 FOR LOT LINE ADJUSTMENT

California Jurat
(in compliance with CA Gov't. Code §8202)

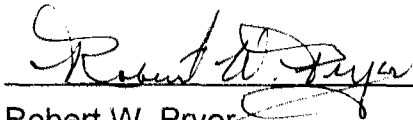
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

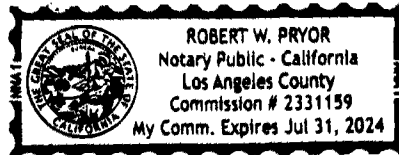
County of LOS ANGELES } SS:

Subscribed and sworn to (affirmed) before me on this 30th day of
DECEMBER, 2021,
by JAVAD HAGHI

proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.



Robert W. Pryor Seal
Notary Public



This page is only valid when attached to the previous two page(s) of a document described as

CERTIFICATE OF COMPLIANCE - FOR LOT LINE ADJUSTMENT

APN: 6327-033-009 AND 6327-033-010 CITY OF BEAC

CITY OF BELL
DETERMINATION OF COMPLIANCE

The City of Bell, County of Los Angeles, State of California, hereby certifies that as of the date of this Certificate, the above-described property is in compliance with the provisions of the Subdivision Map Act (Government Code Section 66410, et seq.) and local ordinances, enacted pursuant thereto. This Certificate does not constitute a permit to develop said property, and compliance with other provisions of law relating to land use and construction of improvements may be required prior to issuance of any such permit.

The subject property may therefore be sold, financed, leased or transferred in accordance with all applicable provisions of said Act and Ordinances. This determination does not guarantee that the subject property meets current design and improvement standards for subdivided parcels. Prospective purchasers should check site conditions and applicable development codes to determine whether the property is suitable for their intended use.

Prior to authorization to build on this property, the applicant will be required to conform to City and County building regulations. Such regulations include, but are not limited to, programs for appropriate sanitary sewage disposal and water supply for domestic use and fire suppression.

Geologic, soils, and drainage conditions on the subject project may limit development or necessitate that remedial measures be taken in order to obtain a building permit.

CITY OF BELL

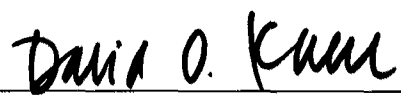
WE HEREBY CERTIFY that we have reviewed the above-described division of real property and have found it to be in compliance with all requirements of the Subdivision Map Act (Government Code Section 66410 et seq.) and the City of Bell Subdivision Ordinance.


Reynold Alfonso RCE 50706
Deputy City Engineer
City of Bell

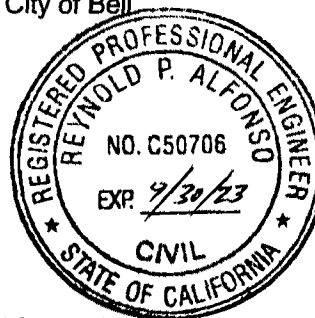
1/13/22
Date


Manuel Acosta
Community Development Director
City of Bell

1/13/22
Date


David O. Knell PLS 5301
City Surveyor
City of Bell

1-13-2022
Date



All Signatures must be notarized

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)On January 13, 2022 before me, Angela Bustamante - Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Manuel S Acosta

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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State of California)
County of Los Angeles)
On January 13, 2022 before me, Annette M Zamora, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Reynold Alfonso and David O. Bnell
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Annette M Zamora, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

APPROVED
11=3=2020

EXHIBIT "A"
LOT LINE ADJUSTMENT
LLA - 2019 -001
EXISTING LEGAL DESCRIPTIONS

SHEET 1 OF 4 SHEETS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	ADJUSTED PARCEL (REFERENCE)
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	PARCEL A
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	PARCEL B

"EXISTING LEGAL DESCRIPTIONS"

PARCEL A

THE NORTHERLY 57.20 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 45 FEET OF THE WESTERLY 156 FEET OF SAID LAND.

AREA = 13,092 SF OR 0.301 ACRES
APN: 6327-033-009

PARCEL B

THE EASTERLY 195 FEET OF THE SOUTHERLY 60 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA = 11,700 SF OR 0.269 ACRES
APN: 6327-033-010

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. R. Ramirez
CESAR R. RAMIREZ, PLS 9266



EXHIBIT "A"

SHEET 3 OF 4 SHEETS

LOT LINE ADJUSTMENT

LLA - 2019 -001

PROPOSED LEGAL DESCRIPTIONS (CONTINUED)

"PROPOSED LEGAL DESCRIPTIONS (CONTINUED)"

PARCEL B

THE EASTERLY 195 FEET OF THE SOUTHERLY 60 FEET OF LOT 16, IN BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, IN THE RANCHO SAN ANTONIO, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 101 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID DESCRIBED LAND, THENCE S07°15'00"W 60.00 FEET; THENCE N82°45'00"W 50.00 FEET; THENCE N07°15'00"E 60.00 FEET; THENCE S82°45'00"E 50.00 FEET TO THE POINT OF BEGINNING.

AREA = 8,700 SF OR 0.200 ACRES
APN: 6327-033-010

NOTE: THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAPS OR THERE MAY BE OTHER RECORDED EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT THAT COULD ENCUMBER SAID PARCEL.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. Ramirez F.
CESAR R. RAMIREZ, PLS 9266



EXHIBIT "A"

SHEET 2 OF 4 SHEETS

LOT LINE ADJUSTMENT LLA - 2019 -001 PROPOSED LEGAL DESCRIPTIONS

PROPERTY OWNER	EXISTING ASSESSOR'S PARCEL NUMBER	ADJUSTED PARCEL (REFERENCE)
KRN HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	6327-033-009	PARCEL A
LJH REAL ESTATE HOLDINGS, LLC, A ALASKA LIMITED LIABILITY COMPANY	6327-033-010	PARCEL B

"PROPOSED LEGAL DESCRIPTIONS"

PARCEL A

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EXCEPT THEREFROM THE NORTHERLY 45 FEET OF THE WESTERLY 156 FEET OF SAID LAND.

TOGETHER WITH THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DESCRIBED LAND, THENCE S07°15'00"W 60.00 FEET; THENCE N82°45'00"W 50.00 FEET; THENCE N07°15'00"E 60.00 FEET; THENCE S82°45'00"E 50.00 FEET TO THE POINT OF BEGINNING.

AREA = 16,092 SF OR 0.369 ACRES
APN: 6327-033-009

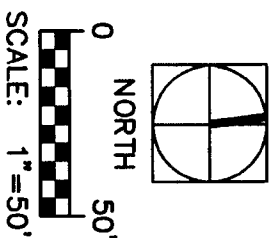
THIS DESCRIPTION/MAP HAS BEEN PREPARED BY
ME OR UNDER MY DIRECTION.

By: C. Ramirez F.
CESAR R. RAMIREZ, PLS 9266



SHEET 4 OF 4 SHEETS

LLA-2019-001



LINE LEGEND

LINE LEGEND

-  STREET CENTERLINE
 EXISTING LINES
 OLD PROPERTY LINE
 PROPOSED PARCEL LINES
 EASEMENT LINE
 AREA TO BE CONVEYED

(A) AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES PROVIDED IN THE FOLLOWING.
FOR: PUBLIC ROAD AND HIGHWAY PURPOSES
RECORDED: AUGUST 28, 1940 IN BOOK 17779 OF OFFICIAL RECORDS, PAGE 198
AFFECTS: AS DESCRIBED THEREIN

(B) AN EASEMENT AFFECTING THAT PORTION OF SAID

PROPOSED INGRESS AND EGRESS EASEMENT OVER THE SOUTH 12.20 FEET OF THE NORTH 57.20 FEET OF THE WEST 301.60 FEET OF LOT 16, BLOCK 3 OF L.A. WALKER'S BERRY AND ALFALFA TRACT, M.B. 5/101 TO BE RESERVED IN SEPARATE DOCUMENT.

MINUTES FOR THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, July 6, 2022 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, July 6, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Chair Mesa called the meeting to order at 7:00 p.m.

2. Roll Call of the Planning Commission:

Commissioner Silvia Martinez
Commissioner Rodrigo Rodarte
Vacant
Vice-Chair Rihan Bedier
Chair Luis Mesa

PRESENT: Commissioners Martinez, Rodarte and Chair Mesa

ABSENT: *Vice-Chair Bedier

*Motion by Commissioner Martinez to excuse Vice-Chair Bedier from the meeting. Motion was seconded by Commissioner Rodarte which carried with the following roll call:

Roll Call: 3-0-0-1

AYES: Commissioners Martinez, Rodarte and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Vice-Chair Bedier

Motion Passed.

STAFF PRESENT: Community Development Director Manuel Acosta, Assistant Planner Jason Garcia, Contract Planner Paula Kelly (via Zoom), Assistant City Danny Aleshire (via Zoom) and Planning Commission Secretary Angela Bustamante.

3. Pledge of Allegiance was led by Commissioner Martinez.

4. Communications from the Public:

The following members of the public addressed 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: 1. Edwin Gonzalez, 2. Juan Ortiz, and 3. [NEED NAME].

5. Presentation(s):

Planning Commission Secretary Angela Bustamante requested to add a recognition to the agenda recognizing former Planning Commissioner Denisse Viera for her service to the Planning Commission.

6. Public Hearing(s):

- a. Public Hearing on Site Plan Review ("SPR") No. 2019-32 for construction of 5 detached two story rental units on the 6900 block of Walker Avenue.

Recommendation: *It is recommended that the Planning Commission receive the presentation by staff, open the public hearing, take public testimony; and make a motion with respect to one of the three staff recommendations listed below:*

1. Continue the public hearing until such time as the Applicant provides complete and clear plans for the project that include but is not limited to a clear and precise site plan; a circulation plan indicating how vehicles will maneuver in the proposed driveway and newly delineated parking spaces; depictions on the plans of the locations and calculations of the required common and private open space; and submittal of colored renderings of all building elevations.
2. Continue the public hearing and direct City staff to return at the next meeting with a resolution of approval with all applicable conditions, or
3. Continue the public hearing and direct staff to return at the next meeting with a resolution of denial.

Community Development Director Manuel Acosta provided a PowerPoint presentation.

Chair Mesa asked what was considered a clean site plan?

Mr. Acosta responded that a clean site plan shows dimensions and layout of the floor plan opposed to what was submitted that is more of a construction plan.

Commissioner Martinez asked if the applicant was told to submit a clean site plan since the application was submitted in 2019.

Mr. Acosta responded that the applicant was told by staff and submitted a revised site plan but unfortunately only additional notes were added and made it harder to read the plans.

Commissioner Rodarte asked if the units can be reduced to four instead of five.

Mr. Acosta stated that the project allows for five (5) units.

Chair Mesa asked for the color scheme to be appropriate to the area.

Chair Mesa opened the public hearing and asked if anyone from the public would like to comment on the item.

1. Juan Ortiz spoke and agreed that clarification is needed.

Seeing no further speakers, Chair Mesa closed the public hearing.

Chair Mesa asked for a motion.

Mr. Acosta read the three recommendations by staff.

Commissioner Rodarte expressed concern with the number of parking spaces for each unit.

Commissioner Martinez asked for clarification on option two, particularly on what are applicable conditions.

Mr. Acosta gave examples of conditions such as requiring a block wall, hours of operations during construction, color schemes and other items that may be required.

Motion by Commissioner Martinez to move forward with option number one. Motion was seconded by Commissioner Rodarte which carried with the following roll call:

Roll Call: 3-0-0-1

AYES: Commissioners Martinez, Rodarte and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Vice-Chair Bedier

7. Regular Session:

- a. Sign Permit No. 2022-22, installation of a graphic located on the east windows at 5130 Florence Avenue.

Recommendation: It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-04PC titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF BELL APPROVING SIGN PERMIT NO. 2022-22, A REQUEST
TO INSTALL A GRAPHIC WALL SIGN IN THE C-3R ZONE AT 5130
FLORENCE AVENUE**

Community Development Director Manuel Acosta introduced the item. Assistant Planner Jason Garcia presented a PowerPoint presentation.

Commissioner Rodarte asked clarification of where the graphic design would be placed.

Mr. Garcia responded that the sign would be facing towards the parking.

Commissioner Martinez asked why graphics are not being added to the store front.

Mr. Garcia stated that the applicant preferred to leave that area clear.

Motion by Commissioner Rodarte to approve Resolution 2022-04PC. Motion was seconded by Commissioner Martinez which carried with the following roll call:

Roll Call: 3-0-0-1

AYES: Commissioners Martinez, Rodarte and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Vice-Chair Bedier

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

Commissioner Martinez gave an update on the Eco-Rapid Transit meeting that she attended.

Commissioner Rodarte announced that he would not be attending the next planning commission meeting.

Chair Mesa spoke and asked for staff and everyone to be supportive and assist all business owners succeed in the city. He also announced that July 16th is the next community clean up.

9. Community Development Director's Comments:

Community Development Director Manuel Acosta gave an update on the Housing Element and stated that the final draft will be presented to the commission in August. He also gave an update on the specifics plans for the Cheli area and the downtown area. Last he thanked former Commissioner Viera for her time to the Commission.

A brief conversation ensued on the Sopp Chevrolet property and the process to clean the property.

10. City Attorney Comments:

None

11. Adjournment: *The next Regular Planning Commission Meeting is scheduled for Wednesday, August 3, 2022 at 7pm.*

There being no further business before the Planning Commission, Chair Mesa adjourned the meeting at 8:08 p.m.

I, Angela Bustamante, Bell Planning Commission Secretary, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on January 4, 2023.

Angela Bustamante,
Planning Commission Secretary

Luis Mesa, Chair