



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, October 2, 2024 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 the Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, October 2, 2024. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

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

1. Call to Order:

2. Roll Call of the Planning Commission:

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

3. Pledge of Allegiance

4. Communications from the Public:

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

5. Presentation(s):

a. None

6. Public Hearings

- a. Request for approval of a Conditional Use Permit (CUP 2023-01) to establish (permit) a public charter high school (grades 9-12) within an existing commercial building (formerly Westbrook High School) on a property located at 4210 Gage Avenue, in the C-3R (General Commercial & Residential) and R-3 (High Density Multiple-family Residential) zones.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution 2024-08PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A CONDITIONAL USE PERMIT (CUP 2023-01), TO ESTABLISH (PERMIT) A PUBLIC CHARTER HIGH SCHOOL (GRADES 9-12) WITHIN AN EXISTING COMMERCIAL BUILDING ON A PROPERTY LOCATED AT 4210 GAGE AVENUE, IN THE C-3R (GENERAL COMMERCIAL & RESIDENTIAL) AND R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONES.

- b. Conditional Use Permit 2024-04 establishment of a digital billboard at 5400 Gage Avenue.

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

1. Determine that the proposed development agreement is exempt from further review under the California Environmental Quality Act Section 15311 - Accessory Facilities, because the project consists of the construction or installation of minor structures accessory to an existing commercial facility, including on-premise signs, and thereby is exempt from CEQA.
2. Read by title only, waive further reading and adopt Resolution 2024-11PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A CONDITIONAL USE PERMIT (CUP 2024-04), TO CONSTRUCT (PERMIT) A DIGITAL BILLBOARD STRUCTURE ON A PROPERTY LOCATED AT 5400 GAGE AVENUE, IN THE PUBLIC OWNED LAND (POL) ZONE.

7. Regular Session:

- a. Approval of the minutes for the Planning Commission Meeting of June 5, 2024.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the June 5, 2024 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: *Next Regular Planning Commission Meeting is scheduled for Wednesday, November 6, 2024 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, Marisa Craft, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on September 27, 2023 at least seventy two (72) hours prior to the meeting as required by law.

Marisa Craft

Marisa Craft, Planning Commission Secretary

AGENDA ITEM 6A

City of Bell Planning Commission Agenda Report

DATE: October 2, 2024

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED
BY: Dennis Banks, Contract Planner

SUBJECT: Conditional Use Permit (CUP 2023-01)

PROJECT PROPOSAL / REQUEST:

Request for approval of a Conditional Use Permit (CUP 2023-01) to establish (permit) a public charter high school (grades 9-12) within an existing commercial building (formerly Westbrook High School) on a property located at 4210 Gage Avenue, in the C-3R (General Commercial & Residential) and R-3 (High Density Multiple-family Residential) zones.

BACKGROUND:

Project Overview

- General Plan Designation: Commercial
- Zoning: C-3R (Heavy Commercial) & R-3 (High Density Multiple-family Residential)
- Project Location: 4210 Gage Avenue
- Assessor's Parcel Number(s): 6325-009-002, 6325-009-003, 6325-009-004, 6325-009-005, 6325-009-006, & 6325-009-007
- Site Characteristics: The subject site is irregularly shaped, measures approximately 50,820 square feet, and is comprised of a total of six parcels and a public alley. Three of the parcels are located along the northerly portion of the site fronting Gage Avenue, a public alley spanning east-west from Otis Avenue to Fishburn Avenue bisects the site approximately in half. The remaining three parcels are located at the southerly portion of the site, with two parcels fronting Fishburn Avenue and one parcel fronting Otis Avenue. The primary site frontage is along Gage Avenue, and the secondary (side) frontages are along Otis and Fishburn Avenues.

The site is currently developed with a two-story commercial building that has a total area of approximately 15,142 square feet and is currently occupied by the applicant (Russell Westbrook Why Not? Charter High School). The existing building is situated facing Otis Avenue, measures approximately 25.5 feet in height, is predominantly rectangular in shape, consists of a flat roof with varying parapet heights and a main entrance canopy element with flat roofing along the westerly frontage. The existing site is also developed with surface-level open parking spaces and landscaping planters along the westerly frontage of the site. Two steel storage containers each measuring approximately 180 square feet and 360 square feet

are also situated along southerly boundary of the site. Two large open spaces located throughout the easterly frontage of the site are dedicated to recess, lunch, and outdoor recreational activities for students.

- Surroundings: Surrounding properties include single-story, single-family homes and multi-family residential properties and a water purveyor facility (Golden State Water) adjacent to the south of the subject site; a mix of single-family and multi-family residential properties, and a liquor store across Fishburn Avenue to the east; single-family residences and a vacant two-story commercial building with a surface-level parking lot across Otis Avenue to the west; and one-story commercial buildings consisting of retail stores, a barber shop, dental office, youth center, and an automotive body shop across Gage Avenue to the north.

Project Description: Options for Youth is a public charter school program that is a non-profit charter school registered as active by the California Department of Education (CDE) and is compliant with state ADA regulations to serve students in grades 9-12. OFY is accredited by the Western Association of Schools and Colleges (WASC). Students who attend OFY earn high school course credits and graduate from OFY with a high school diploma. As an exclusive Workforce Innovation and Opportunity Act (WIOA) partner, OFY offers workforce development and career exploration for traditionally underserved youth 14-21 years of age.

The building at 4210 E. Gage Avenue will be used as a 9-12 grade Public Charter School to provide a world class education to our students. While it is an alternative school its curriculum is based on the education requirements of an accredited public school and will offer the same or similar classes. The curriculum will allow each student to satisfy the A through G requirements necessary to be eligible for admission to a California State University or a University of California campus. The OFY school will also offer classes that will allow students to accrue transferable college credits, similar to a public school with an Honors program or that offers Advanced Placement (AP) classes. Each highly qualified teacher will serve a maximum of 6-7 students, in mixed grades, in a small group environment that facilitates individualized planning, instruction and assessment. There will be 5 or 6 small groups operating during the same block meaning there will be approximately 35-40 students attending school during one academic block. There will be four (4) academic blocks throughout the day so that would equal a maximum of 160 students that would attend class daily spread over the four-time blocks. The school time blocks last for 1.5 hours and will operate at the following times: 9-10:30am, 10:30-12pm, 1-2:30pm and 2:30-4pm. 11 teachers and staff work with students during these appointment blocks. Late afternoon appointments can occur twice a week from 4-5:30pm and 5:30-7pm to accommodate a limited number of students who work during the day. All staff and students exit the school by 7pm. The school will be open from 8am-5pm and closed during lunch 12-1pm and closed most Saturdays and all Sundays. Saturday school will be occasional and is offered to accommodate missed school block appointments. It occurs approximately 4 times a year. Students are required to study and complete coursework independently at home for 4-6 hours each day.

Operations conducted on site will include:

- Classroom Instruction
- Parent Meetings
- Staff Development and,
- After School Sport Meetings and Practices

On Mondays and Wednesdays from 1:00pm-3:00pm approximately 20 students (total; 10 per court) play Volleyball and Basketball with 4 staff members coaching.

- The project proposal includes a request for approval of a Conditional Use Permit (CUP) to permit a charter high school (currently Westbrook High School) that will serve grade levels 9 through 12 with a maximum enrollment of 160 students and 25 faculty and staff members.
- The overwhelming majority of students arrive by car or are dropped off by a parent are immediately ushered into the school under the safety of non-armed security guard who assists school personnel in checking in students and visitors on their arrival and ensures students do not loiter once they exit the building. These guards are also responsible for ensuring that parents drop off and leave so as to not block parking spots and OFY never allows car lines. OFY does not plan to make any alterations to the building or site.
- Applicant: LA Promise Fund/Options for Youth (OFY)
- Municipal Code Requirements for a CUP: Pursuant to the City of Bell Municipal Code (BMC) Section 17.96.030(78)(a-d), “schools, charter, vocational, public” shall be permitted with the approval of a CUP. School uses shall:
 - a. Provide sidewalks, bike and vehicle facilities necessary to accommodate vehicular, pedestrian and bicycle traffic on site and between the nearest collector street and the school site;
 - b. Comply with the parking requirements in Chapter 17.76 of the Zoning Code, unless the applicant can provide and guarantee alternative parking arrangements, such as shared parking or bussing of staff and students, subject to the review and approval of the Planning Commission;
 - c. Construct a six-foot fence around all play areas at elementary schools adjacent to private or public streets; and
 - d. Landscaping shall be restricted to trees with canopies higher than ten feet (10') and bushes less than three feet (3') high to deter hiding.
- Required Findings for a CUP: Pursuant to BMC Section 17.96.040, a Conditional Use Permit may be approved only if all of the following findings are made:
 - a. That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use; and
 - b. That the site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use; and
 - c. That all buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site; and
 - d. That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site; and
 - e. That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the city’s general plan.

ANALYSIS:

Description of Site Improvements

The project does not propose any improvements to the existing building. However, the building has deferred maintenance and unpermitted signage. Specifically, all the facades have dust and watermarks throughout the wall areas above the storefronts and along the parapets. In addition, the stucco finish on the exterior walls have significant cracks and perforations from previously removed wall signage. There are also vandalized/damaged door and window panels along the northerly façade, some which are covered with unpermitted vinyl graphics. A recommended condition will require that the applicant repair and/or replace all the vandalized doors and windows, and that the damaged wall areas be patched and painted as needed to match the unaffected wall areas. Another recommended condition will require that the building facades be washed or repainted to eliminate the dust and watermarks. Lastly, another recommended condition will require that all unpermitted vinyl graphics and banners throughout the site be removed and that new signage shall be reviewed and approved in conformance with the signage development standards of the Zoning Code prior to installation. Overall, the recommended conditions of approval will ensure that the building's facades are well-maintained and exhibit an overall great appearance.

Currently, the site is developed with 25 on-site parking spaces. These spaces are located along the western and southern edges of the property. The eastern section of the property is developed with two basketball courts and those areas are used for Physical Education classes. Minor site improvements are also proposed to repurpose a portion of the existing open space located at the southeasterly frontage of the site, which is the location of one of the facility's basketball courts, to accommodate additional off-street parking spaces. The proposed striping will provide 33 additional parking spaces within the site for a total of 58 parking spaces. A new bicycle rack is also proposed to be installed in front of the building's main entry facing Otis Avenue. As a result, the proposed site improvements will increase the overall parking count and minimize the existing overall deficiency in on-site parking.

Business Operations

The charter high school has a current enrollment of 171 students and 33 faculty and staff members. However, the applicant is requesting approval for a maximum enrollment of 200 students and 30 faculty and staff members to increase the capacity beginning the 2024-25 school year. The proposed hours of operation are as follows:

- Regular school hours:
Monday through Friday (8:00am – 5:00pm)
- Breakfast/ Nutrition/Lunch:
Breakfast: Monday through Friday (8:00am – 8:40am)
Lunch/Nutrition: Monday through Friday (12:00pm – 1:00pm)
- Physical education hours:
Monday through Friday (9:00am – 4:00pm)

Some of the students walk or bike to and from school, while others are dropped off and picked up via private vehicles and public-school buses. Private vehicle drop-off and pick-up zones are proposed within the parking lot and alley areas of the campus, including one staff member to monitor and guide on-site traffic. This will be made possible by the applicant opening up the alley gates along Otis Avenue and Fishburn Avenue to allow on-site drop off and pick up of students. Up to four school buses are also proposed to drop off and pick up students along Fishburn Avenue daily. The drop-off and pick-up times for the buses are staggered so that only two buses are parked at any time.

The proposed drop-off and pick-up times are as follows:

Drop-off: Monday through Friday 7:30am – 9:00am

Pick-up: Monday through Friday 2:30pm – 5:00pm

In addition, to the staggered bus times OFY will use other methods to control circulation and noise from the school to the surrounding neighborhood. OFY has experience operating facilities in well-established residential areas and being in harmony with their surroundings. For example, OFY currently operates a facility in a historic, residential neighborhood in San Gabriel. It has operated there for years without any problems. OFY uses a combination of staff/faculty, parents of students, and student leaders to create and enforce standards to ensure the school does not become a public nuisance to the homeowners and residents who live near the school. Due to this information staff does not anticipate the establishment of this school will not be a detriment to the general welfare of the area and expect OFY to operate harmoniously with its neighbors at the proposed location.

Compatibility

Through the implementation of the recommended conditions of approval, the appearance of the building and the site will be in keeping with the surrounding context. The stucco-clad facades, aluminum-frame storefronts, and exterior building colors and materials are consistent with the goals and policies of the General Plan and compatible with the surrounding neighborhood.

Land Use and Sustainability Element Policy 1 specifies, “the City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City’s Zoning Code and map shall also be updated to ensure conformity with the General Plan.” The proposed high school is an allowable use within the C-3R and R3 zoning districts of the City subject to the approval of a Conditional Use Permit. Therefore, if the CUP is granted, the proposed project will be consistent with Land Use and Sustainability Element Policy 1.

Off-street Parking

Pursuant to the BMC Section 17.76.020(8)(b), high school uses require 1 parking space for each 5 students and 1 parking space for each faculty member and employee.

In accordance with the City’s parking standards, a total of 52 off-street parking spaces are required for the proposed enrollment of 160 students and 25 faculty members. The site currently has 25 existing parking spaces. The project proposes 24 standard parking spaces and 9 compact spaces, totaling 33 off-street parking spaces. Therefore, the site will provide a total of 58 parking spaces,

which exceeds the required amount of 52 spaces meaning the site will have a surplus of 6 parking spaces.

OFF-STREET PARKING REQUIREMENTS	
Parking Ratio	1 parking space for each 5 students: (160 students / 5 = 32 parking spaces) 1 parking space per faculty member/employee (20 employees = 20 parking spaces)
Required parking	32 + 20 parking spaces = 52 parking spaces required
Existing parking	25 parking spaces
Proposed parking	33 parking spaces
Parking Surplus	6 parking spaces

However, a traffic impact analysis was conducted for the project, which notes that most students don't drive to school and assumes that they will either be bussed to school and the remaining will either walk, bike, use public transit, or be dropped off.

Pursuant to BMC Section 17.76.020(18), the off-street parking and loading space requirements for any use for which a CUP is required, shall be set by the Planning Commission. Based on the traffic impact analysis, the proposed 33 off-street parking spaces, in addition to the existing 25 spaces, will be more than adequate for the scale of the school operations. In fact, there will be a surplus of 6 parking spaces on the site. Therefore, staff recommends a condition of approval requiring that 25 off-street parking spaces shall be maintained at all times; and that any future changes in the school operations which may affect the off-street parking needs, including but not limited to, the curriculum, an increase in student enrollment or employees, shall be subject to review and approval by the Planning Commission.

Lot Tie/Merger and Alley Vacation

The site is comprised of six parcels and an existing 10-foot-wide public alley that spans between Otis and Fishburn Avenues, bisecting the subject site. There are existing wrought iron gates at both ends of the alley which were installed without the approval of the City. As a result, the alley has solely been accessible, utilized, and maintained by the current high school operator.

The project request includes use of the alley as a student drop-off/pick-up zone for private vehicles. The alley also currently serves access to the parking areas within the site and is the only egress point within the site. Staff recommends that the parcels be merged or tied and that the alley be vacated to grant full rights to the property owner of the school site. A lot tie/merger would prevent non-conforming conditions to the site were if the use change or it is redeveloped in the future. An alley vacation would also allow for adequate on-site circulation and access to the parking areas within the site for the proposed use. Therefore, if the project is approved, Staff recommends a condition requiring the applicant to complete the lot tie/merger and alley vacation processes within six months of the approval of the CUP, in accordance with the City regulations and to the satisfaction of the City Engineering Department.

Conditional Use Permit

A CUP is required to allow the establishment/operation of a high school use. In granting approval of a CUP, the Planning Commission must make certain findings, as set forth in the BMC. CUP may be approved only if all of the following findings are made:

- A. The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use. ***The site is developed with an existing two-story building with nine classrooms, multiple staff offices, restrooms, and storage facilities which had been previously occupied by a vocational school. The proposed high school will occupy the existing building without the need for tenant improvements. The existing site is predominantly flat, and contains parking areas, and landscaping planters. Therefore, the existing building and site are adequate in size, shape, and topography to accommodate the proposed high school operations.***
- B. The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. ***Based on a transportation analysis conducted, the number of net new trips generated is less than 110 daily trips. Therefore, the Project can be presumed to have a less than significant transportation impact on VMT. As a result, the site is expected to have sufficient access to public streets and highways adequate to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated.***
- C. All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site. ***With recommended conditions, the project will consist of ordinary maintenance and repairs to the existing building which will enhance its exterior appearance and the overall site. The proposed improvements will be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area.***
- D. The location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site. ***The site was previously re-developed with an educational facility and no tenant improvements are being proposed. In addition, the site has been previously occupied by other similar uses including a vocational school, which have some similar operating characteristics of class settings and offices that are compatible with the existing surrounding commercial and residential land uses within the immediate vicinity.***
- E. The conduct of the proposed use will be in compliance with the City's General Plan. ***The subject site's General Plan Land Use Designations are Commercial and Medium Density Residential. High school uses are allowable within all zoning districts of the City subject to approval of a CUP. Therefore, with the approval of a CUP, the proposed high school use will be in compliance with the Zoning Code requirements and the City's General Plan. The proposed land use will address the current and future need of the residential sector by providing an educational facility for children residing within the surrounding residential areas. Therefore, the proposed project satisfies the Land Use and Sustainability Element Policy 1 of the General Plan.***

Conclusion

Based on the above analysis, the staff has determined that with the recommended conditions of approval, the proposed project complies with the BMC, and all of the required findings in support of a Conditional Use Permit can be made.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the CUP application and determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) “Existing Facilities”, in that the project does not involve any alterations or expansion to an existing commercial building, and thereby is exempt from CEQA.

Traffic Impact and Air Quality Analyses

Although not required by CEQA, a transportation analysis was conducted and determined that the Project is screened-out for vehicle miles traveled (VMT) as well as transportation impact analysis per County of Los Angeles Transportation Impact Analysis Guidelines (July 23, 2020) given that the number of net new trips generated is less than 110 daily trips. Therefore, the Project can be presumed to have a less than significant transportation impact on VMT and no further VMT analysis is required. In addition, an air quality analysis was conducted and determined that there are no significant impacts to air quality.

COMMENTS FROM OTHER DEPARTMENTS

Staff routed the project for comments to the Building & Safety Division. The Building & Safety Division provided comments which pertain to Building Code requirements. If the project is approved, the comments would be incorporated as conditions of approval.

RECOMMENDATION

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under Section 15301, (Class 1) “Existing Facilities”, make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Conditional Use Permit (CUP 2023-01)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. The applicant shall agree to defend, indemnify and hold harmless the City of Bell, its agents, officers, and employees from any claim, action, or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the Applicant of any such claim, action, or proceeding against the City of Bell and the Applicant will either undertake the defense of the matter and pay the City’s associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of Bell fails to promptly 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 for defending, indemnify or hold harmless

the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.
3. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.
4. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for 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 Community Development Director.
5. The Conditional Use Permit approval shall expire if the alley vacation, lot tie/merger, and building permits are not completed/issued within six months from the date of approval, unless an extension has been granted by the Planning Commission.
6. An anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior building surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.
7. 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.
8. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.
9. The applicant shall clean, repair, and/or replace all the vandalized storefront doors and windows fronting Gage Avenue.
10. All the building wall areas exhibiting stucco cracking and perforations from previously removed wall signage shall be patched and painted to match the unaffected facade areas. And all water and dirt/dust stains throughout all sides of the building shall be washed off or repainted.
11. All unpermitted vinyl graphics, banners, and wall signage throughout the site shall be removed. All new signage shall be reviewed and approved in conformance with the sign development standards of the Zoning Code prior to installation.

12. The parking areas shall be re-striped as noted on the approved plans to include 58 off-street parking spaces which shall be always maintained. Any future changes in the school operations which may impact the off-street parking, including but not limited to, the curriculum, an increase in student enrollment or employees, shall be subject to review and approval by the Planning Commission.
13. The applicant shall complete a lot tie/merger and an alley vacation process within six months of the approval of the CUP, in accordance with the City regulations and to the satisfaction of the City Engineering Department.
14. The applicant and property owner shall agree in writing to the above conditions.

Building & Safety

15. Charter school facilities construction projects must be submitted to the Division of the State Architect (DSA) for plan review and construction oversight if the project will be funded by the Charter School Facilities Program, independent of land ownership (see Education Code Section 17078.54). Construction projections includes new building and facility construction, reconstruction, rehabilitation, alterations, and additions. Occupying an existing school that was not under DSA jurisdiction previously may be subject to plan review by DSA due to the new source of funding.
16. If the project will not be funded by the Charter School Facilities Program, the project must be submitted to either:
 - DSA for plan review and construction oversight (see Education Code Section 47610.5(a)); or
 - The local building enforcement agency with jurisdiction over the area in which the charter school is located (see Education Code Section 47610(d)).
17. Plan review by DSA, if applicable, in general only covers disciplines of accessibility, structural, and fire and life safety. Plan review for other areas of disciplines may have to be deferred to the Building Division.
18. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
19. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
20. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
21. The proposed work involving the creation of new parking spaces shall be limited to the actual striping itself. The existing pavement and its drainage pattern within the striping area shall not be altered in any way unless separate grading and drainage plans are submitted for additional review.
22. All State of California disability access regulations for accessibility shall be complied with.
23. Project shall comply with the CalGreen Non-Residential mandatory requirements.

24. An allowable building area analysis shall be provided to justify that the as-built floor area for the existing 2-story building of Education Group E Occupancy with Type VB construction is not exceeded per Chapter 5 of the Building Code.
25. Unless a lot merger is executed and properly recorded between two contiguous parcels (APN 6325-009-003 and 6325-009-004), the opening at existing egress door at southeast corner of the building is not permitted and shall be infilled to maintain fire safety requirement Table 705.8 of the Building Code. As an alternate, an easement for egress shall be established and properly recorded within the parcel with APN 6325-009-004 for the benefit of existing building.

ATTACHMENTS:

1. Resolution No 2024-08PC
2. Applicant Submittal, Including Current Plans and Elevations
3. Photos

RESOLUTION NO. 2024-08 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A CONDITIONAL USE PERMIT (CUP 2023-01), TO ESTABLISH (PERMIT) A PUBLIC CHARTER HIGH SCHOOL (GRADES 9-12) WITHIN AN EXISTING COMMERCIAL BUILDING ON A PROPERTY LOCATED AT 4210 GAGE AVENUE, IN THE C-3R (GENERAL COMMERCIAL & RESIDENTIAL) AND R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONES.

WHEREAS, LA Promise Fund/Option for Youth (“the Applicant”), filed a complete application requesting the approval of a Conditional Use Permit (CUP 2023-01) described herein (“Application”); and

WHEREAS, the Application pertains to an approximate 50,820 square-foot property with Los Angeles County Assessor’s Parcel Numbers 6325-009-002, 6325-009-003, 6325-009-004, 6325-009-005, 6325-009-006, 6325-009-007, more commonly known as 4210 Gage Avenue, Bell California (“Property”);

WHEREAS, the Applicant requests approval of a Conditional Use Permit (CUP) to establish (permit) a public charter high school (grades 9-12). Pursuant to the City of Bell Municipal Code (BMC) Section 17.96.030(78)(a-d), “schools, charter, vocational, public” shall be permitted with the approval of a CUP; and

WHEREAS, the City staff reviewed the project’s environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and determined that the project is exempt under a Class 1 Categorical Exemption pursuant to section 15301(a) (Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

WHEREAS, notice of the Planning Commission public hearing of October 2, 2024, was published in compliance with State law in a local newspaper of general circulation. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner, occupants and resident within a 300-foot radius of the project site, indicating the date and time of the public hearing in accordance with California Government Code 65091; and

WHEREAS, on October 2, 2024, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its 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 been met.

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:

- A. The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use.** *The site is developed with an existing two-story building with nine classrooms, multiple staff offices, restrooms, and storage facilities previously occupied by a vocational school. The proposed high school will occupy the existing building without needing tenant improvements. The existing site is predominantly flat and contains parking areas and landscaping planters. Therefore, the existing building and site are adequate in size, shape, and topography to accommodate the proposed high school operations.*
- B. The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use.** *Based on a transportation analysis conducted, the number of net new trips generated is less than 110 daily trips. Therefore, the Project can be presumed to have a less than significant transportation impact on VMT. As a result, the site is expected to have sufficient access to public streets and highways to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated.*
- C. All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site.** *With recommended conditions, the project will consist of ordinary maintenance and repairs to the existing building, which will enhance its exterior appearance and the overall site. The proposed improvements will be compatible with existing surrounding uses and, therefore, will not adversely impact the subject site or surrounding area.*
- D. The location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site.** *The site was previously re-developed with an educational facility, and no tenant improvements are being proposed. In addition, the site has been previously occupied by other similar uses, including a vocational school, which has some similar operating characteristics of class settings and offices that are compatible with the existing surrounding commercial and residential land uses within the immediate vicinity.*
- E. The conduct of the proposed use will be in compliance with the City's General Plan.** *The subject site's General Plan Land Use Designations are Commercial and*

Medium Density Residential. The high school uses allowable within all zoning districts of the City, subject to the approval of a CUP. Therefore, with the approval of a CUP, the proposed high school use will be in compliance with the Zoning Code requirements and the City's General Plan. The proposed land use will address the current and future needs of the residential sector by providing an educational facility for children residing within the surrounding residential areas. Therefore, the proposed project satisfies the Land Use and Sustainability Element Policy 1 of the General Plan.

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 1 Categorical Exemption pursuant to section 15301(a) (Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

SECTION 4. The Planning Commission hereby approves CUP 2023-01 subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 2nd day of October 2024

Luis Mesa, Chair

ATTEST:

Marisa Craft,
Planning Commission Secretary

APPROVED AS TO FORM:

Lona Laymon, Deputy 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 2024-08PC** was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 2nd day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marisa Craft,
Planning Commission Secretary

RUSSELL WESTBROOK WHY NOT? HIGH SCHOOL
CUP PLANNING APPLICATION
4210 GAGE AVENUE, BELL, CA 90201

SCOPE OF WORK

General Plan Amendment, Zone Change, and a (new) Conditional Use Permit to establish a Public Charter High School (grades 9-12) within an existing commercial building, and vacation of an existing alley that bisects the project site.

ZONING AND SITE INFORMATION

Associated APNs:	6325-009-002	C3R	6,500 SF
	6325-009-003	C3R	13,000 SF
	6325-009-004	C3R	9,750 SF
	6325-009-005	R3	8,220 SF
	6325-009-006	R3	5,200 SF
	6325-009-007	R3	8,150 SF
Total Parcels SF (no alley)			50,820 SF

CBC Occupancy Group: E (K-12 Educational)

CBC Type of Construction: V-B

Existing Building Area	
Existing 1st Floor:	11,688
Existing 2nd Floor:	3,454

Total Existing Building Area: 15,142 SF

(E) Floor Area Ratio: 15,142 / 50,820 = 0.30 FAR

CLASSROOM COUNT MATRIX

	No. Students
Classroom 101 (Science)	32
Classroom 103	28
Classroom 104	29
Classroom 105	28
Classroom 109	29
Classroom 110	29
Classroom 112	28
Classroom 203	28
Classroom 204	29

Total Students 260

FACULTY AND STAFF COUNT

Operations will have 30 Faculty and Staff

PARKING

Required Parking: 1 parking space for each 5 students and 1 parking space for each faculty member and employee

260 / 5 = 52 Parking Spaces for Students
30 Parking Spaces for Faculty and Staff

Total 84 Parking Spaces Required per Zoning Code

Proposed Parking Provided: (41) Spaces
See Parking Study by GTS for Data to support Proposed Parking Count

Total Compact Spaces: 11
Compact Spaces as Required Parking: 3
3 / 33 = 9% (up to 20% allowed)

CLIENT:

LA Promise Fund
Lori Hashimoto
1933 S Broadway - Suite 1108
Los Angeles, CA, 90007
(213) 745-4928

ARCHITECT:

IntuArch
Michael Wacht, AIA
8758 Venice Boulevard - Suite 200
Los Angeles, CA 90034
(310) 954-1346

PROPERTY OWNER:

"4210 E GAGE LLC"
Andranik Sogoyan
3012 Riverside Drive
Los Angeles, CA 90039
(213) 688-8815

DRAWING LIST

A000	Cover Sheet
A100	Operating Site Plan
A105	Traffic Site Plan
A110	Floor Plans
A200	Existing Elevations

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	I.D.	INSIDE DIMENSION
CLG	CEILING	MAX.	MAXIMUM
CLR	CLEAR	MIN.	MINIMUM
(E)	EXISTING	(N)	NEW
ENGR	ENGINEER	O.D.	OUTSIDE DIMENSION
EXTG	EXISTING	OPP	OPPOSITE (REVERSE)
FIN	FINISH	REFL	REFLECTED
FLR	FLOOR	SIM	SIMILAR
GWB	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HR	HOUR		

SYMBOLS

XX• EXTERIOR ELEVATION DRAWING NUMBER
XXXX EXTERIOR ELEVATION SHEET NUMBER

XX WINDOW NUMBER

XX DOOR NUMBER

ROOMNAME ROOM NAME
000 ROOM NUMBER

X'-0" CEILING HEIGHT (FIN)

L XX• SECTION DRAWING NUMBER
AXXX SECTION SHEET NUMBER

ARCHITECT:

IntuArch
8758 Venice Boulevard - Suite 200
Los Angeles, CA 90034
(310) 954-1346
mwacht@intuarch.com

CLIENT:

PROMISE
LAFUND

LA Promise Fund
1933 S Broadway - Suite 1108
Los Angeles, CA, 90007

PROJECT:

RUSSELL WESTBROOK
WHY NOT?
HIGH SCHOOL

Russell Westbrook Why Not? High School
CUP Modification / Planning Application
4210 Gage Avenue
Bell, CA 90201

VERSIONS:

#	DATE	DESCRIPTION
	12/17/2021	CUP Application
	10/11/2022	Operations Revision
	04/21/2023	Planning Submission
	11/17/2023	Planning Corrections
	03/19/2024	Planning Corrections

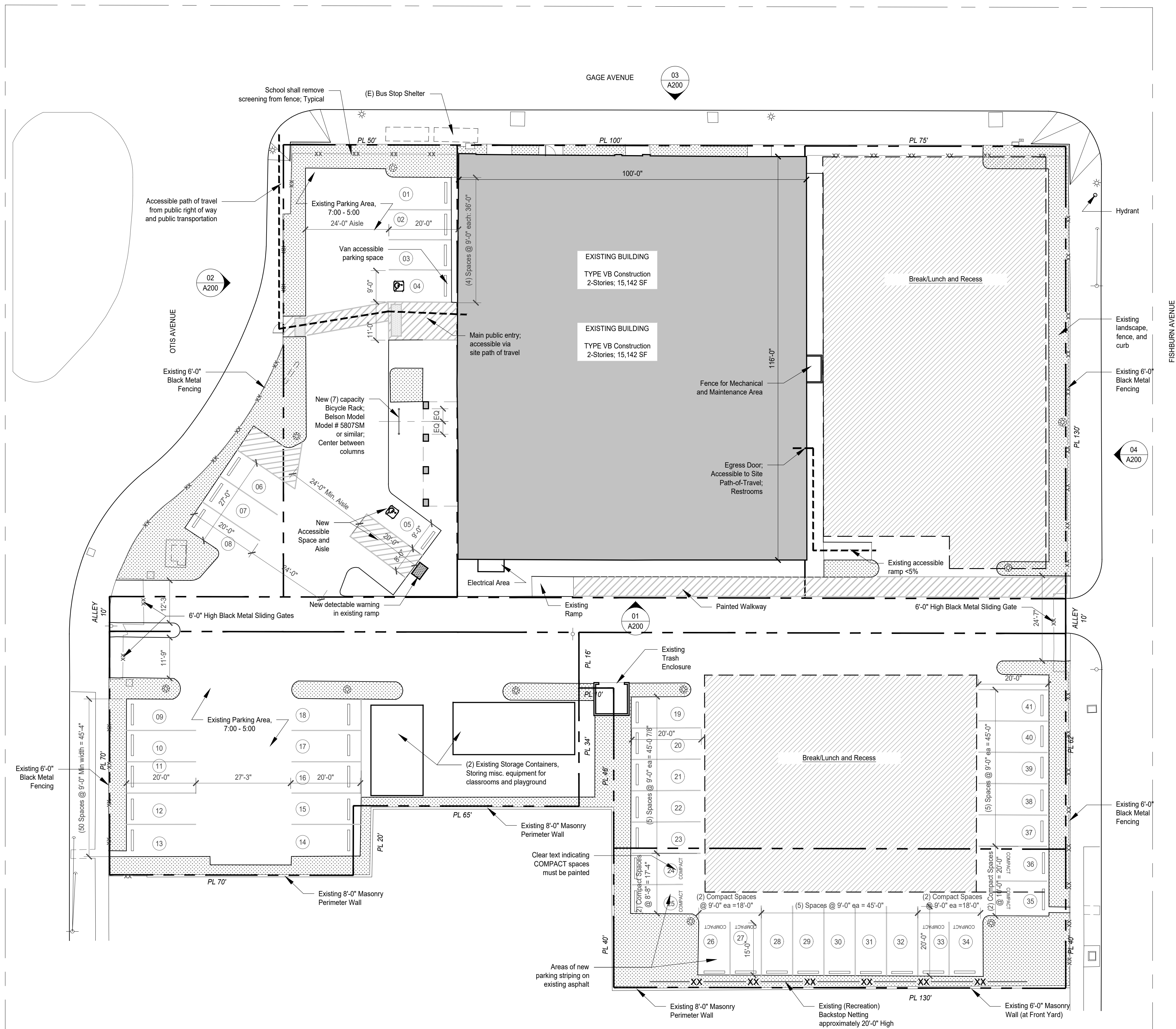
DRAWING INFO:

COVER

A000



VICINITY SITE PLAN



01 OPERATING SITE PLAN
Scale: 1/16" = 1'-0"



ARCHITECT:

JntuArch
8758 Venice Boulevard - Suite 200
Los Angeles, CA 90034
(310) 954-1346
mwacht@jntuarch.com

CLIENT:



LA Promise Fund
1933 S Broadway - Suite 1108
Los Angeles, CA, 90007

PROJECT:



Russell Westbrook Why Not? High School
CUP Modification / Planning Application
4210 Gage Avenue
Bell, CA 90201

VERSIONS:

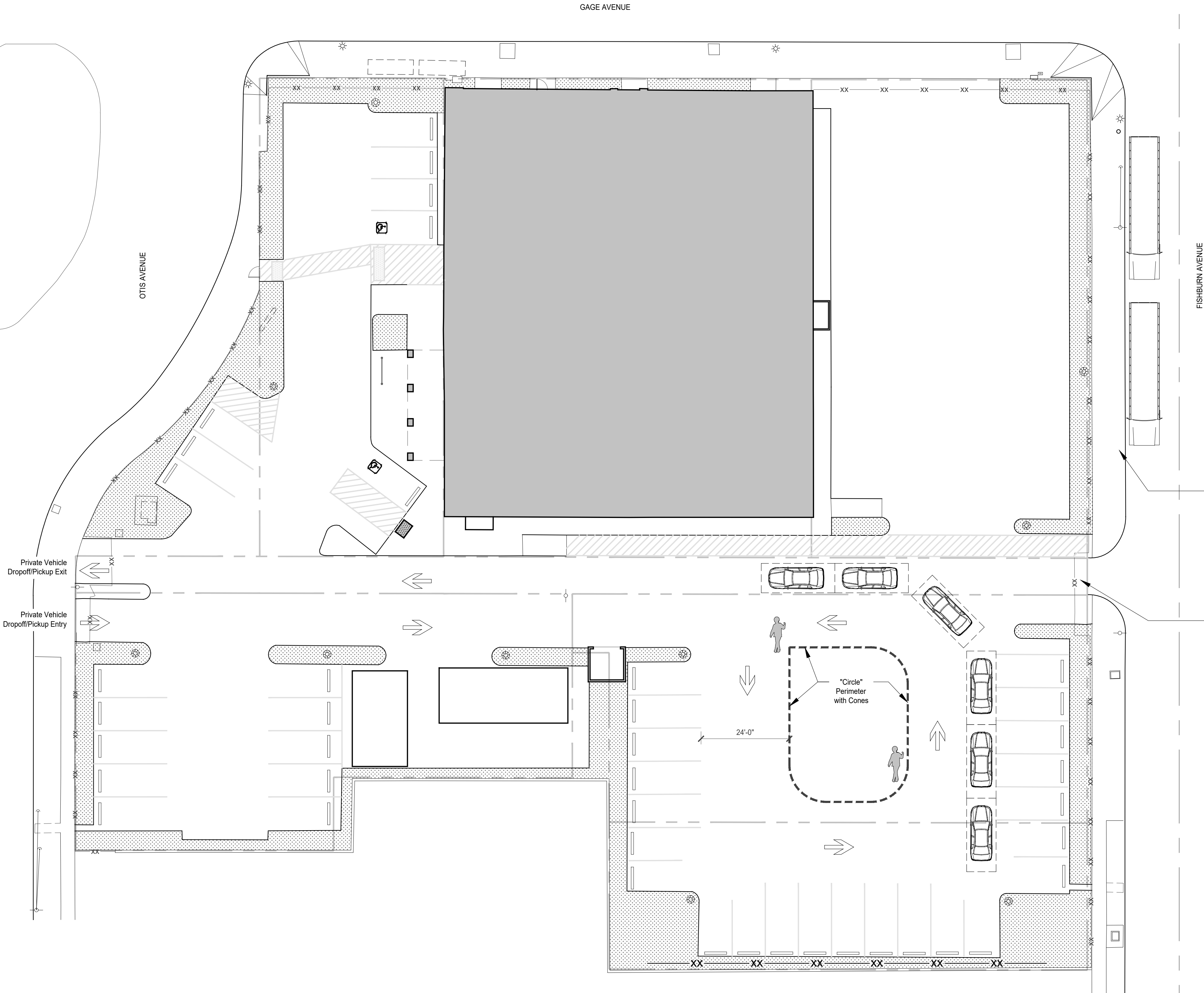
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	12/17/2021	CUP Application
	10/11/2022	Operations Revision
	04/21/2023	Planning Submission
	11/17/2023	Planning Corrections
	03/19/2024	Planning Corrections

DRAWING INFO:

TRAFFIC
SITE PLAN

A105

PLOTTED 12/23/2024



01

TRAFFIC SITE PLAN
Scale: 1/16" = 1'-0"



CODE ANALYSIS

Allowable Floor Area:
Type V-B Construction

E Occupancy: Allows for maximum of 28,500 SF
(Sprinklered, no Area Increase)

-> Existing Floor Area is 15,142 SF, Complies

Allowable Number of Stories:
Type V-B Construction

E Occupancy: Allows for maximum of 2 Stories
(Sprinklered, no Area Increase)

->Existing Stories: 2, Complies

Allowable Height:
Type V-B Construction

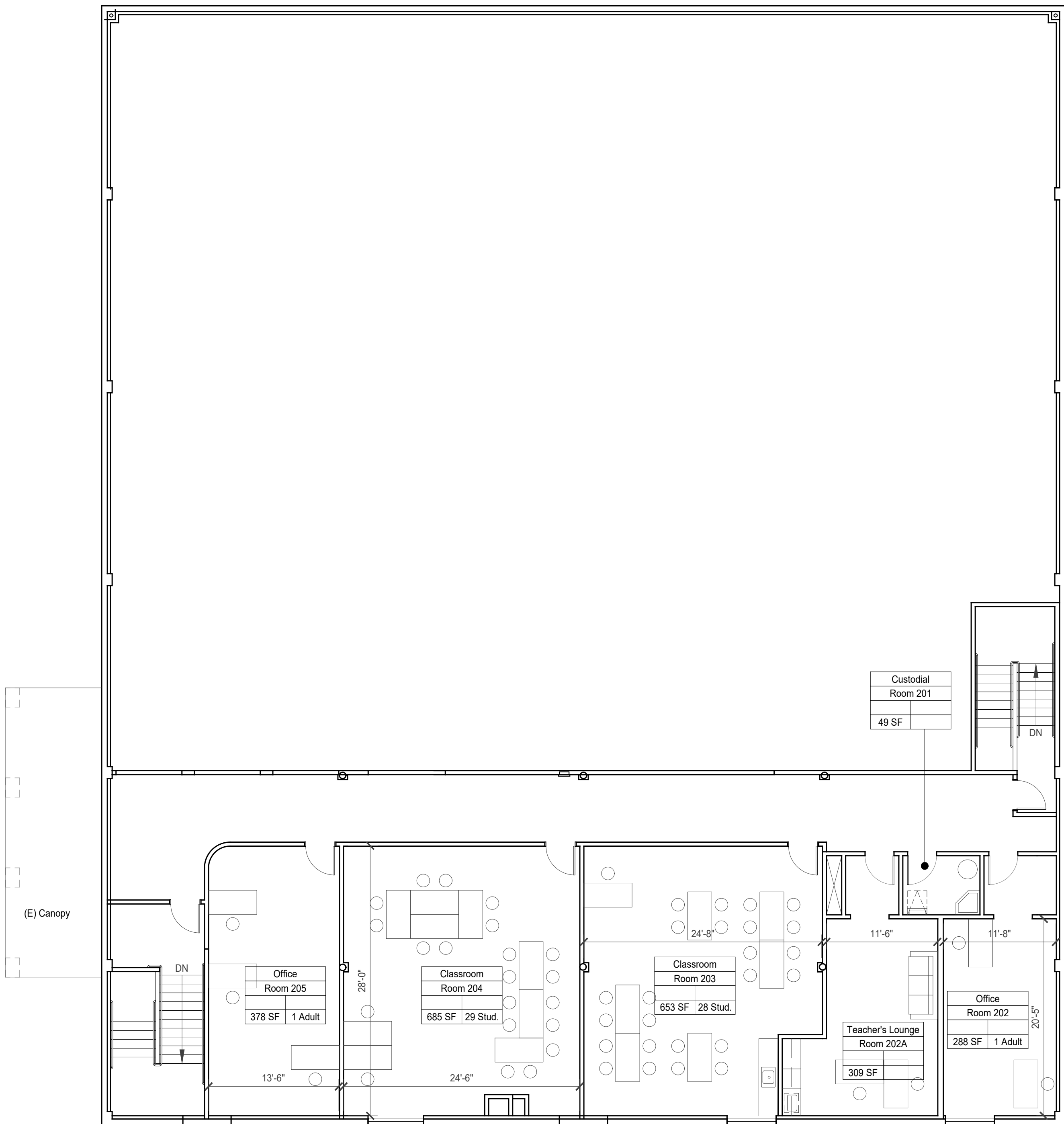
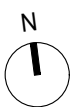
E Occupancy: Allows for maximum of 60 Feet
(Sprinklered, no Area Increase)

->Existing Building Height: 26'-0", Complies



01

FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



02

SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



ARCHITECT:

JntuArch
8758 Venice Boulevard - Suite 200
Los Angeles, CA 90034
(310) 954-1346
mwacht@jntuarch.com

CLIENT:



LA Promise Fund
1933 S Broadway - Suite 1108
Los Angeles, CA, 90007

PROJECT:



Russell Westbrook Why Not? High School
CUP Modification / Planning Application
4210 Gage Avenue
Bell, CA 90201

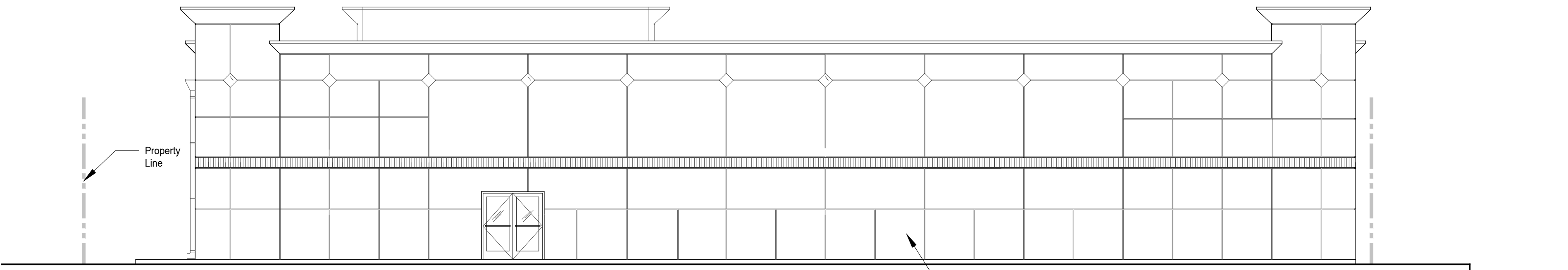
VERSIONS:

#	DATE	DESCRIPTION
1	12/17/2021	CUP Application
2	10/11/2022	Operations Revision
3	04/21/2023	Planning Submission
4	11/17/2023	Planning Corrections
5	03/19/2024	Planning Corrections

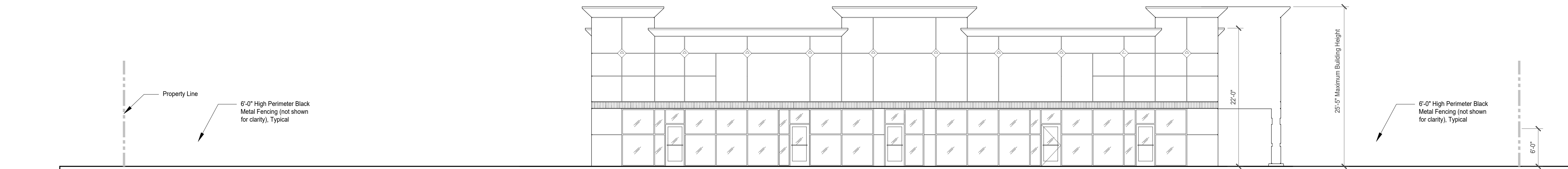
DRAWING INFO:

FIRST FLOOR PLAN
SECOND FLOOR PLAN

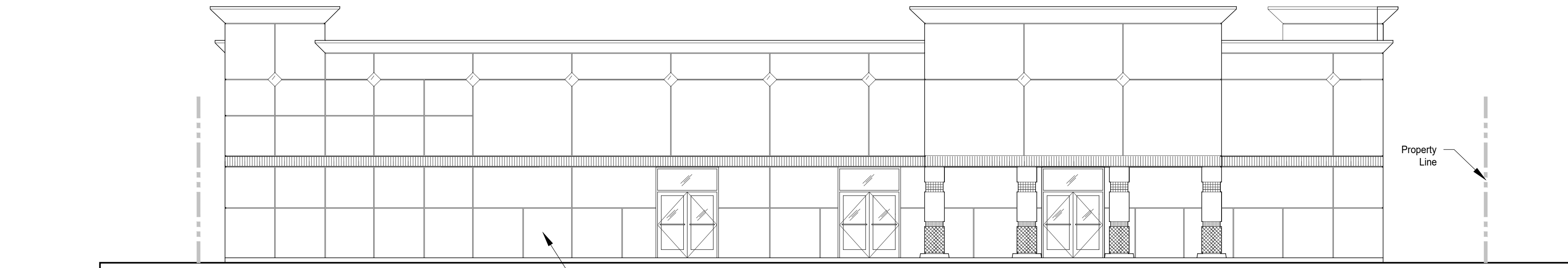
A110



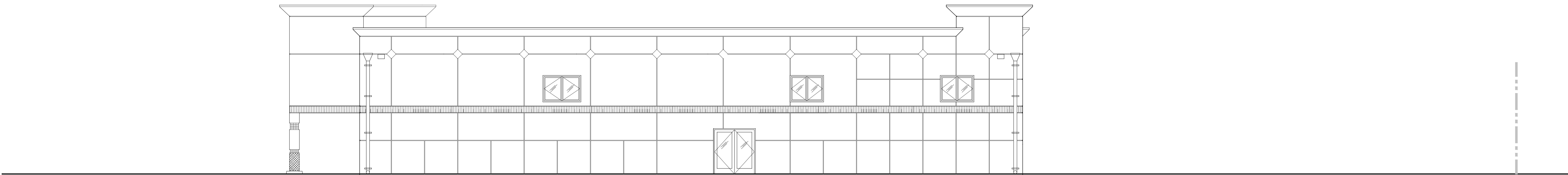
04 EAST ELEVATION
Scale: 1/8" = 1'-0"



03 NORTH ELEVATION
Scale: 1/8" = 1'-0"



02 WEST ELEVATION
Scale: 1/8" = 1'-0"



01 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

ARCHITECT:

JntuArch
8758 Venice Boulevard - Suite 200
Los Angeles, CA 90034
(310) 954-1346
mwacht@jntuarch.com

CLIENT:

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1933 S Broadway - Suite 1108
Los Angeles, CA, 90007

PROJECT:

RUSSELL WESTBROOK
WHY NOT?
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	11/17/2023	Planning Corrections
	03/19/2024	Planning Corrections

DRAWING INFO:

ELEVATIONS

A200

OFY Facility in San Gabriel



OFY facility in San Gabriel



Office of Mayor Jose Roberto Gonzalez
5220 Santa Ana St.
Cudahy Ca. 90201
(323) 833-8602

Dear City of Bell,

I wish to share with you our great experience working with Options for Youth (OFY) as they have operated in the City of Cudahy.

OFY has provided our community members with valuable services, offering blood drives and career fairs, as well as encouraging students to take part-time jobs in Cudahy, helping boost local businesses.

Through their operations, OFY has brought undeniable benefit to a once underutilized shopping center - Cudahy Plaza - which has now attracted larger anchor stores like Sprouts. While other tenants were unable to meet financial obligations during the pandemic, OFY met all city and financial obligations. The organization has a solid foundation and continues to experience positive growth. We also want to emphasize the undeniable impact that OFY has had on students and families in the City of Cudahy. Access to education strengthens communities, and students have gone on to universities such as the University of Southern California and Cal State University-Long Beach, providing unlimited opportunities for themselves and their families.

In closing, we are sorry to lose OFY to another City, but we know that the work they do will continue to benefit the Southeast Cities and greater Los Angeles area in the future. We look forward to seeing them continue to thrive!

Sincerely,

A handwritten signature in black ink, appearing to read 'Jose R. Gonzalez', written in a cursive style.

Jose Gonzalez
Mayor, City of Cudahy

**City of Bell
Planning Commission
Agenda Report**

DATE: October 2, 2024

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED
BY: Dennis Banks, Contract Planner, Banks Consulting

SUBJECT: Conditional Use Permit 2024-04 establishment of a digital billboard at 5400 Gage Avenue.

RECOMMENDATION:

Staff recommends that the Bell Planning Commission approve Conditional Use Permit 2024-04 (Attachment A), recommending the following actions to the City Council:

Determine that the proposed development agreement is exempt from further review under the California Environmental Quality Act Section 15311 - Accessory Facilities, because the project consists of the construction or installation of minor structures accessory to an existing commercial facility, including on-premise signs, and thereby is exempt from CEQA.

1. Approve the Conditional Use Permit 2024-04 staff report for the construction of a new digital billboard.

BACKGROUND:

The City of Bell and the company OutFront Media have created a partnership to operate a digital billboard structure at 5400 Gage Avenue. The city owns the land and will lease out the property to OutFront Media, who will build and operate the digital billboard and will pay the city a lease to use the land. Since the land is owned by the city the agreement will be arranged through a lease agreement, a development agreement is not necessary to be prepared for this application. The proposed project is located in the Public Owned Land (POL) zone and the city's zoning ordinance requires the construction of a digital billboard in an industrial zone can only be permitted with the approval of a Conditional Use Permit (CUP).

ANALYSIS:

Project Description

The advertising company OutFront Media, LLC proposes to construct a new, digital billboard structure located at 5400 Gage Avenue. The digital billboard will consist of a freestanding pole, a two-sided V-shaped digital display area with each digital sign area having dimensions of 14 feet tall by 48 long, and an overall height of 60 feet. The digital display areas will be lit by LED lighting. The bottom of the digital display will be 46 feet above grade and, the digital billboard structure will be built with a concrete base that has dimensions of 14 feet wide by 48 feet long.

Site Conditions

The subject site is on a long, narrow strip of land between a concrete road and the 710 freeway. The strip of land is a government owned parcel and has a size of 13,550 square feet. The actual site where the billboard will be constructed is a flat concrete pad and has a size of 672 square feet. The site is currently developed with a traditional billboard which will be replaced by the digital billboard and next to it is a AAA Repair and Auto dealer business. The site is also in close proximity to a single row of very large, power transmission towers that run parallel to the 710 freeway. There is one access road that leads to the project site. It comes from Gage Avenue and connects to a concrete road that is approximately 20 feet in width and 285 feet long from Gage Avenue to the project site. The road provides primary ingress and egress to the project site.

The subject site is on an elevated plane adjacent to the 710 freeway. The base of the digital billboard will be 30 feet away from the nearest edge of the freeway. The base of the digital billboard will be 15 feet above the road of the 710 freeway. The base of the digital billboard display sign area will be 57 feet above the road of the 710 freeway. The display sign will also be 30 feet away from the nearest edge of the 710 freeway. The digital billboard is not immediately adjacent to any residences. The closest residential properties are on the opposite side of the 710 freeway, which are over 200 feet away.

Neighborhood Compatibility

The digital billboard will not be a detriment to the community. The digital billboard will be comprised mostly of metal and paint with a color pattern that will give the structure an industrial appearance thereby being compatible in design with the existing warehouse on the property and other structures in the nearby vicinity. The digital billboard will be in compliance with the zoning ordinance so as not to produce any light or glare that will be blinding or distracting to nearby residents, businesses, pedestrians, or motorists. The digital board will produce a sound that is at a level of ambient or negligible noise so as not to disturb nearby businesses or motorists. The digital billboard does not extend over a sidewalk or a high usage driving lane so it is not anticipated that it will create safety concerns regarding its operation and use near the public right of way. The digital billboard will not produce any waste or noxious gases that would be offensive or unhealthy for the general public. The digital billboard is completely situated on public owned property and it is not near any sidewalk or intersection, therefore, it is not anticipated to create any circulation problems for pedestrians or motorists. There are also several other billboards in the surrounding area so the construction of such a facility will not be a detriment to the area because it is a common seen structure in this part of the city. Based on this information staff has determined the proposed digital billboard will not be a detriment to the community and recommend approval of this application.

General Plan

The proposed project conforms to the Bell General Plan because it achieves several land use objectives. The new, state-of-the-art digital signs will provide for enhanced advertising opportunities for local businesses, increase revenue for property owners, and increase sales tax revenues to the City. An additional benefit of the proposed digital signage is that, if needed, the digital billboards could be used for immediate emergency and community messaging by City, County, and State agencies. The digital signage could also be used for regional messaging because of its proximity to the 710 Freeway. Therefore, the proposed digital

billboard accomplishes several of the following Land Use and Sustainability Element objectives set forth in the General Plan 2030, established in 2018:

- 1) That the parties have complied with the California Environmental Quality Act.
- 2) To promote quality design in new and rehabilitated development throughout the city.
- 3) To promote sustainability in the planning, design, and construction of new and rehabilitated development throughout the city.
- 4) To ensure that the future needs for infrastructure and public services are addressed.
- 5) To ensure a strong industrial and commercial tax base to finance public improvements and services.
- 6) Is consistent with the new business park formation guidelines.

California Environmental Quality Act

Pursuant to the provisions of the California Environmental Quality Act (CEQA) the project is exempt from CEQA under Categorical Exemption Class 11, Section 15311 "Accessory Structures," in that the project involves the construction and installation of minor structures accessory to an existing commercial facility, which includes on-premise signs. This type of development has been determined to not create any potential significant impacts on the surrounding environment and is thereby exempt from any further environmental review.

Conclusion

The applicant, OutFront Media, LLC proposes to build a digital billboard in the City of Bell. The applicant proposes to build a digital billboard that is 60 feet tall, with a double-sided V-shaped digital display. The structure will be located on the rear of the property. The billboard will not produce glaring light, noises, or sounds beyond ambient level noise that would be considered a nuisance. In addition the billboard will be more than 200 feet away from the nearest residence so the city does not anticipate it being a public nuisance. The billboard will be comprised mostly of metal and be painted to be compatible with the design of the existing industrial land uses in the area. Therefore, staff recommends approval of the Conditional Use Permit to permit the construction of the digital billboard at 5400 Gage Avenue.

Burden of proof.

No conditional use permit shall be issued until the applicant has shown, to the reasonable satisfaction of the granting body, the existence of each of the following facts:

- A. **That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed used;** The proposed site is flat, approximately 14,000 square feet in size, and has a single road, which branches off from Gage Avenue, that provides for easy access to construct and maintain the digital billboard facility.
- B. **The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use;** The site is adjacent to Gage Avenue and there is a sidewalk between the street and front of the property that provides adequate access for motorists and pedestrians.

- C. **That all buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site;** The proposed billboard will be constructed primarily of metal and painted to match existing structures in the surrounding area.
- D. **That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site;** The proposed billboard will be located on a concrete pad that currently houses a traditional billboard sign thereby utilizing space that is currently used for the same land use and ensuring the location of the proposed use will be compatible with existing land uses on site.
- E. **That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the city's general plan.** The proposed digital billboard accomplishes several of the following Land Use and Sustainability Element objectives set forth in the General Plan 2030, established in 2018, therefore, the proposed use will be in compliance with the city's general plan.

ATTACHMENTS:

Exhibit A Staff Report
Exhibit B Plans
Exhibit C Technical Report

RESOLUTION NO. 2024-11 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A CONDITIONAL USE PERMIT (CUP 2024-04), TO CONSTRUCT (PERMIT) A DIGITAL BILLBOARD STRUCTURE ON A PROPERTY LOCATED AT 5400 GAGE AVENUE, IN THE PUBLIC OWNED LAND (POL) ZONE.

WHEREAS, OutFront Media, LLC (“the Applicant”), filed a complete application requesting the approval of a Conditional Use Permit (CUP 2024-04) described herein (“Application”); and

WHEREAS, the Application pertains to a 13,550 square-foot property with Los Angeles County Assessor’s Parcel Numbers 6327-039-902, , more commonly known as 5400 Gage Avenue, Bell California (“Property”);

WHEREAS, the Applicant requests approval of a Conditional Use Permit (CUP) to construct (permit) a digital billboard structure which shall be permitted with the approval of a CUP; and

WHEREAS, the City staff reviewed the project’s environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and determined that the project is exempt under a Class 11 Categorical Exemption pursuant to section 15311 (Accessory Structures) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

WHEREAS, notice of the Planning Commission public hearing of October 2, 2024, was published in compliance with State law in a local newspaper of general circulation. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner, occupants and resident within a 300-foot radius of the project site, indicating the date and time of the public hearing in accordance with California Government Code 65091; and

WHEREAS, on October 2, 2024, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its 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 been met.

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:

- A.** That the site for the proposed use is adequate in size, shape and topography to accommodate the proposed use; **The proposed site is flat, approximately 14,000 square feet in size, and has a single road, which branches off from Gage Avenue, that provides for easy access to construct and maintain the digital billboard facility.**
- B.** The site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use; **The site is adjacent to Gage Avenue and there is a sidewalk between the street and front of the property that provides adequate access for motorists and pedestrians.**
- C.** That all buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site; **The proposed billboard will be constructed primarily of metal and painted to match existing structures in the surrounding area.**
- D.** That the location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site; **The proposed billboard will be located on a concrete pad that currently houses a traditional billboard sign thereby utilizing space that is currently used for the same land use and ensuring the location of the proposed use will be compatible with existing land uses on site.**
- E.** That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the city's general plan. **The proposed digital billboard accomplishes several of the following Land Use and Sustainability Element objectives set forth in the General Plan 2030, established in 2018, therefore, the proposed use will be in compliance with the city's general plan.**

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§

Planning Commission Resolution No. 2024-11PC

October 2, 2024

Page 2 of 4

15000, et seq., the “CEQA Guidelines”) and finds the project to be exempt under a Class 11 Categorical Exemption pursuant to section 15311 (Accessory Structures) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

SECTION 4. The Planning Commission hereby approves CUP 2024-04 subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit “A” attached to this Resolution.

SECTION 5. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 2nd day of October 2024

Luis Mesa, Chair

ATTEST:

Marisa Craft,
Planning Commission Secretary

APPROVED AS TO FORM:

Lona Laymon, Deputy 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 2024-11PC** was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 2nd day of October 2024, by the following vote:

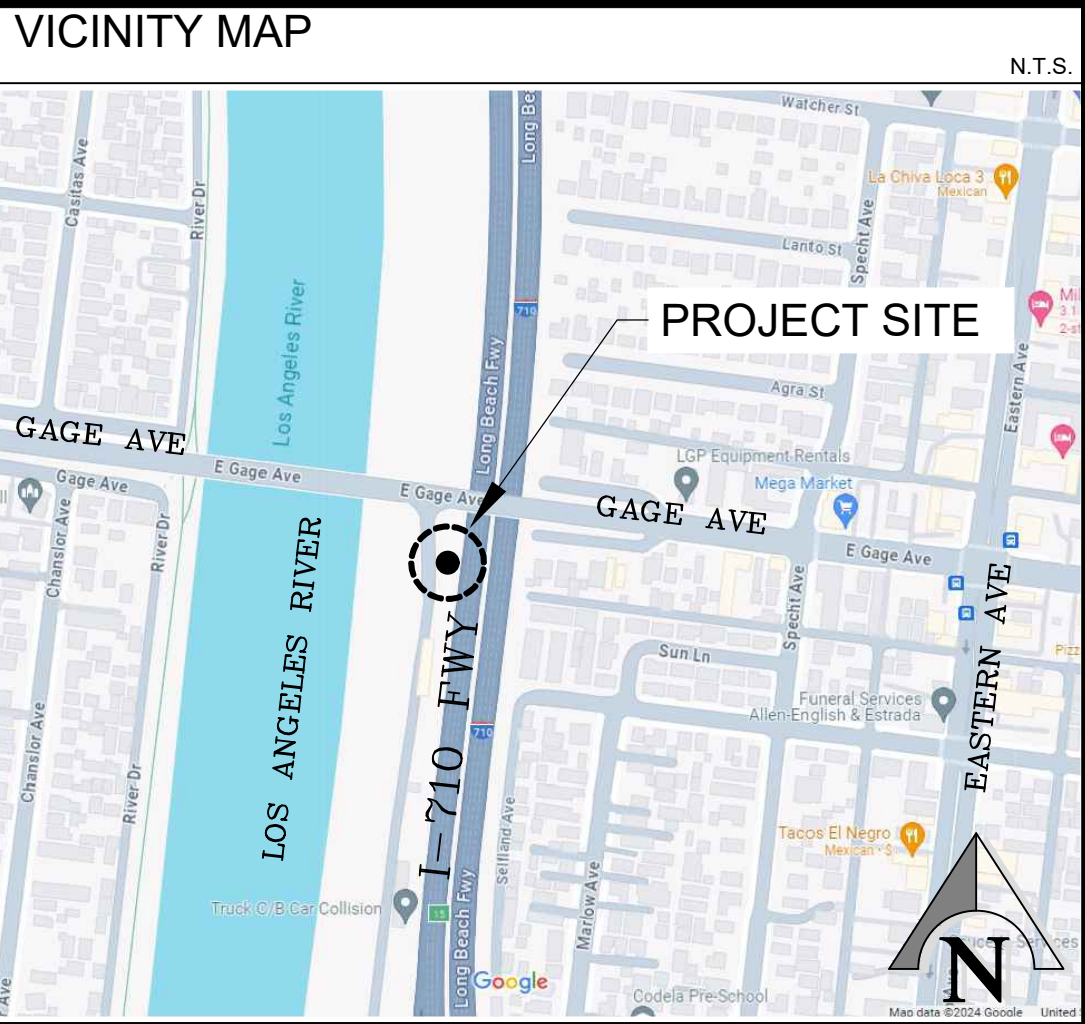
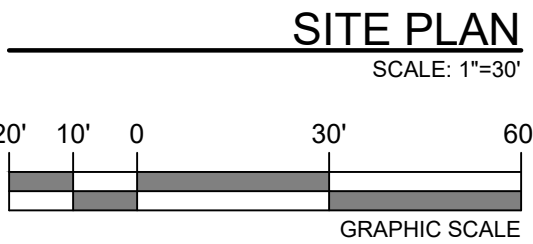
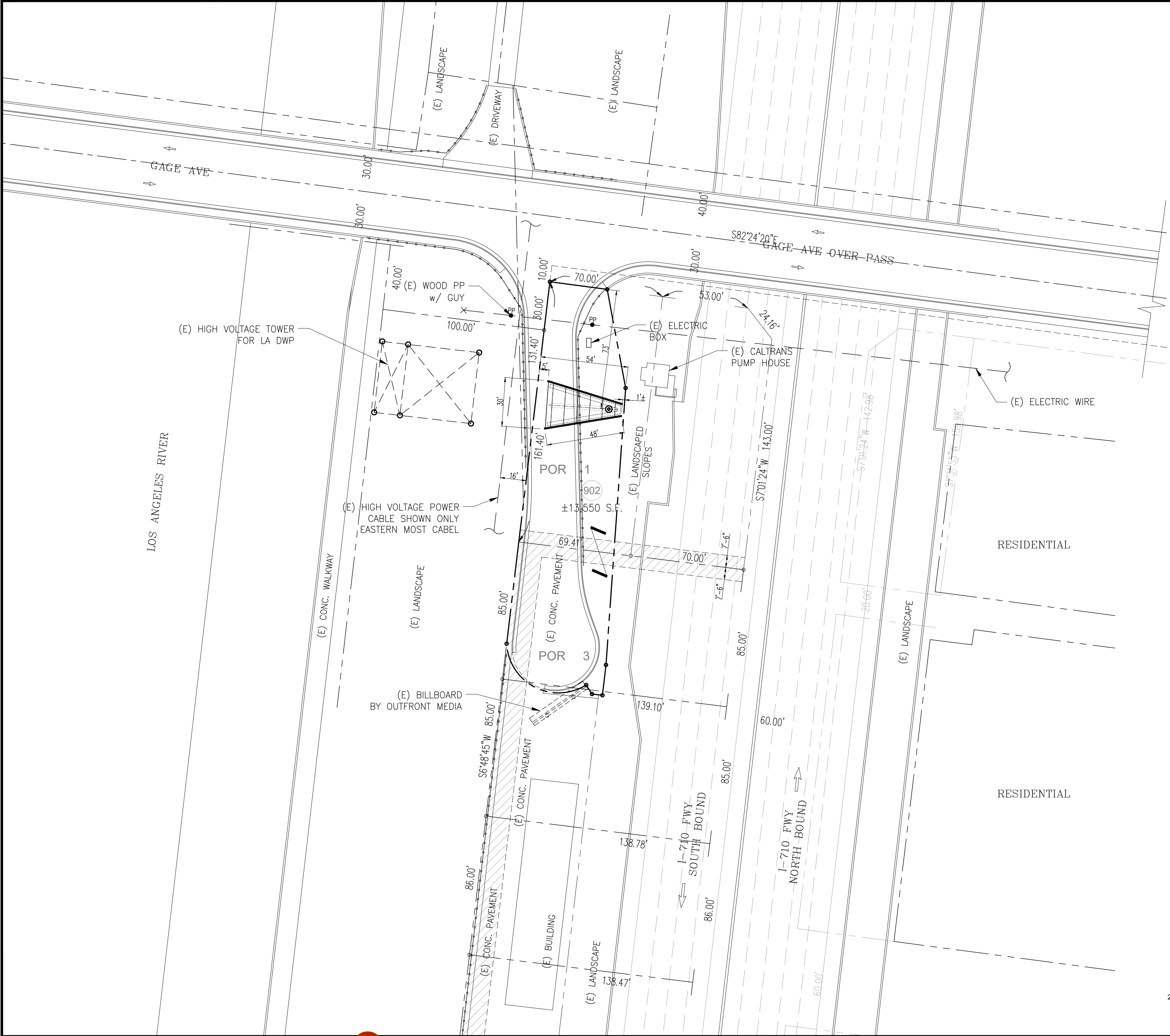
AYES:

NOES:

ABSENT:

ABSTAIN:

Marisa Craft,
Planning Commission Secretary



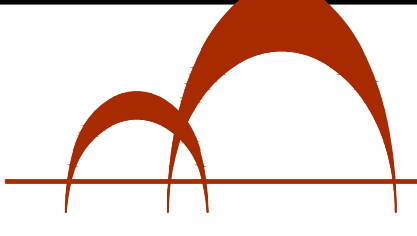
PROJECT DATA

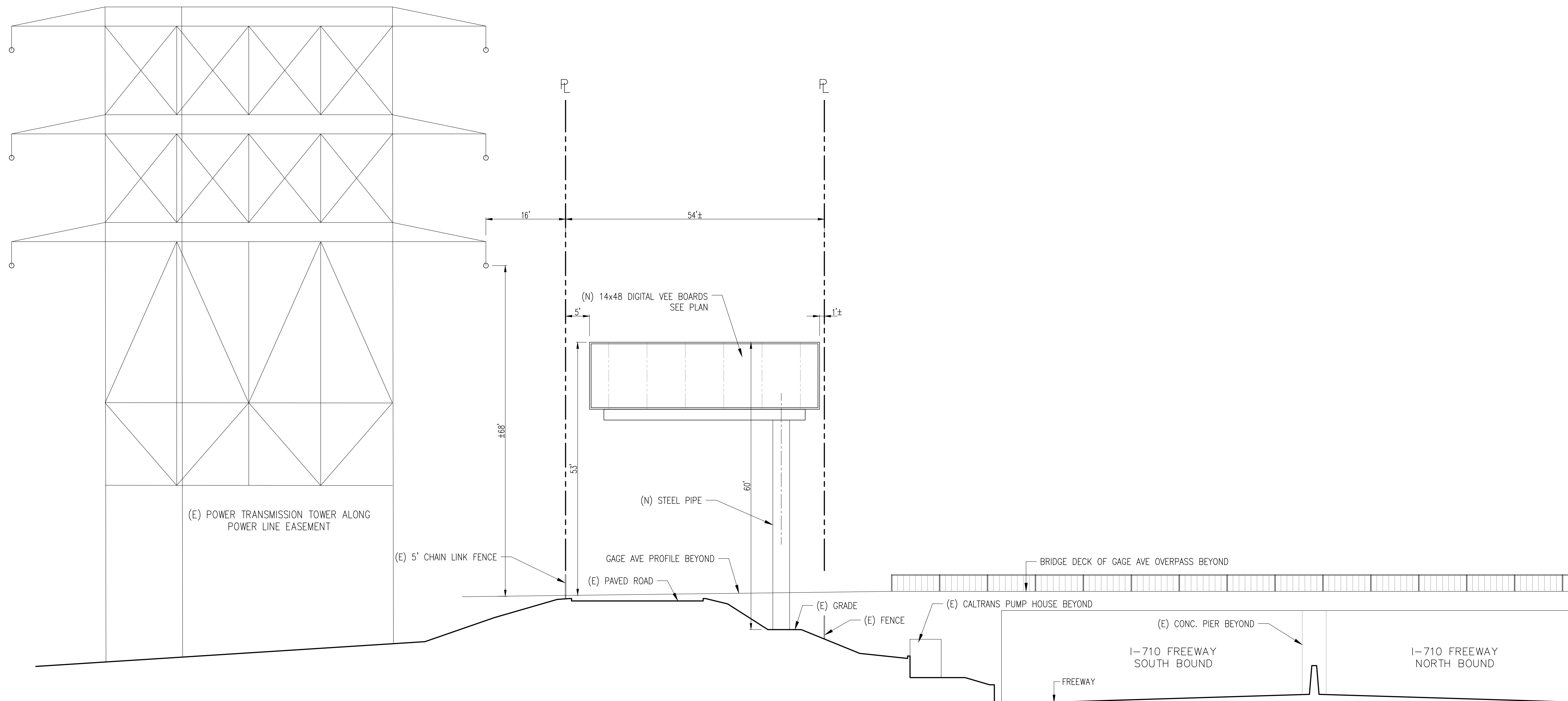
- SCOPE OF WORK: NEW 14'x48' DIGITAL VEE BOARDS
- PROJECT ADDRESS: 5400 BLOCK GAGE AVE., BELL, CA 90201 (TO BE VERIFIED)
- APN: 6327-039-902
- APPLICANT: OUTFRONT MEDIA INC
- CIVIL & STRUCTURAL ENGINEER: LEEDCO ENGINEERS, INC. 3380 FLAIR DR., SUITE 225 EL MONTE CA 91731 626-234-2247
- APPLICABLE CODE: 2022 CBC

LEGENDS

- 15' EASEMENT TO THE COUNTY OF LOS ANGELES FOR STORM DRAIN, SANITARY SEWER AND PUBLIC UTILITY PURPOSES



THESE DRAWINGS AS INSTRUMENT OF SERVICE ARE THE PROPERTY OF LEEDCO ENGINEERS, INC. AND SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF LEEDCO ENGINEERS, INC.	 LEEDCO ENGINEERS, INC. STRUCTURES • FOUNDATIONS 3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247	TITLE: NEW 14x48 DIGITAL VEE BOARDS		SUBMITTAL BLOCK		REVISION		APPROVED BY: C. D. LEE	JOB NO.: 8609	1of2
		OWNER: OUTFRONT MEDIA		1st SUB.	1st REV.	2nd SUB.	2nd REV.	DRAWN BY: UP	DATE: 03-06-2024	
		JOB ADDRESS: 5400 BLOCK GAGE AVE., BELL, CA 90201 (TO BE VERIFIED)		2nd SUB.	3rd REV.	3rd SUB.	4th REV.			
				3rd SUB.	5th REV.	4th SUB.				
				4th SUB.		5th SUB.				

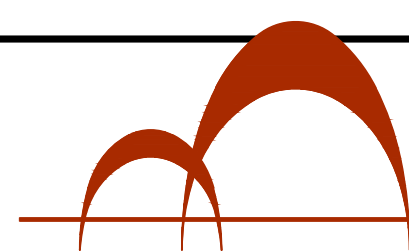


SOUTH ELEVATION (LOOKING NORTH)
SCALE: 1"=10'

NOTE:
NORTH ELEVATION OF THE PROPOSED DIGITAL
BOARDS IS SIMILAR TO SOUTH ELEVATION



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LEEDCO ENGINEERS, INC.
STRUCTURES • FOUNDATIONS
3380 FLAIR DRIVE, SUITE 225, EL MONTE, CA. 91731 (626) 234-2247

TITLE: NEW 14x48 DIGITAL VEE BOARDS
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SUBMITTAL BLOCK	
1st SUB.	
2nd SUB.	
3rd SUB.	
4th SUB.	
5th SUB.	

REVISION	
1st REV.	
2nd REV.	
3rd REV.	
4th REV.	
5th REV.	

APPROVED BY:
C. D. LEE
DRAWN BY:
DRAWN

JOB NO.:
8609
DATE:
03-06-2024



330 N. Brand Blvd. Suite 950
Glendale, CA 91203
818.539.1111 • www.exp.com

OUTFRONT MEDIA
5400 Gage Ave., City of Bell, CA

Digital Billboards

Photometric Analysis

Prepared By:

Michael Schrupp

Date Submitted

29 March, 2024

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1.0	NARRATIVE	1
2.0	APPENDIX - FOOT-CANDLE LEVEL GRAPHIC SHEETS	3

1.0 NARRATIVE

We (exp engineering) have conducted a photometric review of the digital billboards being proposed at the 5400 block of Gage Ave in the City of Bell, CA.

Using the photometric software AGI32, we studied the screen's output brightness to determine if any modifications to the sign would be needed to comply with the City of Bell's applicable lighting level standard of 0.3 foot-candles over ambient light levels at a distance of 250 feet [as indicated in Section 17.84.064(F)(3)], and the impact the sign will have at night on the surrounding community.

The proposed billboards are in a 13° V formation. The signs are 14' H x 48' W with the proposed top of the sign being at +60'-0" A.F.G. and +/-73'-6" above the adjacent freeway.

Per City ordinance, the proposed signs, displaying a full white image (for maximum brightness) should not exceed three tenths (.3) of a foot candle over the surrounding ambient light levels at a distance of 250' perpendicular to the sign face in dark conditions.

The photometry used in this study is based on the specified Nichia NSPX336 FOV LED modules which output light horizontally at 90° and 45° vertically at an evening output level of 300 Nits (Candela per Square Meter) which is the output required to achieve a brightness of .3 foot candles at 250' from the center of a 14'x48' billboarded.

It is assumed that there will be some amount of natural or artificial ambient illumination in all existing areas, but as these conditions are variable and inconsistent, the studies were done assuming the worst-case scenario of no ambient light to demonstrates the additive illumination to be expected from the proposed billboards.

Included graphical illustrations of the light levels in foot-candles (fc) we expect from the screen.

SHEET 1 Plan view in black & white displaying the location of the proposed billboard along with the OAAA radius of brightness levels in foot candles and elevation markers for views on the following sheets.

SHEET 2 Plan view in pseudo color displaying the brightness levels coming from the sign at it's proposed location and an isometric view in pseudo color displaying the residential area in proximity to the billboard's proposed location.

SHEET 3 Shows north and south view of proposed area and surrounding area in pseudo color.

Conclusions

The proposed billboards, with their output reduced after dark to a level at or below the 300 NIT level as recommended by the OAAA, would be in compliance with the City of Bell's digital billboard ordinance Section 17.84.064(F)(3),). The amount of visible light spilling onto the residential units at 5505 Loveland St. and 23206 Lyons Ave would range between 0.02 to 0.15 footcandles above ambient light in the evenings, or 7 percent to 50 percent of the brightness associated with the threshold of 0.3 footcandles. The light impact is less invasive further to the south from the 5500 block of Selfland Ave. and beyond.

The areas to the northeast of the sign are mostly shielded from the E. Gage Ave. overpass and auto shop at 5515 E. Gage Avenue. We see no areas of concern there.

All areas to the west of the proposed sign location are buffered by the Los Angeles River and show no signs of being impacted.



*This report, prepared by **exp** Services Inc., is intended for the exclusive use of the City of Bell, CA and Outfront Media. Neither **exp** Services Inc., the City of Bell, CA, nor Outfront Media assume any liability for the use of this report, or for the use of any information disclosed in the report, or for damages resulting from the use of this report, by other parties.*

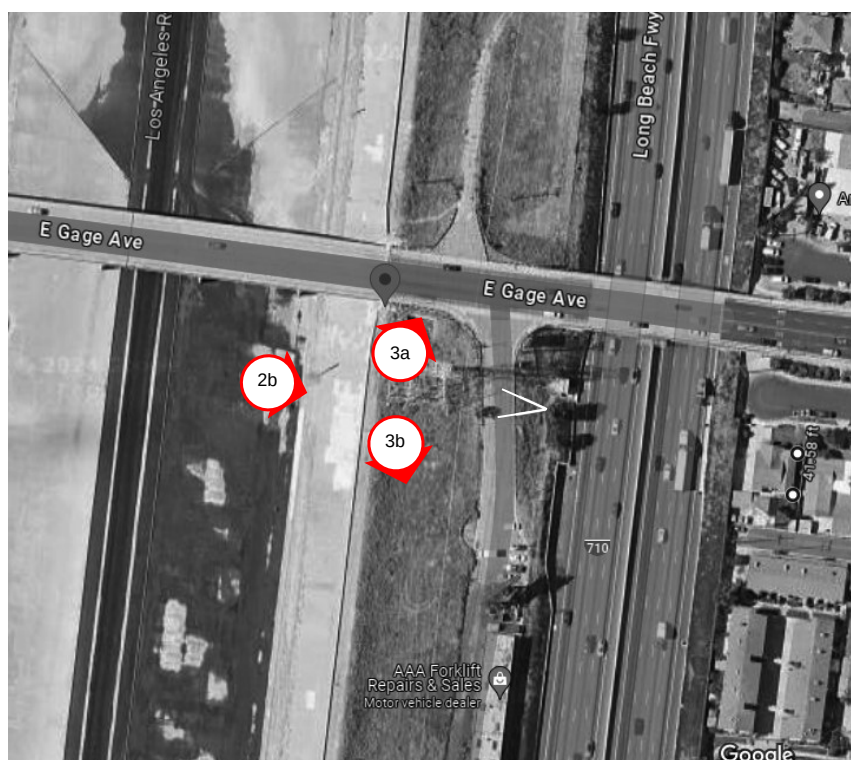
Appendix

Foot-candle Level Graphic Sheets

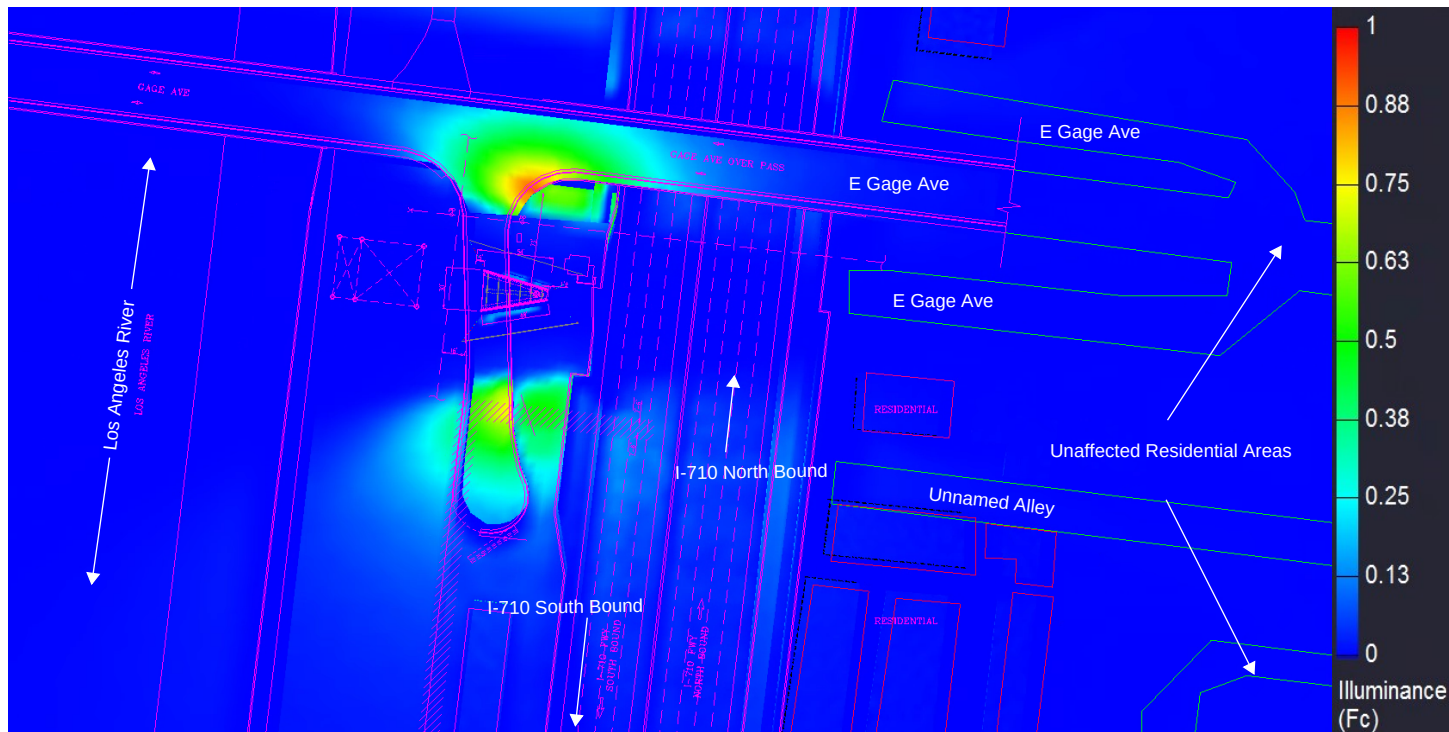




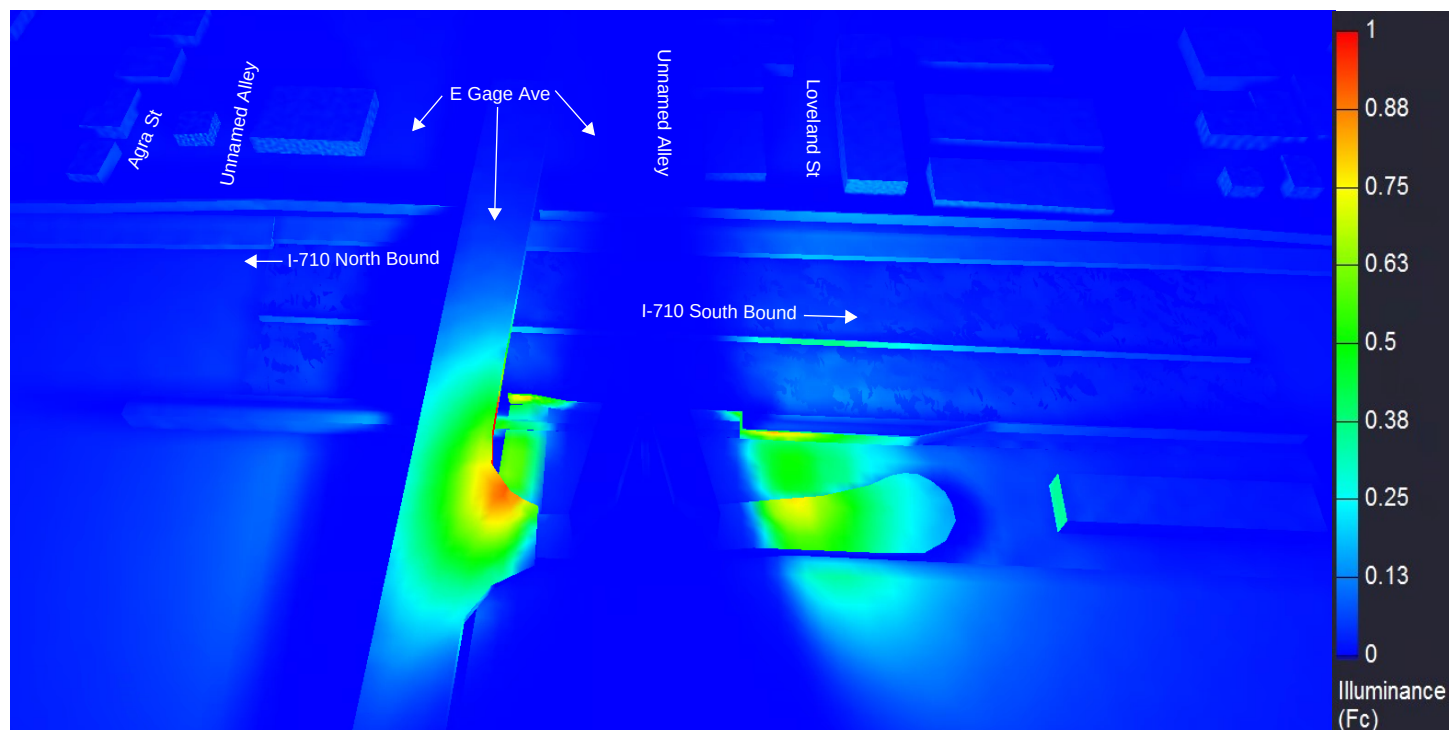
Plan view in black & white displaying the location of the proposed billboard along with the OAAA radius of brightness levels in foot candles.



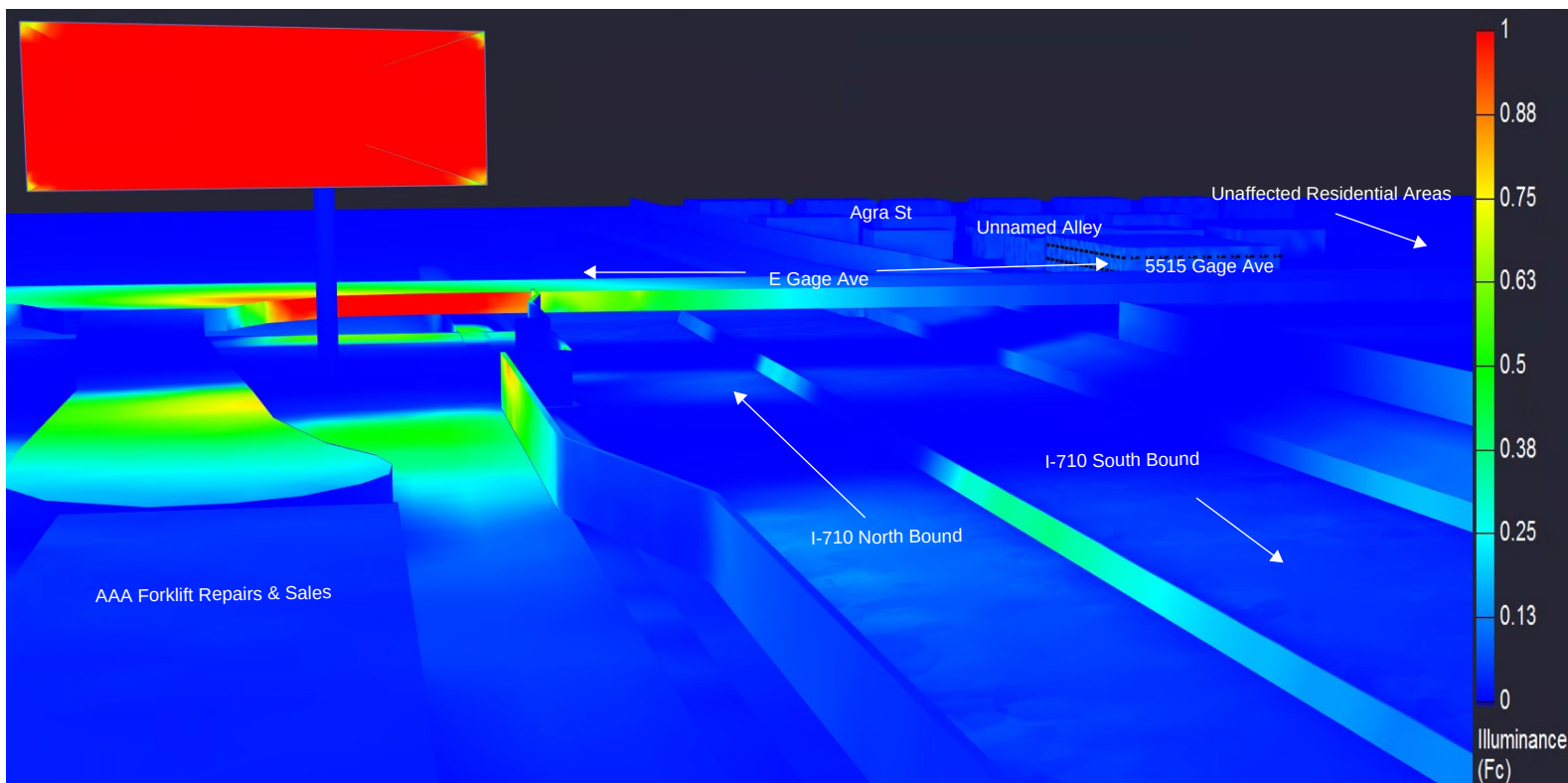
Plan view in black & white displaying the proposed site and elevation markers for views on the following sheets.



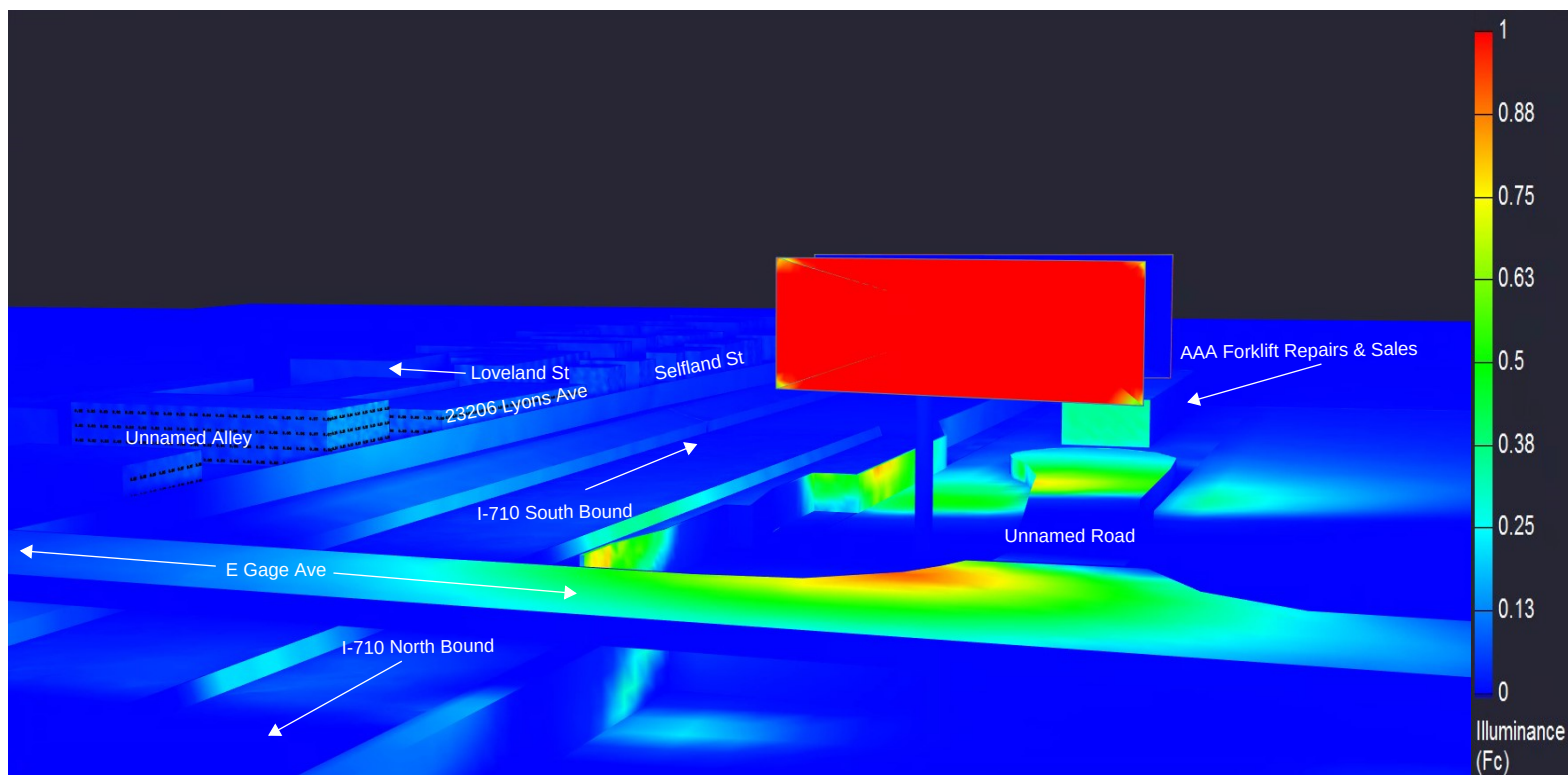
Plan view in pseudocolor displaying the brightness levels coming from the sign at its proposed location.



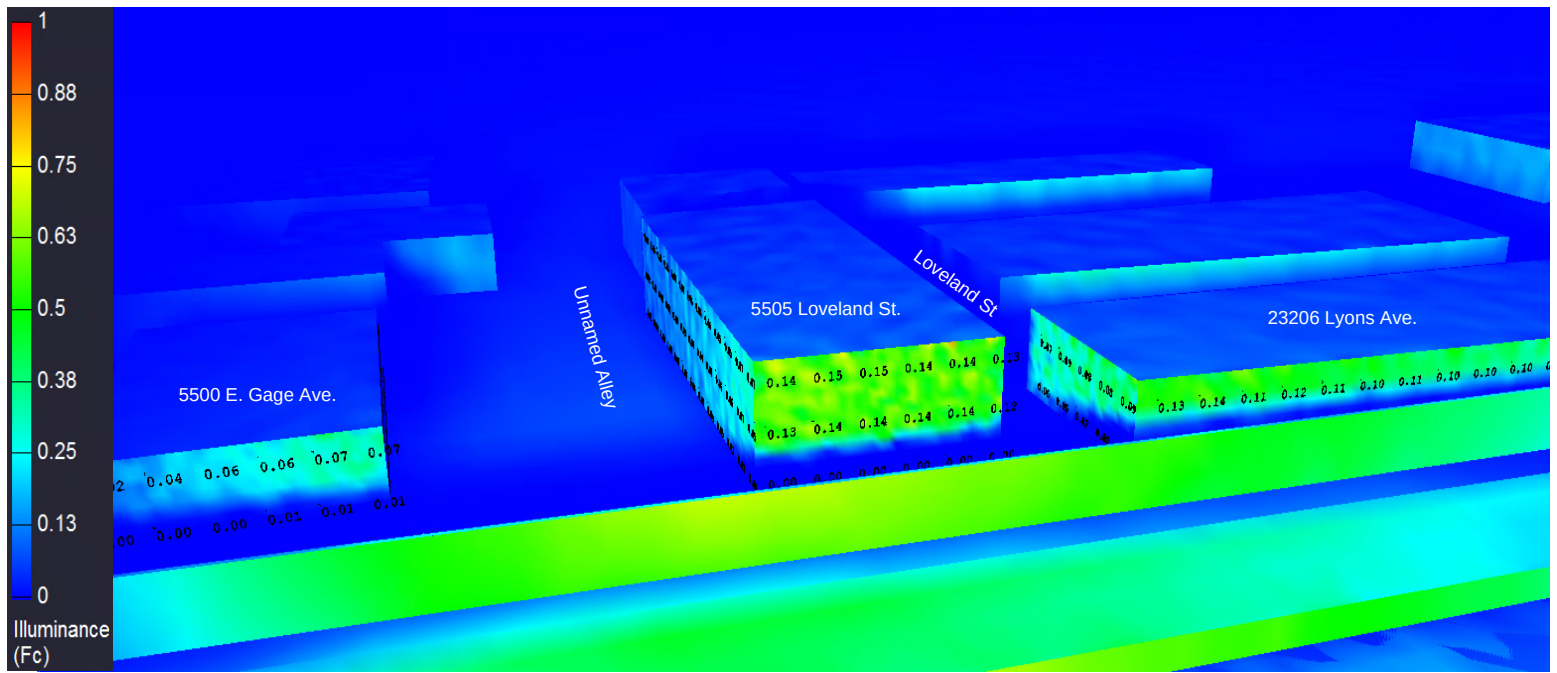
2b: Isometric view in pseudocolor looking toward the residential area in proximity to the billboard's proposed location.



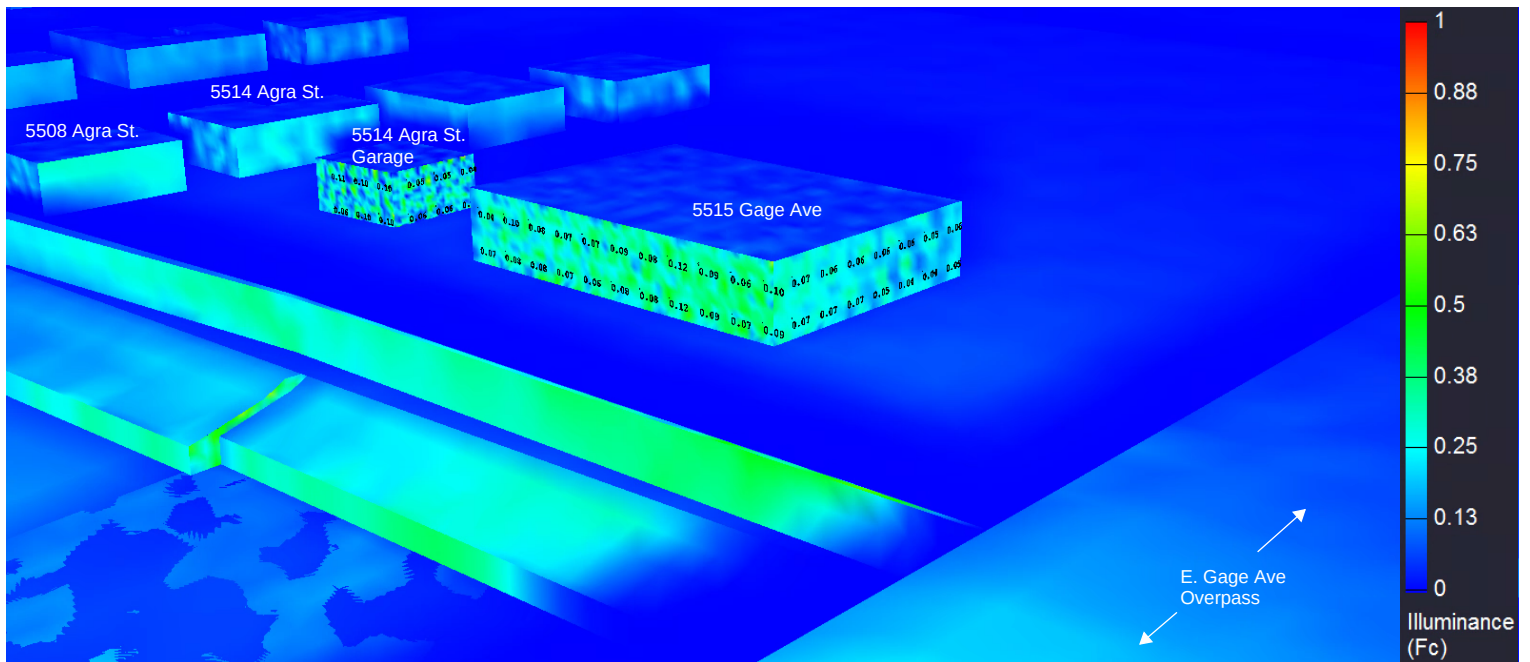
3a: North facing isometric in pseudocolor displaying the brightness levels coming from the sign at it's proposed location.



3b: South facing isometric in pseudocolor displaying the brightness levels coming from the sign at its proposed location.



3a: North facing isometric in pseudocolor displaying the brightness levels coming from the sign at it's proposed location.



3b: South facing isometric in pseudocolor displaying the brightness levels coming from the sign at it's proposed location.

AGENDA ITEM 7A

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, June 5, 2024 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 the Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, June 5, 2024. 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/?Nav1D=101>

1. Chair Mesa called the meeting to order at 7:05 p.m.

2. Roll Call of the Planning Commission:

PRESENT: Commissioners Rodarte, Sleiman, Vallejo, Bedier and Chair Mesa

ABSENT: None

Staff Present: Community Development Director Manuel Acosta, Assistant City Attorney Alexis Hall and Planning Commission Secretary Marisa Craft.

3. Pledge of Allegiance was led by Commissioner Vallejo

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. Edgar Preciado

5. Presentation(s):

None

6. Public Hearings

- a. Request for approval of a Conditional Use Permit (CUP 2023-01) to establish (permit) a public charter high school (grades 9-12) within an existing commercial building on a property located at 4210 Gage Avenue, in the C-3R (General Commercial & Residential) and R-3 (High Density Multiple-family Residential) zones.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution 2024-04PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A CONDITIONAL USE PERMIT (CUP 2023- 01), TO ESTABLISH (PERMIT) A PUBLIC CHARTER HIGH SCHOOL (GRADES 9-12) WITHIN AN EXISTING COMMERCIAL BUILDING ON A PROPERTY LOCATED AT 4210 GAGE AVENUE, IN THE C- 3R (GENERAL COMMERCIAL & RESIDENTIAL) AND R-3 (HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL) ZONES.

Community Development Director Manuel Acosta provided a brief report recommending that the planning commission open the public hearing and continue it to a future date.

Chair Mesa opened the Public Hearing.

Public Speakers

Arasale Gonzalez

Chair Mesa continued the Public Hearing.

It was moved by Commissioner Vallejo to approve agenda item 6A as recommended. Motion was seconded by Vice-Chair Bedier which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

Motion Passed.

- b. Request for approval of a Master Sign Program to allow the installation of fourteen wall signs on an existing commercial building and the replacement of two sign copies (faces) of an existing freestanding sign on a property located at 6607 Atlantic Avenue, in the C3 (Heavy Commercial) zone.

Recommendation: *It is recommended that the Planning Commission continue the public hearing to the Special Planning Commission meeting of June 25, 2024.*

Community Development Director Manuel Acosta provided a brief report recommending that the planning commission continue the item to a future date.

It was moved by Commissioner Vallejo to approve agenda item 6B as recommended. Motion was seconded by Vice-Chair Bedier which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

7. Regular Session:

- a. Consideration to Cancel the July 3, 2024 Regular Planning Commission Meeting and Schedule a Special Meeting June 25, 2024.

Recommendation: *It is recommended that the Planning Commission opt to cancel the July 3, 2024 Planning Commission meeting and schedule a special meeting on July 10, 2024.*

Community Development Director Manuel Acosta provided a report on the item.

It was moved by Vice-Chair Bedier to approve agenda item 7A as recommended. Motion was seconded by Commissioner Vallejo which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: None

- b. Approval of the minutes for the Planning Commission Meeting of May 1, 2024.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the May 1, 2024 meeting.*

It was moved by Vice-Chair Bedier to approve agenda item 7B as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 5-0-0-0

AYES: Commissioners Rodarte, Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa

NOES: None

ABSTAIN: None

ABSENT:None

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

Vice-Chair Bedier made a comment.

Commissioner Sleiman made a comment.

Commissioner Vallejo made a comment.

Chair Mesa made a comment.

9. Community Development Director's Comments:

Community Development Director Manuel Acosta reported that the Community Development Department attended ICSC conference.

10. City Attorney Comments:

Assistant City Attorney Alexis Hall thanked the community members for attending and thanked the staff and commissioners for welcoming her.

11. Adjournment: *Next Regular Planning Commission Meeting is canceled, and a Special Meeting is scheduled for Wednesday, June 25, 2024 at 7p.m.*

There being no further business before the Planning Commission, Chair Mesa adjourned the meeting to the June 25, 2024 Special Planning Commission at 7:36 p.m.

I, Marisa Craft, 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 October 2, 2024.

Marisa Craft
Planning Commission Secretary

Luis Mesa, Chair