



# EXECUTIVE SUMMARY

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## CITY OF BELL 2030 GENERAL PLAN



CITY OF BELL DEPARTMENT OF COMMUNITY DEVELOPMENT  
6330 PINE AVENUE  
BELL, CALIFORNIA 90201

**OCTOBER 27, 2016**



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## 1. OVERVIEW OF THE GENERAL PLAN

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This City of Bell General Plan is a long range comprehensive plan that will control and regulate land uses and development in the City. The individual Elements of this General Plan contain policies and programs that will guide future development in the City. Section 65302 et seq. of the California Government Code requires that a general plan contain seven elements to address land use, circulation, housing, conservation, open space, noise, and safety. State law requires every city and county to prepare and adopt a comprehensive general plan to serve as a guide for land uses and development.<sup>1</sup> Planning case law has placed the general plan atop the hierarchy of local government laws that regulate land use and development. Consequently, California requires consistency between the general plan and all other regulations and ordinances.

The General Plan will serve as a master long-range plan that will chart the City's direction for decades to come. The existing land uses and development in Bell were largely established prior to the City's incorporation. This General Plan update will provide a blueprint to follow well into the 21<sup>st</sup> Century. The City of Bell General Plan is comprised of the following Elements in accordance with the State of California Planning, Zoning, and Development laws:

- ❑ The ***Land Use and Sustainability Element*** indicates the general location and distribution of the existing and permitted land uses in the City. This Element also includes standards for population density and development intensity for each category of land use. The Land Use and Sustainability Element also considered issues related to urban design and economic development.
- ❑ The ***Resource Management Element*** meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, and parks and recreation.
- ❑ The ***Health and Safety Element*** provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Safety Element include environmental hazards and noise.
- ❑ The ***Mobility and Mobility and Circulation*** indicates the general location and the extent of existing and proposed roadway improvements and infrastructure. This Element also provides standards for roadway design and level of service standards.
- ❑ The ***Housing Element*** evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City's future housing need.

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<sup>1</sup> The Bell General Plan has been prepared pursuant to California Government Code Section 65300, et. seq., which requires the City to adopt a comprehensive, long-range general plan to guide the physical development of the community.



State law requires every city and county to prepare and adopt a comprehensive general plan that consists of seven mandatory elements: land use, housing, circulation, safety, conservation, open space, and noise.<sup>2</sup> Table 1 outlines the format of the Bell General Plan Elements and the seven mandatory elements required under State planning law.

Table 1 Relationship of Bell General Plan Elements & the State Mandated General Plan Elements							
City of Bell General Plan Elements	State Mandated Elements						
	Land Use Element	Housing Element	Mobility and Circulation	Open Space Element	Conservation Element	Health and Safety Element	Noise Element
Land Use and Sustainability Element	<input type="checkbox"/>						
Mobility and Mobility and Circulation			<input type="checkbox"/>				
Housing Element		<input type="checkbox"/>					
Resource Management Element				<input type="checkbox"/>	<input type="checkbox"/>		
Health and Safety Element						<input type="checkbox"/>	<input type="checkbox"/>

The format and structure for each of the General Plan’s Elements is consistent so as to facilitate the use, review, and periodic updating of the General Plan. Each Element contains the following sections:

- The ***Introduction to the Element*** describes the purpose, scope, and statutory authority of the Element.
- The ***Planning Background*** includes a discussion of the existing conditions as they relate to the element being considered.
- The ***Planning Vision*** section includes the policy statements that are relevant to the particular element in which they are located along with the identification of implementing programs.
- Finally, each of the elements contain a ***Planning Implementation*** section that includes guidelines, standards, or implementing programs relevant to the particular element.

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<sup>2</sup> California Government Code Section 65300, et. seq.



California Government Code Section 65400 requires the City to annually review the General Plan. An annual report should be prepared for review and approval by the Planning Commission/City Council and forwarded to the State Office of Planning and Research and the State Housing and Community Development office on or before October 1 of each year.<sup>3</sup>

The annual review report is intended to provide information on how the General Plan is being implemented; any necessary course adjustments or modifications to the General Plan needed to improve implementation; the correlation between land use decisions made and existing objectives, policies, and tools; the progress made in meeting the City's share of regional housing needs pursuant to California Government Code Section 65584; and the City's efforts to remove constraints to the maintenance, improvement, and development of housing. As a "living document," the General Plan is reviewed and periodically amended to reflect changes in the housing market, the economy, etc. Should individual elements require amendment, these amendments can be adopted up to four times per year after noticed public hearings.

## **2. BELL GENERAL PLAN POLICY FRAMEWORK**

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The scope and content of a general plan prepared by a local government, as well as the process that must be followed in its adoption and amendment, is governed by the State of California planning laws.<sup>4</sup> In addition, the courts have further refined the interpretation of the legislature's intent over the past decades. Presently, the Bell General Plan represents the cornerstone in the long-range planning for land use and development. The importance of the General Plan is clearly stated in the government code which indicates the Plan is designed to "serve as the constitution of the local government for which it has been prepared."

As indicated previously (Section 1.2), each element contains a section that includes a listing of General Plan policies that are related to that particular element. The *Planning Vision* section includes the policy statements that are relevant to the particular element in which they are located along with the identification of implementing programs. The foundation of the United States Constitution rests on the Bill of Rights and its 26 Amendments. As with the United States Constitution, the Bell General Plan's foundation rests on the policies contained within it. With regard to policies, the State of California General Plan Guidelines indicates the following:

*"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principals, standards, and plan proposals. A development policy is a general plan statement that guides action.*

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<sup>3</sup> Information and suggestions for preparing the annual review report may be found in the State of California General Plan Guidelines.

<sup>4</sup> California, State of. Government Code §65302.



*Development policies include goals, objectives, principals, plan proposals, and standards. Therefore, with regard to general plans, “policy” has both a specific and general meaning.”*

The aforementioned General Plan Guidelines prepared by the State provide some valuable guidance when formulating and reviewing policies by indicating the following:

- ❑ A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan’s goals and objectives as well as the analysis of data.
- ❑ A policy is effectuated by implementation measures. Consequently, a realistic policy is one that is adopted by local legislators who are mindful of the general plan’s implementation.
- ❑ For a policy to be useful as a guide to the decision-makers, it must be clear and unambiguous. The practice of adopting broadly drawn and vague policies is unacceptable. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with a general plan.
- ❑ When writing policies, local officials need to be aware of the difference between “shall” and “should.” “Shall” indicates an unequivocal directive. “Should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. Use of the word “should,” to give the impression of more commitment than actually intended, is a common though unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone.
- ❑ Solid policy is based on solid information. The analysis of data collected as part of a general plan’s development should provide local officials with a knowledge of trends, existing conditions, and projections they need to formulate policy. If projected community conditions are not in line with a general plan’s goals and objectives, local legislative bodies may adopt policies that will help bring about a more desirable future.<sup>5</sup>

### **3. LAND USE AND SUSTAINABILITY ELEMENT POLICIES**

The City of Bell, with the implementation of this Land Use and Sustainability Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following objectives will be realized through the implementation of the policies and programs contained in the Land Use and Sustainability Element:

- ❑ To promote orderly development within the City while, at the same time, ensuring that sustainability is the cornerstone of this future development.

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<sup>5</sup> California, State of. General Plan Guidelines – 1990. Chapter 1: The Nature, Content, and Format of the General Plan. Page 17. 1990



- ❑ To promote quality design in new and rehabilitated development throughout the City.
- ❑ To promote sustainability in the planning, design, and construction of new and rehabilitated development throughout the City.
- ❑ To ensure that the future needs for infrastructure and public services are addressed.
- ❑ To maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents.
- ❑ To increase employment opportunities in the City.
- ❑ To ensure a strong industrial and commercial tax base to finance public improvements and services.
- ❑ To promote the development of a wide range of land uses and development to meet the needs of the local and regional marketplace.
- ❑ To promote the energy efficiently and conservation in all existing and future development.

The City's Land Use and Sustainability Element policies are outlined in this section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Land Use and Sustainability Element.

- ❑ **Issue: To promote orderly development within the City while, at the same time, ensuring that sustainability is the cornerstone of this future development.**

***Land Use and Sustainability Element Policy 1.*** The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.

***Land Use and Sustainability Element Policy 2.*** The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.

***Land Use and Sustainability Element Policy 3.*** The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.



***Land Use and Sustainability Element Policy 4.*** The City of Bell shall strive to minimize expansion of non-conforming uses and ensure that those presenting a health and safety hazard are brought into code compliance. The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility.

- ❑ **Issue: To promote quality design in new and rehabilitated development throughout the City.**

***Land Use and Sustainability Element Policy 5.*** The City of Bell shall encourage a high level of quality in construction and site design features. The City shall create and implement specific design guidelines to promote higher quality in construction.

***Land Use and Sustainability Element Policy 6.*** The City of Bell shall promote design and development strategies (landscaping, shared parking, mixed-use development, etc.) to address the strip commercial development found along arterial roadways. The City shall ensure that new development is compatible with style and design of the surrounding environment through new development standards and design guidelines.

***Land Use and Sustainability Element Policy 7.*** The City of Bell shall explore new programs and revenue sources for the financing, commercial, and residential rehabilitation. The City shall explore new opportunities for residential programs (U.S. HUD and Community Development Block Grant [CDBG] funding).

- ❑ **Issue: To promote sustainability in the planning, design, and construction of new and rehabilitated development throughout the City.**

***Land Use and Sustainability Element Policy 8.*** The City of Bell shall continue to promote recycling as a means of reducing solid waste. The City shall continue to inform and educate residents and businesses regarding the best practices to follow in waste recycling and reduction.

***Land Use and Sustainability Element Policy 9.*** The City of Bell shall require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources. As part of this policy, new development must conform to current low-impact development requirements and Leadership in Energy and Environmental Design protocols.

***Land Use and Sustainability Element Policy 10.*** The City of Bell shall ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community. As part of this process, the City shall be proactive in its review of CEQA documents provided by other public agencies in the vicinity of the City.



***Land Use and Sustainability Element Policy 11.*** The City of Bell shall promote alternative parking strategies such as shared parking and/or a reduction in off-street parking requirements, in its commercial districts. These measures will include, but may not be limited to, using parking structures, meeting with business owners to discuss parking needs and demand, and working with business owners to ensure that parking demands are met.

- ❑ **Issue: To ensure that the future needs for infrastructure and public services are addressed.**

***Land Use and Sustainability Element Policy 12.*** The City of Bell shall review the need for new or expanded public facilities to address the City’s changing demographic character. The City shall ensure that the general public and residents are involved in this planning process. Finally, the City shall keep abreast of changing demographic trends.

***Land Use and Sustainability Element Policy 13.*** The City of Bell shall periodically review City services, programs, and facilities to ensure that service to new land uses and development can be provided. As part of this review, City staff will ensure that the Capital Improvement Program (CIP) is consistent with the policies of the General Plan. In addition, the City shall review the General Plan on an annual basis to indicate the Plan’s progress in being implemented.

***Land Use and Sustainability Element Policy 14.*** The City of Bell shall strive to provide adequate public facilities through capital improvement strategies, grants, and other funding programs.

***Land Use and Sustainability Element Policy 15.*** The City of Bell shall consider traffic generation, parking demand, alternative forms of transportation, and sustainability when reviewing development projects. For larger projects, a traffic study must be prepared and reviewed by City staff.

***Land Use and Sustainability Element Policy 16.*** The City of Bell shall continue to support the ongoing improvements to the local roadway system while protecting local neighborhoods and businesses. The City shall be proactive in ensuring that adequate public services continue to be provided and will include periodic surveys of street lighting, roadway conditions, and other utilities.

- ❑ **Issue: To maintain and conserve the existing residential neighborhoods in the community while providing for a variety of housing opportunities for all residents.**

***Land Use and Sustainability Element Policy 17.*** The City of Bell shall encourage quality residential development to achieve neighborhood stability through site inspections of new development.



***Land Use and Sustainability Element Policy 18.*** The City of Bell shall promote a range of residential land uses (single-family, multiple-family, etc.) to accommodate existing and future housing needs. The City shall also review and update the Zoning Code to ensure that it promotes a range of housing densities to meet the diverse needs and lifestyles of residents.

❑ **Issue: To increase employment opportunities in the City.**

***Land Use and Sustainability Element Policy 19.*** The City of Bell shall actively solicit and facilitate development that will benefit the City in terms of quality design, employment, and revenue. As part of this process, the City shall oversee the preparation of a feasibility analysis and/or study.

***Land Use and Sustainability Element Policy 20.*** The City of Bell shall promote economic stability of the commercial base while promoting new employment opportunities. The City shall market the City to variety of business opportunities.

***Land Use and Sustainability Element Policy 21.*** The City of Bell shall continue to promote and support industries that provide jobs for the local labor force. The City shall work to attract employment-generating industries by hosting job fairs and proactive marketing (newsletters, mailings, City's website, etc.).

❑ **Issue: To ensure a strong industrial and commercial tax base to finance public improvements and services.**

***Land Use and Sustainability Element Policy 22.*** The City of Bell shall develop strategies, such as increased floor area ratios, density bonuses, relaxed parking requirements, etc., to encourage the market to consolidate parcels in the City's commercial areas. The City shall identify all underutilized properties, and where needed, prepare and implement the necessary policy document to facilitate future sustainable development.

***Land Use and Sustainability Element Policy 23.*** The City of Bell shall work with the Federal government and property owners to better guide development decisions in the Cheli district. The City shall ensure that the Zoning Code is enforced to promote both land use and health and safety compatibility.

***Land Use and Sustainability Element Policy 24.*** The City of Bell shall require all new industrial and commercial development to prepare a specific plan when the land area of such development is four acres or more. The City shall ensure that all specific plans are consistent with the policies of the General Plan and adhere to the Zoning Code and other pertinent development requirements.



***Land Use and Sustainability Element Policy 25.*** The City of Bell shall protect existing industrial areas from intrusion of dissimilar uses through the implementation of the General Plan’s land use policy. The City shall implement the General Plan and Zoning Code to ensure that industrial uses are protected where appropriate.

***Land Use and Sustainability Element Policy 26.*** The City of Bell shall continue to promote and support revitalization of the commercial districts in the City. The City shall continue to enhance the “Central City Area,” promote the creation of smaller commercial neighborhood centers at key intersections, and discourage further strip commercial development. The City shall also strive to minimize or eliminate conflicts while at the same time marketing the City as an optimal location for new business opportunities as well as business retention.

- ❑ **Issue: To promote the development of a wide range of land uses and development to meet the needs of the local and regional marketplace.**

***Land Use and Sustainability Element Policy 27.*** The City of Bell shall strengthen commercial and industrial uses by working in conjunction with existing and prospective merchants and investors, encouraging mixed-use projects that contain a variety of compatible uses, and working with the Chamber of Commerce.

***Land Use and Sustainability Element Policy 28.*** The City of Bell shall encourage mixed-use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels. The City shall encourage the assembling of adjoining small or odd shaped parcels in order to create more viable developments. Finally, the City shall market the new Mixed-Use land use designation to the development community.

***Land Use and Sustainability Element Policy 29.*** The City of Bell shall continue to participate in regional planning efforts such as those being undertaken by the Southern California Association of Governments (SCAG) and the Gateway Cities Council of Governments. The City shall be proactive in participating in the regional planning efforts that are undertaken as part of SCAG and the Gateway Cities Council of Governments.

***Land Use and Sustainability Element Policy 30.*** The City of Bell shall consider the establishment of a Benefit Assessment District for the Cheli industrial area as a means to finance needed public improvements and infrastructure.



- ❑ **Issue: To promote the energy efficiently and conservation in all existing and future development.**

***Land Use and Sustainability Element Policy 31.*** The City of Bell shall promote energy efficiency and renewable energy strategies in the review of new developments. Examples include, but are not limited to, solar panels, natural lighting, vehicle charging stations, etc.

***Land Use and Sustainability Element Policy 32.*** The City of Bell shall collaborate with utility providers to identify new strategies to promote energy and water conservation. The City of Bell shall sponsor periodic meetings with the utility and service providers.

***Land Use and Sustainability Element Policy 33.*** The City of Bell shall investigate policy initiatives, legislative changes, and Best Practice research that will assist the City in being in the forefront of technological trends.

***Land Use and Sustainability Element Policy 34.*** The City of Bell shall permit land uses and development that involve the use of alternative fuels and related technology.

## **4. RESOURCE MANAGEMENT ELEMENT POLICIES**

The City of Bell, with the implementation of the Resource Management Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following issues will be addressed with the implementation of the policies and programs contained in the Resource Management Element:

- ❑ To promote the maintenance, enhancement, preservation of recreational facilities;
- ❑ To promote the growth and improvement of recreational facilities in the City;
- ❑ To promote the development and provision of passive open space while employing drought-tolerant ground cover;
- ❑ To promote the conservation and preservation of cultural resources for the benefit of future generations; and,
- ❑ To promote the conservation and preservation of important natural resources, including air and water.

The City's resource management policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Resource Management Element.



- **Issue: To promote the maintenance, enhancement, and preservation of recreational facilities.**

***Resource Management Element Policy 1.*** The City of Bell shall provide a balanced range of recreational opportunities and activities for all age levels within the community.

***Resource Management Element Policy 2.*** The City of Bell shall promote the scheduling of maintenance activities for all public recreational facilities.

***Resource Management Element Policy 3.*** The City of Bell shall continue to maintain a recreation program that is responsive to the interests and needs consistent with the General Plan. The City shall also ensure park and staff management conducts programs deemed consistent to the General Plan.

***Resource Management Element Policy 4.*** The City of Bell shall maintain existing joint use agreements with the Los Angeles Unified School District so that school facilities may be used for community recreation. The City shall also maintain a good working relationship with the LAUSD to maintain a good relationship to facilitate such joint use agreements.

***Resource Management Element Policy 5.*** The City of Bell shall explore the feasibility of the joint-use of the swimming pool at Bell High School for local residents.

- **Issue: To promote the growth and improvement of recreational facilities in the City.**

***Resource Management Element Policy 6.*** The City of Bell shall evaluate parkland requirements (land dedication or in-lieu fees) for new developments. The DRC will introduce parkland in lieu of fees and time of initial meeting. Finally the City shall develop and adopt a fee schedule for park development fees.

***Resource Management Element Policy 7.*** The City of Bell shall work with utility companies to enter into the joint use of utility easements for recreational open space.

***Resource Management Element Policy 8.*** The City of Bell shall require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need through the use of innovative site planning techniques in the planning of such developments.

***Resource Management Element Policy 9.*** The City of Bell shall negotiate agreements with the Southern California Edison Company, the Los Angeles Department of Water and Power, the Pacific Electric Railway Company, and the Los Angeles County Flood Control District for the establishment of trails, recreational use, and appropriate landscaping within their respective



rights-of-way. The City shall identify potential rights-of-ways, create an inventory, and hold meetings to negotiate agreements.

- ❑ **Issue: To promote the quality design and development related to the provision of open space.**

***Resource Management Element Policy 10.*** The City of Bell shall recognize the social, economic, and aesthetics benefits that will result from the preservation of open space.

***Resource Management Element Policy 11.*** The City of Bell shall seek to develop connections to park facilities and trails through the use of joint use agreements so these power line/rail line easements can be used for recreation.

***Resource Management Element Policy 12.*** The City of Bell shall pursue a landscape program to improve the open space areas located next to the Los Angeles River. Such landscaping must be drought tolerant.

***Resource Management Element Policy 13.*** The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic corridors.

***Resource Management Element Policy 14.*** The City of Bell shall work with utility providers to examine opportunities for trails, bicycle lanes, and walking paths. These utility infrastructure must be well maintained to promote safety and visual amenities. The feasibility of under-grounding the aboveground utility poles will be investigated.

- ❑ **Issue: To promote the conservation and preservation of cultural resources for the benefit of future generations.**

***Resource Management Element Policy 15.*** The City of Bell shall initiate a cultural arts and facilities program to enhance the City's image. These programs will be promoted through the use of fliers and the City's website. The City shall also seek active participation from students, students, seniors, or local artists.

***Resource Management Element Policy 16.*** The City of Bell shall explore the feasibility of establishing a Public Art Committee as part of the review of new development projects. The City shall seek participation from local schools and local artists.

***Resource Management Element Policy 17.*** The City of Bell shall explore the feasibility of a public art program for larger development (for example, commercial and industrial projects over 50,000 square feet in floor area or residential development containing 20 or more units) will be examined by the City.



***Resource Management Element Policy 18.*** The City of Bell shall identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City. The City shall actively pursue funding and grants to finance preservation. Finally the City shall create an inventory of important sites/buildings and develop a preservation program.

- **Issue:** To promote the conservation and preservation of important natural resources, including air and water.

***Resource Management Element Policy 19.*** The City of Bell shall continue to cooperate with the other agencies that are charged with improving air and water quality in the region. The City shall cooperate with the SCAQMD and water districts in undertaking any studies of air and water quality.

***Resource Management Element Policy 20.*** The City of Bell shall continue to cooperate with surrounding cities in the formulation and implementation of common regional resource management goals, plans, and programs.

***Resource Management Element Policy 21.*** The City of Bell shall prepare a Sustainability Climate Action Plan to address issues related to global warming and climate change.

***Resource Management Element Policy 22.*** The City of Bell shall support the implementation of the Federal SB 379 that requires cities to develop a Climate Action Plan. The City shall comply with this requirement as part of the preparation of a Climate Action Plan for Bell.

***Resource Management Element Policy 23.*** The City of Bell shall support Assembly Bill 1826 to increase diversion of solid waste for municipalities, including a policy by increase the diversion of food waste and other organic waste products.

***Resource Management Element Policy 24.*** The City of Bell shall support the use of reclaimed and recycled water to reduce water consumption. The City of Bell shall support the development of new landscaping requirements that are more water conservation friendly and discourage large turf areas that will require increased water consumption.

***Resource Management Element Policy 25.*** The City of Bell shall review its zoning ordinance and make appropriate changes that support drought tolerant planting over traditional landscape planted areas. The new regulations shall provide guidance with hardscape landscaping that has less impact to the environment.



## 5. HEALTH AND SAFETY ELEMENT POLICIES

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The City of Bell, with the implementation of the Health and Safety Element, seeks to protect the health and safety of those persons living and working in the City. The following issues will be addressed with the implementation of the policies and programs contained in the Health and Safety Element:

- ❑ To ensure that every effort is made to promote emergency preparedness;
- ❑ To ensure that land use planning efforts consider potential hazards in the City and to educate the public regarding safety hazards;
- ❑ To ensure that sufficient fire department resources are provided to address any potential emergency;
- ❑ To ensure that law enforcement and safety-related impacts are evaluated on an on-going basis;
- ❑ To promote land use and noise compatibility;
- ❑ To minimize the impact of noise on local noise sensitive land uses;
- ❑ To promote community wellness and health.

The City's health and safety policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Health and Safety Element.

- ❑ **Issue: To ensure that every effort is made to promote emergency preparedness.**

***Health and Safety Element Policy 1.*** The City of Bell shall encourage educational programs which inform residents and businesses in the City concerning procedures to follow in the event of a major disaster. The City shall ensure that a disaster plan is in place for residents and City employees. The Plan will be identified on the City's website and in community meetings.

***Health and Safety Element Policy 2.*** The City of Bell shall continue participation in community programs that train local residents and workers to perform effectively after an emergency or disaster. These measures will be included in the City Hazard Response Plan that will be advertised on the City's website and Community Meetings.

***Health and Safety Element Policy 3.*** The City Bell shall review and improve its disaster preparedness and emergency response capabilities. The Emergency Plan shall undergo a periodic review and update to ensure it remains current.



***Health and Safety Element Policy 4.*** The City of Bell shall develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake. The City shall work with local businesses, residents, and public agencies to advertise the Emergency Preparedness Plan through the City’s website, social media, and neighborhood meetings.

- ❑ **Issue: To ensure that land use planning efforts consider potential hazards in the City and to educate the public regarding safety hazards.**

***Health and Safety Element Policy 5.*** The City of Bell shall work to identify and improve existing buildings that do not meet fire or earthquake standards. The City shall undertake periodic inspections to identify buildings in need of retrofit and progress in retrofitting unreinforced buildings. Finally, the City shall seek funding sources to assist in the improvements to these older buildings.

***Health and Safety Element Policy 6.*** The City of Bell shall require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements. Finally, the City shall create an informational flyer informing residents and businesses regarding building and safety requirements.

***Health and Safety Element Policy 7.*** The City of Bell shall continue to require pre-1933 structures to meet current seismic building codes. The City shall notify property owners of these buildings and the need for any seismic retrofitting and the correction of health and safety code violations shall be discussed.

***Health and Safety Element Policy 8.*** The City of Bell shall strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.

***Health and Safety Element Policy 9.*** The City of Bell shall identify areas of high risk (high densities, older structures, fire hazards) so that disaster response may be prioritized. The City will also focus on potential sources of contamination, including lead and asbestos containing materials found in older buildings. These areas of risk must be identified in the City’s Emergency Preparedness Plan.

***Health and Safety Element Policy 10.*** The City of Bell shall host a periodic “wellness fair” that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.



- ❑ **Issue: To ensure that sufficient fire department resources are provided to address any potential emergency.**

***Health and Safety Element Policy 11.*** The City of Bell shall establish and enforce standards that are designed to reduce the level of risk. The City shall work with the Los Angeles County Fire Department and other public agencies to discuss both risk and emergency preparation. Finally, the City shall work with the Fire Department and the larger community to review, and if necessary, develop new standards.

***Health and Safety Element Policy 12.*** The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, reviewing and updating Building and Fire Codes, code enforcement, and education.

***Health and Safety Element Policy 13.*** The City of Bell shall establish an inventory of alternative emergency resources in the City (portable water, water delivery systems, communication, security, waste collection, and emergency power for critical facilities). This inventory shall be identified in the City's Emergency Preparedness Plan.

***Health and Safety Element Policy 14.*** The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.

- ❑ **Issue: To ensure that law enforcement and safety-related impacts are evaluated on an on-going basis.**

***Health and Safety Element Policy 15.*** The City of Bell shall incorporate defensible space design principles and other security measures into new development in the City. These principals will be required and discussed as part of the review of new development projects.

***Health and Safety Element Policy 16.*** The City of Bell shall cooperate with law enforcement agencies to suppress crime. The City shall continue to support the efforts of the Neighborhood Watch.

***Health and Safety Element Policy 17.*** The City of Bell shall support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police. The City shall promote Neighborhood Watch programs on the City's websites and social media.

- ❑ **Issue: To promote land use and noise compatibility.**

***Health and Safety Element Policy 18.*** The City of Bell shall consider planning guidelines which include noise control for all new residential developments and condominium conversion



projects. The City shall promote design measures that will be effective in reducing noise reduction in the review of new development projects.

***Health and Safety Element Policy 19.*** The City of Bell shall require that future development projects and existing land uses reduce unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc. The City shall enforce the existing noise control regulations such as those included in the Bell Municipal Code.

***Health and Safety Element Policy 20.*** The City of Bell shall encourage the reduction of noise throughout the City in the review of new development. New development projects will undergo review to ensure that noise impacts from such developments are reduced as much as possible.

***Health and Safety Element Policy 21.*** The City of Bell shall promote the development of a compatible noise environment throughout the City. The City shall consider noise and land use compatibility in the review of new development project.

❑ **Issue: To minimize the impact of noise on local noise sensitive land uses.**

***Health and Safety Element Policy 22.*** The City shall implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards. The City shall ensure Code Enforcement and the Police Department will continue to enforce noise control regulations.

***Health and Safety Element Policy 23.*** The City of Bell shall cooperate with all public agencies so as to minimize transportation related noise. Applicable City, State, and Federal noise control regulations shall be enforced.

***Health and Safety Element Policy 24.*** The City of Bell shall strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise. The City shall ensure that appropriate noise attenuation is provided during the development review process.

***Health and Safety Element Policy 25.*** The City of Bell shall ensure that the design and improvement of future master planned roadway links in the City is accomplished in a manner that minimizes noise impacts on adjacent noise sensitive land uses. These measures may involve the use of sound walls and other architectural features that promote noise reduction.

***Health and Safety Element Policy 26.*** The City of Bell shall continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic. The City shall make every effort to inform developers,



businesses, and residents of noise control measures. Noise studies must be performed new noise sensitive projects that are located near arterial roadways and freeways.

**Issue: To promote community wellness and health.**

***Health and Safety Element Policy 27.*** The City of Bell shall strive to continue the development of youth programs to promote community health. The Parks and Recreation Department shall aggressively support the establishment and implementation of the programs for all segments of the community (youth, seniors, etc.).

***Health and Safety Element Policy 28.*** The City of Bell shall promote quality nutritional standards at all City sponsored events and functions.

***Health and Safety Element Policy 29.*** The City of Bell shall require that all new commercial and employment development provide restrooms and breastfeeding accommodations and worksite activity rest areas for breaks.

***Health and Safety Element Policy 30.*** The City of Bell shall support those initiatives that promote health work environmental and personal wellness.

***Health and Safety Element Policy 31.*** The City of Bell shall support a healthy lifestyle for all persons living or working in the City. This may be accomplished by promoting healthy activities as part of recreational programs and supporting the establishment of a farmer's market.

***Health and Safety Element Policy 32.*** The City of Bell shall work with the Los Angeles County Health Department to assess chronic health-related problems in the City and will work to provide medical information, outreach programs, and health fairs.

***Health and Safety Element Policy 33.*** The City of Bell shall be proactive in considering human health in future land use decision-making. The City will promote uses and activities that will contribute to a healthy lifestyle.

## **6. MOBILITY AND CIRCULATION ELEMENT POLICIES**

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The City of Bell, with the implementation of the Mobility and Circulation Element, seeks to promote and improve transportation and circulation in the City. The following issues will be addressed with the implementation of the policies and programs contained in the Mobility and Circulation Element:

- To participate in regional transportation planning efforts;
- To continue to upgrade and improve the local roadway system;



- ❑ To promote the use of alternative forms of transportation in the City.

The City's health and safety policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for this Health and Safety Element.

- ❑ **Issue: To participate in regional transportation planning efforts.**

***Mobility and Circulation Element Policy 1.*** The City of Bell shall continue to participate in regional transportation planning efforts. The City shall participate in all regional transportation planning and development initiatives including those hosted by SCAG, Caltrans, Los Angeles County MTA, and ECO Rapid Transit.

***Mobility and Circulation Element Policy 2.*** The City of Bell shall continue to work with adjacent cities to improve area-wide circulation. These will include area plans related to transit routes and stops, development of bus turnouts and shelters, signal synchronization, and arterial roadway improvement projects.

***Mobility and Circulation Element Policy 3.*** The City of Bell shall continue to support the construction of a Slauson Avenue interchange at Interstate 710 (I-710). The City shall identify a local taskforce to provide input into the Caltrans improvement program for the I-710 Freeway. Finally, City staff and City Officials shall participate in the Gateway COG I-710 TAC meetings and demonstrate support.

***Mobility and Circulation Element Policy 4.*** The City of Bell shall continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan. The Engineering Department shall continue to pursue grants to rehabilitate City roadways and will strive to manage these projects so they are completed on schedule and budget. Finally, the City shall continue to implement the pavement management plan and the City's CIP program.

***Mobility and Circulation Element Policy 5.*** The City of Bell shall continue to pursue and access State, Federal, and County funding sources for improving the circulation system.

- ❑ **Issue: To continue to upgrade and improve the local roadway system.**

***Mobility and Circulation Element Policy 6.*** The City of Bell shall establish a Level of Service (LOS) "D" as the acceptable standard where such a standard is appropriate. In addition, the City shall incorporate LOS "D" as a standard on traffic studies and traffic level of service mitigation.

***Mobility and Circulation Element Policy 7.*** The City of Bell shall require new developments to include design features to mitigate adverse impacts upon the local circulation system. All new



development projects must promote and facilitate walkable streets, bus transit, bicycling, parking, efficient goods movement, and other components of the transportation system. Transit related improvements shall be identified as part of the conditions of approval through the design review and environmental review processes.

***Mobility and Circulation Element Policy 8.*** The City of Bell shall monitor cumulative increases in traffic volumes in the City. Periodic monitoring of traffic shall be accomplished through periodic traffic speed surveys, average daily traffic (ADT) surveys, and project-specific traffic studies.

***Mobility and Circulation Element Policy 9.*** The City of Bell shall require the implementation of public transportation and other transportation systems management (TSM) measures in the review of new development. Any required traffic improvements must be committed to and shown on the project plans prior to DRC meeting. The City shall implement an Active Transportation Plan for new development and include them in the conditions of approval, when applicable.

***Mobility and Circulation Element Policy 10.*** The City of Bell shall continue to evaluate and improve traffic control signalization and signage throughout the City. This will be accomplished through site visits, field surveys, periodic inspections of all City traffic control signage, and the performance of regular maintenance checks with Los Angeles County.

***Mobility and Circulation Element Policy 11.*** The City of Bell shall encourage bicycle usage through the implementation of the Citywide bicycle system and the associated improvements. The City shall pursue grant opportunities to implement the plan. A Traffic Control Plan (TCP) shall be required for work performed within the public right of way.

***Mobility and Circulation Element Policy 12.*** The City of Bell shall consider parking restriction in those residential areas that have narrow streets. These measures may include the posting of parking signs with parking restrictions during rush hour or early AM hours, and the posting of “no parking signs” on certain narrow streets. The City shall actively involve the community and affected residents and businesses in the formulation of a parking control plan.

❑ **Issue: To promote the use of alternative forms of transportation in the City.**

***Mobility and Circulation Element Policy 13.*** The City of Bell shall consider the feasibility of including bikeways during the planning and construction stages of roadway improvements pursuant to the Bicycle Master Plan.

***Mobility and Circulation Element Policy 14.*** The City of Bell shall continue to promote the separation of pedestrian, bicycle, and motor vehicle traffic on Randolph Street. As part of this policy, the City shall strive to create a separate Class III bicycle lane along Randolph Street.



***Mobility and Circulation Element Policy 15.*** The City of Bell shall require new commercial and industrial developments to provide bicycle racks and/or lockers. These improvements must be identified as conditions of approval set forth by DRC.

***Mobility and Circulation Element Policy 16.*** The City of Bell shall consider the closure or abandonment of certain streets or rights-of-way to promote the separation of commercial and residential traffic and to remove existing hazardous circulation patterns. The Planning and Public Works Departments shall conduct a citywide study of to identify hazardous circulation patterns.

***Mobility and Circulation Element Policy 17.*** City of Bell shall explore the feasibility of parking districts as an option to address parking needs. The City shall survey vacant lots where there may be a potential for new parking. This survey will focus on properties that are owned by the City.

***Mobility and Circulation Element Policy 18.*** City of Bell shall explore new and innovative ways to enhance the utility of surface parking lots and parking structures. For example, new parking structures may be signed so that the ground levels could be occupied by retain or commercial establishments.

***Mobility and Circulation Element Policy 19.*** The City of Bell shall strive to increase “walk-ability” and “bike-ability” through the implementation of the Bell Bicycle Master Plan.

***Mobility and Circulation Element Policy 20.*** The City of Bell shall promote the development of pedestrian-friendly and bicycle friendly infrastructure by prioritizing such improvements in the City’s Capital Improvement Program.

## **7. HOUSING ELEMENT POLICIES**

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The City of Bell, with the implementation of the Housing Element, will address a number of key issues through the adoption of policies and the implementation of corresponding programs. The following objectives will be realized through the implementation of the policies and programs contained in the Housing Element:

- To continue the City’s commitments to those efforts designed to preserve and maintain the existing housing resources, including affordable housing;
- To continue the City’s commitment in continuing assistance in the development of new housing for all income groups;
- To remain committed to the identification of prospective development sites for a continued variety and diversity of new housing;



- ❑ To continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing; and,
- ❑ To underscore the City's commitment to equal housing opportunities.
- ❑ **Issue: To continue the City's commitments to those efforts designed to preserve and maintain the existing housing resources, including affordable housing.**

***Housing Element Policy 1.*** The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.

***Housing Element Policy 2.*** The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition. The Community Development Department staff shall encourage residents to maintain their properties and or/residences in good condition through Code Enforcement and Community outreach and education.

***Housing Element Policy 3.*** The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and to prevent the unnecessary demolition of housing units. The City shall accomplish this by using existing housing program(s) and encouraging reinvestment into the community. In addition, housing rehabilitation, instead of demolition, should be encouraged.

***Housing Element Policy 4.*** The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished. A Housing Relocation Plan must be established prior to any demolition of housing.

***Housing Element Policy 5.*** The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.

***Housing Element Policy 6.*** The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.

***Housing Element Policy 7.*** The City of Bell shall minimize displacement in future development activities, while at the same time, promote the expeditious and equitable housing replacement. New residential projects involving displacement must assist in the relocation of displaced residents.



***Housing Element Policy 8.*** The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing. Any agency looking into development with removal of residential units shall be required to provide either relocation or replacement housing prior to the development’s implementation.

***Housing Element Policy 9.*** The City of Bell shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.

***Housing Element Policy 10.*** The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.

***Housing Element Policy 11.*** The City of Bell shall continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and non-governmental organizations (NGO’s) involved in the provision of emergency, transitional, and supportive housing.

❑ **Issue: To continue the City’s commitment in continuing assistance in the development of new housing for all income groups.**

***Housing Element Policy 12.*** The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites.

***Housing Element Policy 13.*** The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).

***Housing Element Policy 14.*** The City of Bell shall encourage the development of new housing for all households including lower-income households. The City shall promote Bell as a friendly place for all income levels through the City’s website, media, etc.

***Housing Element Policy 15.*** The City of Bell shall require quality design and sound construction of new rental housing. The Community Development Department shall continue to use current applicable codes in its review of new development or housing rehabilitation.



***Housing Element Policy 16.*** The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment. All new residential developments shall implement all pertinent requirements so as to implement sustainability objectives. These objectives will be addressed during the plan check phase.

***Housing Element Policy 17.*** The City of Bell shall promote sustainable development and the protection of significant environmental resources. The City shall sponsor workshops that provide training related to sustainable and low impact development. The City shall also control over watering of landscaping, and promoting Xeriscape landscape designs. Finally, the City shall encourage solar panel installations, limit lawn watering, and promote drought tolerant landscapes.

- **Issue: To remain committed to the identification of prospective development sites for a continued variety and diversity of new housing.**

***Housing Element Policy 18.*** The City of Bell shall seek to develop underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.

***Housing Element Policy 19.*** The City of Bell shall establish specific housing goals that address both affordable and market rate housing. These goals will apply to both owner-occupied and rental housing.

***Housing Element Policy 19.*** The City of Bell shall ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the development of affordable housing throughout the City of Bell.

***Housing Element Policy 20.*** The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses. The City shall undertake a comprehensive citywide survey to identify such sites.

***Housing Element Policy 21.*** The City of Bell shall work to ensure that potential sites for residential development, located in those areas that were previously occupied by non-residential land uses, are investigated to determine whether or not previous on-site uses present potential health risks. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.

- **Issue: To continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing.**

***Housing Element Policy 22.*** The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty.



The City shall implement a Planning Commission that will make the discretionary approval process more efficient, providing development applications on-line, and will indicate development regulations and the Zoning Code online.

***Housing Element Policy 23.*** The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation. The City shall review the existing Codes to identify what requires revision. The City shall adopt new standards for both new development and/or rehabilitation as soon as possible.

***Housing Element Policy 24.*** The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the City's Design Review Board, through the Building and Planning Department's plan reviews, and through Plan Checks.

***Housing Element Policy 25.*** The City of Bell shall explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development. New commercial development located along Gage Avenue, Atlantic Boulevard, and Florence Avenue shall be encouraged to explore mixed-use development that includes residential uses within the development.

□ **Issue: To underscore the City's commitment to equal housing opportunities for all income levels.**

***Housing Element Policy 26.*** The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.

***Housing Element Policy 27.*** The City of Bell shall vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination. This support will be enhanced through the development of a new program to combat housing discrimination within the City of Bell. Finally, the City's stance on this subject shall be clearly identified on the City's website.

***Housing Element Policy 28.*** The City of Bell shall adopt its own equal housing ordinance that will support the existing Federal and State Fair Housing laws.

***Housing Element Policy 29.*** The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. These programs will be advertised to the public using the City's website and flyers provided at the Planning Counter.

***Housing Element Policy 30.*** The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing



Authority. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.

## 8. PROPOSED LAND USE PLAN

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Through the implementation of the Land Use and Sustainability Element, the City of Bell seeks to accomplish the following:

- ❑ The establishment and maintenance of an orderly pattern of development in the City;
- ❑ The establishment of a land use classification system as a means to implement the City's land use policy;
- ❑ The identification of permitted land uses, their general location, and distribution; and,
- ❑ The establishment of standards for population density and development intensity for both existing and future development.

The land use map indicates the location and extent of permitted development in the City. With the City of Bell completely urbanized, the land use map's focus is on the conservation, maintenance, the rehabilitation of existing development, and the identification of opportunities for redevelopment in the City. As such, the Land Use Map is sensitive regarding potential opportunities for new infill development and redevelopment.

California planning law calls for conformity between the land use map and the zoning map. This consistency provision is important, since the zoning ordinance serves as the primary implementation tool of the Land Use Element. For example, an area Land Use Map must have a corresponding commercial zoning designation. In instances where there is a conflict and an inconsistency arises, the general plan designation prevails. The Land Use Element through this update, focuses on those areas where there is an opportunity for a change in land use and development. The focus of the City's future planning efforts relative to land use and development will be directed toward accomplishing the following objectives:

- ❑ To retain the existing desirable land uses while providing for a more compatible land use pattern in the City;
- ❑ To ensure that the land use map accurately reflects the development and land use objectives of the community;



- ❑ To make sure the boundaries for the various land use designations correspond to the boundaries of the various zone districts to ensure consistency; and,
- ❑ To correct any potential inconsistencies between the land use plan and the zoning map plan.

## LAND USE DESIGNATIONS

The Land Use Element indicates the location and extent of development and land uses throughout the city. The land use categories, or "designations," indicate the type of development that is permitted for specific areas of the City. State law requires that these land use designations include a description of standards for *development intensity* and *population density*. The reason for these standards is to ensure that the types of development permitted under the various land use designations are understood by the public, decision-makers, property owners, and prospective developers. According to the California General Plan Guidelines, the land use map is a spatial representation of the City's land use policy. The map meets the state's requirement (Section 65302(a)), that calls for...

*"...the designation of the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste and liquid waste disposal facilities, and other categories of public and private land use."*

The land use map (refer to Exhibit 2-6) designates the permitted land use for every property in the City. The General Plan Guidelines provide guidance in the level of detail that is required for a general plan land use map. The Guidelines state:

*"As a general rule, the combination of the diagram or diagrams and the text should be detailed enough so that the users of the plan staff, elected and appointed officials, property owners, and citizens - can reach the general conclusion on the appropriate use of any parcel of land."*

The Land Use and Sustainability Element contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional. In addition to the base land use designations, two overlay designations are also provided that permits an expanded range of land use types for selected areas of the City. The distribution of the land uses permitted under these land use designations is indicated in Table 2-4. The individual land use categories, depicted in Exhibit 2-6, are described below.

- ❑ **Residential, Low Density.** This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) This designation is limited to properties improved with existing single family (detached) dwelling units. The corresponding zone district is R-1 zone. The population density for this land use designation is 35 persons per acre.



- ❑ **Residential, Medium Density.** This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments), The maximum development density is 21.78 units per acre. The corresponding zone districts include R-1, R-2, R-3, and C-3R zones. The population density that corresponds to this land use designation is 87 persons per acre.
- ❑ **Commercial.** This land use designation applies to the commercial districts in the City located along the Atlantic Avenue, Gage Avenue, and Florence Avenue. Land uses within this category are characterized by office, retailing, commercial services, office, and automotive uses. Corresponding zone districts include the C-3 and C-3R zones.
- ❑ **Industrial.** This designation applies to two distinct areas of the City. The first area is a smaller area located to the east of Salt Lake Avenue and the second applies to the Cheli district. Land uses within this land use designation are characterized by manufacturing and processing, warehousing and distribution, wholesaling and retailing, and office uses. Corresponding zone districts include the C-3, CM, M, and T zones.
- ❑ **Open Space.** Open space uses include parks, recreational facilities and other public facilities. This category of land use is permitted within any zone district in the City.
- ❑ **Institutional.** This land use designation includes public and quasi-public uses within the City of Bell and includes the civic center, public and private schools, and other public and quasi public facilities. These land uses are also permitted in all zone districts.
- ❑ **Mixed-Use Overlay.** This overlay designation applies to those areas located along the Florence Avenue and the Gage Avenue corridors. The purpose of this overlay zone is to expand the range of land uses and development to include mixed use residential development, senior housing development, and multiple-family development on infill parcels. Under this category, residential uses may permitted at densities of up to 40 units per acre. Potential development will be subject to the requirements of a CUP.
- ❑ **Cheli Transitional.** The Cheli district is predominantly developed in industrial uses though this area includes a National Guard facility, a Federally owned GSA land holding, and the Bell Salvation Army Shelter. Many of the buildings within this area are obsolete and were formerly part of the Los Angeles Air Base that was used as a munitions depot during the Second World War.

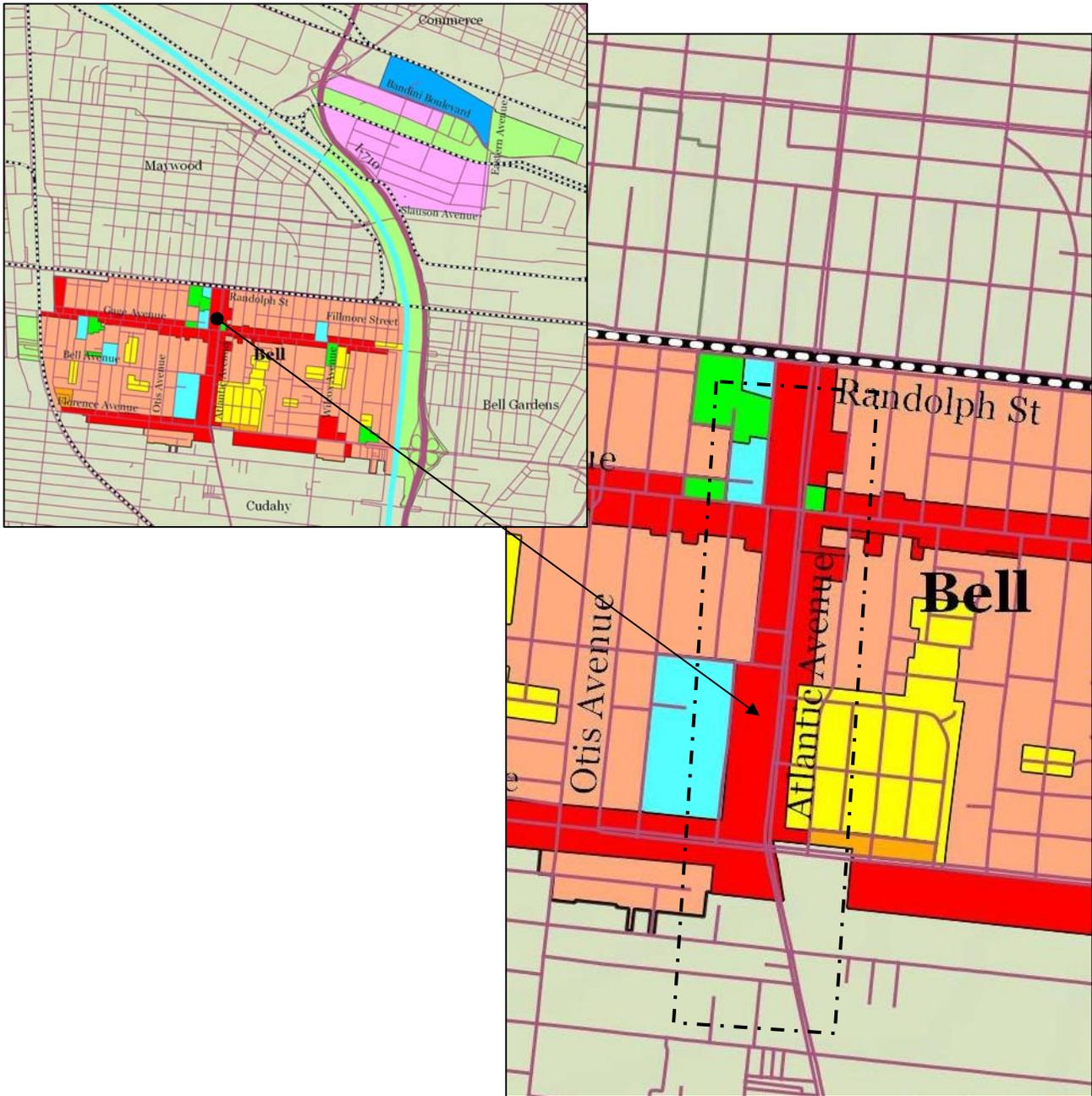
Each of the land use designations correspond to the City's zoning categories. In this way, future potential inconsistencies between the Zoning Map and the Land Use Map will be avoided. The zoning ordinance sets forth regulations and standards for development in these zones consistent with the goals, policies, and objectives of the general plan.



## ATLANTIC CORRIDOR PLAN

The Atlantic Corridor represents the major commercial district in the City. The Corridor includes all of the City's major commercial centers and caters to both local shoppers and others traveling to and from work in the industrial areas located further north. Atlantic Avenue serves as a major north-south traffic corridor. The center of the Corridor is the intersection of Atlantic Avenue and Gage Avenue. The Corridor in its entirety is presently zoned C-3. The following measures will be implemented as part of the Atlantic Corridor Plan.

- ❑ The Atlantic Corridor Plan will first establish design guidelines that will be applicable to all new commercial development as well as rehabilitated commercial development. The architectural character of the Corridor will be enhanced through a comprehensive design theme that will be applicable to the entire planning area. These design guidelines will include architectural features, a color palate, xeriscape landscaping, uniform street furniture, and other design elements. Special attention will be made to control and to improve existing signage along the Corridor.
- ❑ For new development, buildings will be set back a specified distance from the Atlantic Avenue right-of-way. This will enable street furniture and other amenities to be installed to promote pedestrian activity. The primary building elevations will be designed so that they face the boulevard.
- ❑ Existing buildings will be encouraged to install façade treatments consistent with the new design guidelines. These may include, but not be limited to, awning treatments, wall paint, and new signage.
- ❑ Given the transit dependent character of the entire City, other forms of transportation will be encouraged. Parking standards will be relaxed to promote more efficient movement along Atlantic Avenue.
- ❑ New commercial centers will be designed so that they are sensitive to residential development, which is located to the rear of the commercial businesses. This can be achieved through setbacks and buffers (landscaping, parking, etc.) located to the rear of the commercial businesses.
- ❑ To ensure that residents are encouraged to use public transit along the Corridor, bus turnouts will be installed when there is available space for the newer and larger commercial centers. As part of these transit nodes, generous sheltered seating, lighting and security, and water fountains will be installed. In addition, bus schedules and other information will be displayed in kiosks.
- ❑ Residential development is permitted within the C-3 zone. However, the list of permitted uses will be expanded to include residential mixed-use. Unlike the mixed-use that is proposed in the C-3R zone, residential uses will not be permitted on the ground floor. A continuity of commercial and service oriented uses along the Atlantic Avenue Corridor will be encouraged.



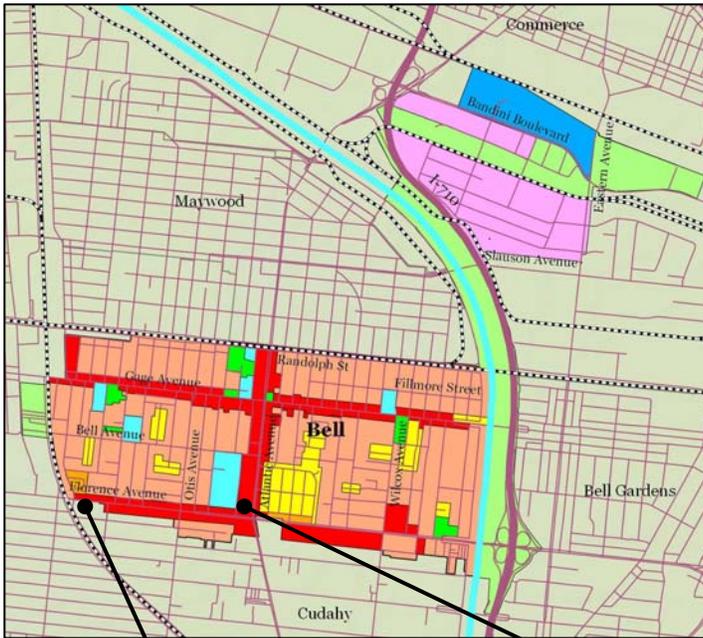
### ATLANTIC AVENUE PLANNING AREA



## FLORENCE AVENUE AREA PLAN

Florence Avenue in its entirety is presently zoned C-3R. A variety of land uses extend along both sides, including automotive shops, used auto sales, restaurants, and smaller retail. The challenge to any future revitalization efforts include small lot size, multiple ownerships, relatively shallow depth of the individual lots, the numerous curb cuts and driveways, and the proximity of residential development abutting the commercial properties to the rear. The following measures will be implemented as part of the Florence Avenue Area Plan.

- ❑ As indicated previously, the C-3R zone permits residential development. The challenge for any potential future infill development is directly related to the shallow lot size and small lot areas. To encourage new residential development, the Florence Avenue Area Plan will permit stand-alone residential development within these areas. By promoting new multiple-family residential development on infill lots, under-performing and under utilized commercial properties can transition to residential infill development. The residential development density standards will be tailored to a particular lot size. For larger lots, more residential units will be permitted, thus encouraging the assembling of lots so that larger residential development is possible.
- ❑ Many commercial properties along Florence Avenue exhibit a blighted appearance. Design and improvement standards will be developed to serve as a guide for the improvement of individual properties. These standards will address signage, graffiti removal, xeriscape landscaping, decorative lighting, and other design elements that will improve the overall experience.
- ❑ The City will work with the utility providers to initiate a plan for the undergrounding of utility lines. This effort would be consistent with that which has already been done along Gage Avenue and Atlantic Avenue.
- ❑ Florence Avenue handles large traffic volumes and the right-of-way width of the roadway is approximately 75 feet (curb to curb width). This makes it difficult for pedestrians to cross the street in some areas. New crosswalks with safety signage/lighting will be installed along key areas of the roadway. Signal timing will be adjusted so that pedestrians have sufficient time to cross the street. This will ensure that pedestrians can safely cross the street.
- ❑ Similar to Atlantic Avenue, new street furniture will be installed along the roadway where needed. The street furniture will include enhanced bus stops that will include benches, shelters, security lighting, water fountains, and information kiosks. Where possible, bus turnouts will also be provided.
- ❑ The Florence Avenue Area Plan also contemplates the westernmost portion of Florence Avenue to be developed in transit oriented development (TOD) to take advantage of a future transit station proposed in this area. The TOD development will include higher density residential development, retail, and commercial services that will serve transit patrons.



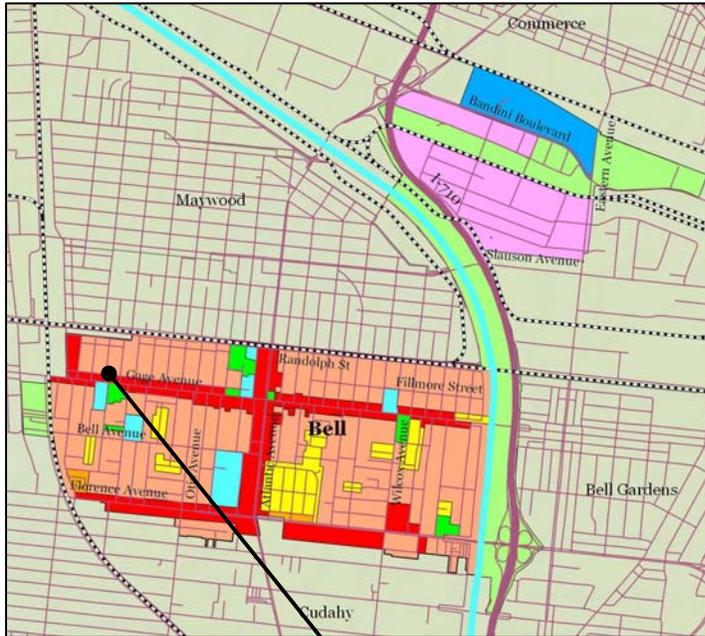
### FLORENCE AVENUE PLANNING AREA



## GAGE AVENUE AREA PLAN

Gage Avenue is also zoned, in its entirety, as C-3R. The City's traditional central business district, or downtown, extended along Gage Avenue. Many of the City's original commercial buildings are found in the area along Atlantic Avenue and continuing west towards the City's western boundary. Over time, many of these attractive older brick buildings have fallen into disrepair with a very high vacancy rate. The following measures will be implemented as part of the Gage Avenue Area Plan.

- ❑ Similar to Florence Avenue, the C-3R zone permits residential development along Gage Avenue. To encourage new residential infill development, the Gage Avenue Area Plan will permit stand-alone residential development within these areas. Other types of mixed-use will also be permitted where ground-level commercial is retained with residential development permitted in the upper floors. By promoting new multiple-family residential development on infill lots, under performing and under utilized commercial properties can transition to residential infill development. The residential development density standards will be tailored to a particular lot size.
- ❑ Design and improvement standards will be developed to serve as a guide for the improvement for individual properties. These standards will address signage, graffiti removal, xeriscape landscaping, decorative lighting, and other design elements that will improve the overall experience.
- ❑ New crosswalks with safety signage/lighting will be installed along key areas of the roadway. Signal timing will be adjusted so that pedestrians have sufficient time to cross the street. This will ensure that pedestrians can safely cross the street.
- ❑ Similar to the other corridors, new street furniture will be installed along the roadway where needed. The street furniture will include enhanced bus stops that will include benches, shelters, security lighting, water fountains, and information kiosks. Where possible, bus turnouts will also be provided.
- ❑ In the center portion of the Gage Avenue Corridor between Atlantic Avenue and Salt Lake Avenue, the Plan will consider the feasibility of traffic calming measures that would promote a more pedestrian friendly environment. Currently, the roadways consist of four travel lanes with two lanes in each direction. The Plan will consider eliminating one travel lane in each direction to provide angled parking along the street. This reduction in the right-of-way width would also permit the widening of sidewalks to better accommodate pedestrian travel.
- ❑ As the downtown area undergoes gradual improvement, property owners will be encouraged to restore the old historic buildings to their original condition. Many businesses of this area already have brick facing and walls as well as other elements that may be restored to their original condition.



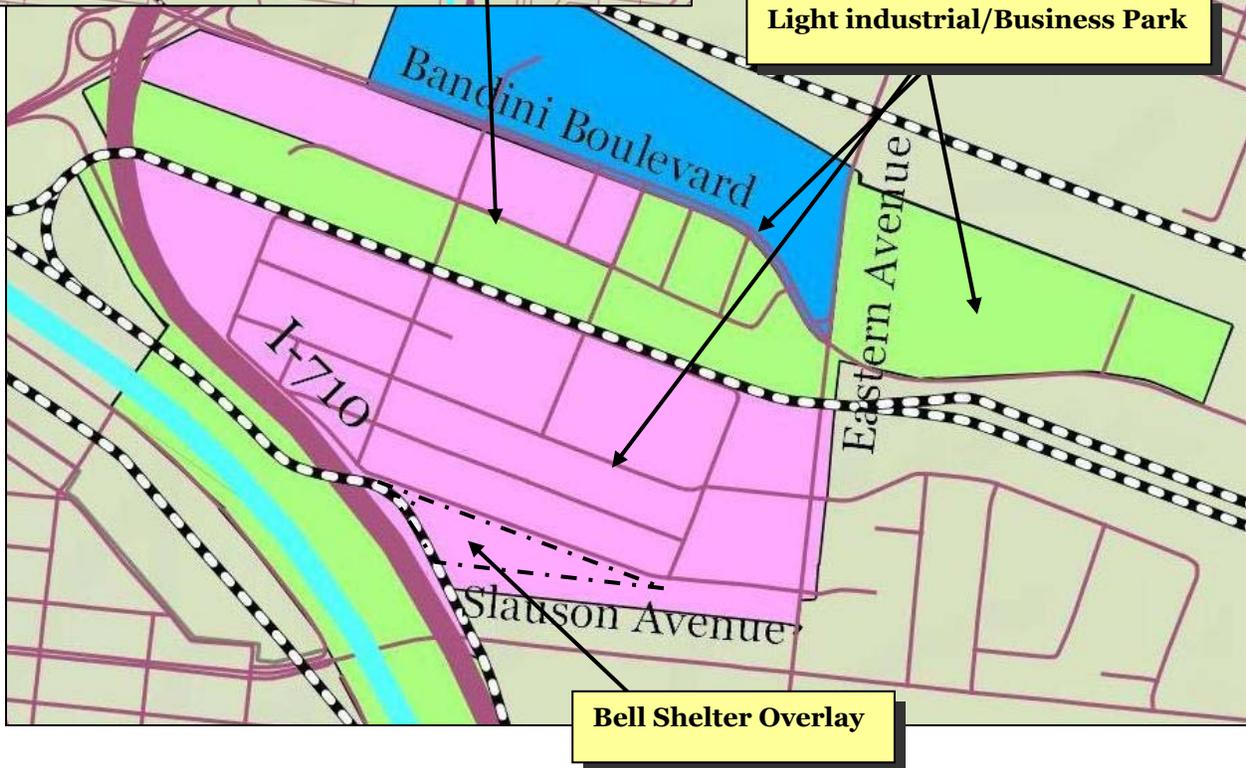
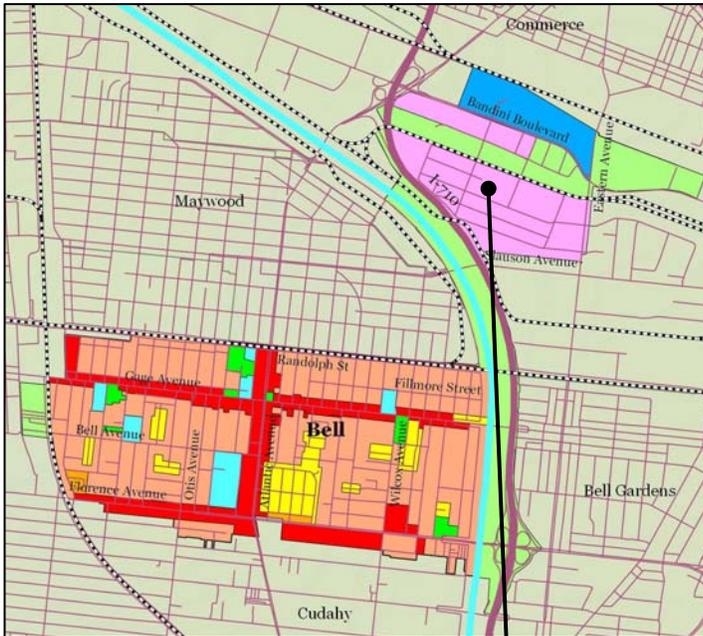
### GAGE AVENUE PLANNING AREA



## CHELI AREA PLAN

The Cheli portion of the City is located to the northeast of the Central City area on the opposite side of the Los Angeles River. This area has been traditionally developed in manufacturing and industrial uses and was originally an Air Force munitions center during World War II. The southernmost area of the Cheli area is occupied by the Bell Salvation Army shelter, which is the largest such facility west of the Mississippi River. Over the past several years, the area has undergone revitalization with the development of the Bell Business Center. The entire area currently includes four zoning designations: Transitional, Manufacturing, Commercial-Manufacturing, and C-3R for a portion of the aforementioned Salvation Army facility. The following measures will be implemented as part of the Cheli Area Plan.

- ❑ The majority of the Cheli Area has been developed in modern light industrial and business park uses. There are some notable properties that have yet to be developed in addition to those that are in other uses, such as the Bell Shelter and the Richard N. Slauson Southeast Occupation Center. The Cheli Area Plan will promote the transition from the existing mix of uses to quality light industrial and business park development. This measure is consistent with the planning objectives of the Bell Business Center that referenced an underlying Specific Plan, which was never formally prepared nor adopted.
- ❑ The Area Plan will identify development standards for new industrial uses, including floor area ratio, lot coverage of the new buildings, landscaping, parking, and other design features. In addition, all utility lines within the area plan will be placed underground. Outdoor storage will not be permitted other than the limited storage that would be incidental with the primary use. These outdoor storage areas must be screened from the public right-of-way.
- ❑ The Area Plan will also outline operational requirements related to truck parking, location of truck loading docks, and noise and air emissions to ensure compatibility with the surrounding area. Trucks will not be permitted to queue along the public streets, and trailer drop-offs are strictly prohibited. No businesses will be permitted to violate via SCAQMD's rules that govern odors and particulates.
- ❑ The southern portion of the Cheli Area that is currently occupied and owned by the Salvation Army will be placed in a separate designation that will permit the existing uses to continue along with limited expansion. Any future development within this area must first obtain a Conditional Use Permit. The owners and operators of this facility will be required to prepare a Master Development Plan within 12 months following the adoption of the General Plan.
- ❑ Bus turnouts and enhanced bus stops will be encouraged at strategic location along Bandini Boulevard and Eastern Avenue. These bus stops would include bus turnouts, bus shelters for patrons, security features, information kiosks, and water fountains.



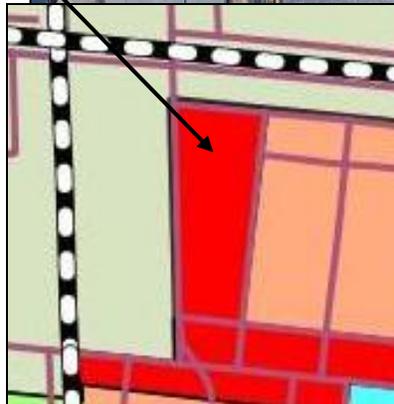
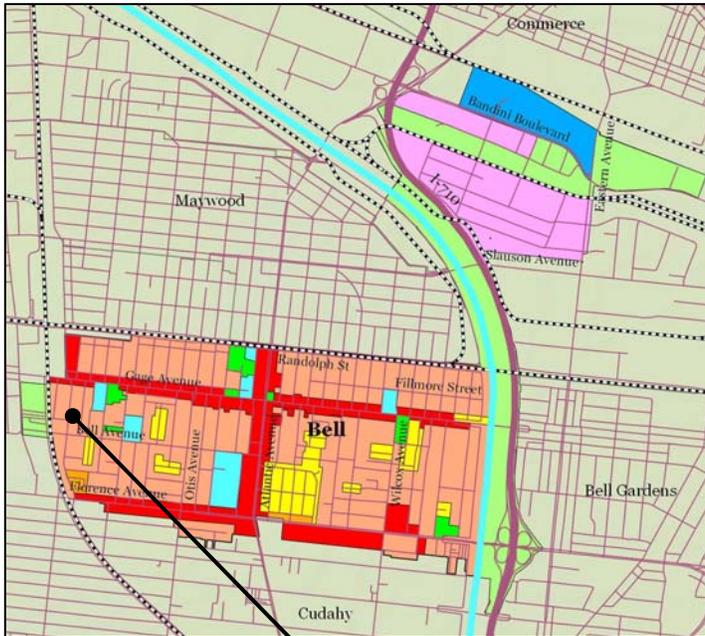
### CHELI DISTRICT PLANNING AREA



## MAYWOOD AVENUE AREA PLAN

This Area Plan applies to those properties located on both sides of Maywood Avenue, north of Gage Avenue, continuing north to Randolph Street. These properties on the west side of the street are zoned C-3R while the properties on the east side of the street are zoned R-3. The land uses actually found within this area include a mix of older, smaller industrial and manufacturing uses. The individual lots are relatively small and the properties located on the east side of Maywood Avenue directly abut existing residential development. For this reason, there are numerous potential land use conflicts related to noise and other impacts related to the industrial activities. The following measures will be implemented as part of the Maywood Avenue Area Plan.

- ❑ Because of the limited amount and smaller industrial properties, the land use plan recommendation provides for this entire area to be included in a “transitional land use designation” that would permit these small industrial properties to continue so long as they are open and operational.
- ❑ The individual businesses shall strive to clean and maintain their properties to address their blighted appearance. Landscaping and fencing must be maintained. The individual buildings must be maintained pursuant to the City’s code enforcement requirements.
- ❑ The individual properties must conform to all current regulations governing air quality and noise. The properties must conform to all SCAQMD regulations that applicable to the use.
- ❑ Efforts must be made to ensure that sufficient on-site area is provided for employee parking. Recognizing that these older businesses may not be able to meet more stringent off-street parking requirements, efforts must be made to ensure that employee parking does not obstruct the Maywood Avenue right-of-way.
- ❑ For those properties located on the east side of Maywood Avenue, the zoning is R3. At such time, the businesses within this area remain closed for a specific amortization period, the new development must conform to R3 requirements.
- ❑ All new development on the west side of Maywood Avenue must conform to the City’s zoning requirements pursuant to the C-3R zoning.



### MAYWOOD AVENUE PLANNING AREA