

**City of Bell Planning Commission
Agenda Report**

DATE: November 21, 2016

TO: Chair and Planning Commission Members

FROM: Derek R. Hull, Community Development Director

SUBJECT: Consideration to permit Barber Shop located at 4847 ½ Florence Avenue Bell, CA (Other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated.)

RECOMMENDED ACTION

It is recommended that the Planning Commission:

1. Read by title only, waive further reading and adopt Resolution No. 2016-xx-PC approving a Barber Shop located at 4847 ½ Florence Avenue Bell, CA in accordance with the provisions of the Bell Zoning Ordinance for C-3R General Commercial (Other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated.)

BACKGROUND

The request before the Planning Commission is to consideration to permit a Barber Shop located at 4847 ½ Florence Avenue Bell, CA pursuant to Section 17.04.090 (Other similar uses which the Commission finds, of this title, to be of a comparable nature and class of those enumerated.)

Applicant: Jose Frank De La Piedra

General Plan Land Use Designation: C (Commercial)

Zoning Designation: C-3R (General Commercial)

CEQA Determination: Categorical Exemption under CEQA Guidelines Sections 15301 Existing Facilities.

The project site is located on Florence Avenue, in a vacant, previously permitted beauty salon. The address of the project site is 4847 1/2 Florence Avenue.

PROJECT SITE CONDITIONS

The project site is located in a vacant building on Florence Avenue. More specifically, the project site is located at the intersection of Florence Avenue and Heliotrope Avenue. The project site includes residential and parking in the rear of the property. On street parking is available on Florence Avenue and Heliotrope Avenue.

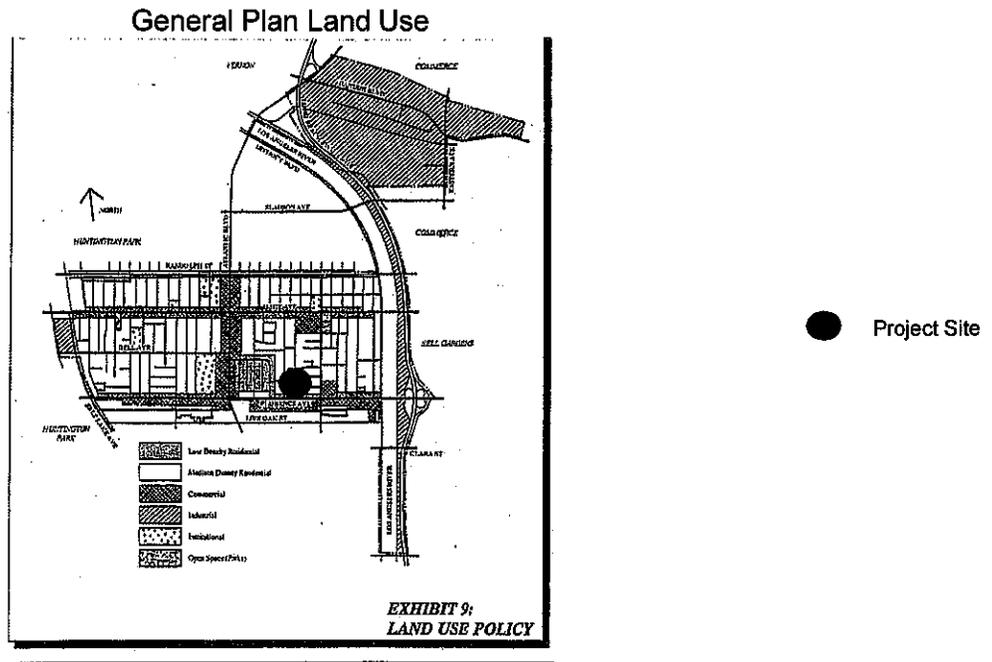
GENERAL PLAN DESIGNATION

The City's General Plan Land Use Element designates the subject property as Commercial (C). Land uses within this category are characterized by office, retailing, service and automotive uses. Consistent zone districts include C-1, C-2, C-3 and C-3R zones. The following objectives and policies apply based upon the proposed use:

Land Use Objectives:

- 1) Policy 11. Continue and strengthen the use of rehabilitation to improve and stabilize existing and conforming residential and commercial uses.
- 2) Policy 8. Encourage the clustering of businesses with landscaping; shared parking, and other techniques that will improve the visual continuity Page 16 Land Use Element and efficiency of the "strip commercial" business district along arterial roadways.

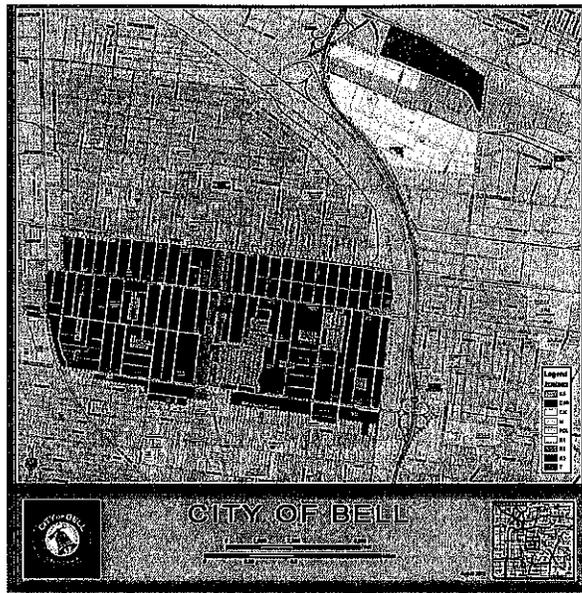
The project as proposed complies with and supports these general land use objectives.



ZONING DESIGNATION

The proposed use is located in the General Commercial (C-3R) Zoning District. The purpose of the C-3R District is to provide an area for commercial and residential uses. The Applicant is proposing to operate a barber shop in a vacant storefront. In accordance with the Bell Zoning Ordinance within the C-3R does not call out operation of a Barber Shop as a permitted use. The Zoning District does allow for the Planning Commission to consider “other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated”.

Bell Zoning Map



● Project Site

SURROUNDING ZONING DISTRICTS

Direction	Land Use Designation	Use
North	R-3	High Density Multiple Family Res.
South	C-3R	General Commercial
East	C-3R	General Commercial
West	C-3R	General Commercial

The C-3R Zoning District is consistent with the Commercial General Plan Land Use designation.

STREET VIEW



PROJECT ANALYSIS

City staff has examined the consistency between the General Plan and Zoning and has found that the proposed use is highly consistence. The use of a Barber Shop supports the commercial aspect of the location, particularly along a major thoroughfare like Florence Avenue.

Staff also researched the historical nature of the District. Before rezoning to C-3R, the area was zoned C-3 Heavy Commercial. Barber Shops are permitted "By Right" in the C-3 Zoning District. It is unclear from historical research why Barber Shops were not included within the C-3R Zoning District. Given the relatively minor impact of the use to the overall are and being service related business, staff can generally support to permit the proposed Barber Shop at the location. The Zoning District allows for the Planning Commission to consider "other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated" and in this case, staff suggest to the Planning Commission to make this finding.

PUBLIC NOTICE

N/A

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under Categorical Exemption under CEQA Guidelines Sections 15301 Existing Facilities.

CONCLUSION

It is recommended that the Planning Commission:

1. Read by title only, waive further reading and adopt Resolution No. 2016-xx-PC approving a Barber Shop located at 4847 ½ Florence Avenue Bell, CA in accordance with the provisions of the Bell Zoning Ordinance for C-3R General Commercial (Other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated.)

RESOLUTION 2016-xx-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A BARBER SHOP LOCATED AT 4847 ½ FLORENCE AVENUE BELL, CA IN ACCORDANCE WITH THE PROVISIONS OF THE BELL ZONING ORDINANCE FOR C-3R GENERAL COMMERCIAL (OTHER SIMILAR USES WHICH THE COMMISSION FINDS, PURSUANT TO SECTION 17.04.090 OF THIS TITLE, TO BE OF A COMPARABLE NATURE AND CLASS OF THOSE ENUMERATED.

A. RECITALS

WHEREAS, Jose Frank De La Piedra (the "Applicant") filed a complete application requesting the approval of a Barber Shop located at 4847 ½ Florence Avenue Bell, CA

WHEREAS, the project site is an existing building, located within the C-3R zoning district; and,

WHEREAS, in accordance with the Bell Zoning Ordinance within the C-3R the requested use is not permitted by right; and

WHEREAS, the provisions in the C-3R Zoning District does allow the Planning Commission to consider "other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated"; and,

WHEREAS, staff has examined the consistency between the General Plan and Zoning and has found that the proposed use is highly consistence; and

WHEREAS, the use of a Barber Shop supports the commercial aspect of the location, particularly along a major thoroughfare like Florence Avenue; and

WHEREAS, staff also researched the historical nature of the District and it is unclear why Barber Shops were not included within the C-3R Zoning District; and

WHEREAS, given the relatively minor impact of the use to the overall area, staff can generally support to permit the proposed Barber Shop at the location; and

WHEREAS, the Zoning Ordinance allows for the Planning Commission to consider "other similar uses which the Commission finds, pursuant to Section 17.04.090 of this title, to be of a comparable nature and class of those enumerated"; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under Categorical Exemption under CEQA Guidelines Sections 15301 Existing Facilities;

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

SECTION 1: The Planning Commission determine and declares that all of the facts set forth in the recitals of this resolution, are true and correct and are incorporated herein by reference.

The Planning Commission of the City of Bell hereby takes the following actions:

Based upon the foregoing summary and findings, the Planning Commission hereby approves, a Barber Shop located at 4847 ½ Florence Avenue Bell, CA by exercising the Planning Commission's provisions with the Zoning Ordinance for C-3R Zoning District.

ADOPTED this twenty-first Day of November 21, 2016

Chair

ATTEST:

Derek R. Hull
Planning Commission Secretary

I CERTIFY that the foregoing Resolution No. 2016-xx-PC was adopted by the Planning Commission of the City of Bell at a regular meeting thereof held on the 21st day of November, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Derek R. Hull
Planning Commission Secretary