

Proposal to the City of Bell  
Classification and Compensation Study

#	Survey Class Title	Your Agency's Class Title	Min. monthly salary	Max. monthly salary	If no match, list which class performs these duties	Comments
72.	Source Control Supervisor					
73.	Storekeeper II					
74.	Supervisor, Water Operations					
75.	Systems Administrator					
76.	Systems Control Operator II					
77.	Systems Support Manager					
78.	Training and Development Coordinator					
79.	Utility Worker II					
80.	Wastewater Collection Manager					

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81.	Water Reclamation Plant Manager					
82.	Water Reclamation Plant Operator III					
83.	Waterworks Maintenance Technician II					
84.	Waterworks Technician III					

#	SURVEY CLASS	CLASS DESCRIPTION
1.	Accountant	Journey level professional classification; performs accounting functions in the analysis, preparation and maintenance of financial records and reports for various District accounts and funds; prepares original and adjusting journal entries; performs reconciliations of general ledger, journal, subsidiary accounts, bank statements, invoices and other accounting transaction reports; analyzes and prepares reports on revenue estimates, expenditures and fund conditions; prepares supporting schedules and reports for financial statements.
2.	Accounting Assistant II	Journey level clerical classification; prepares checks and cash for deposit; verifies, balances, and summarizes daily cash transactions including fees received, checks returned, manual checks and other cash transactions affecting District bank account balances; endorses checks for deposit; performs a high volume of data entry of customer account payments requiring the ability to identify and correct errors in reconciliation and cash balancing; ensures the accurate crediting of payments for multiple services.
3.	Accounting Manager	Division manager; areas of responsibility include: banking, payment processing, investment transactions, payroll, accounts payable, accounts receivable, and general accounting; participates in performing professional accounting duties in the analysis, preparation and maintenance of financial records, statements and reports; ensures appropriate financial controls and security measures are in place to safeguard District funds; participates in the development of the District's annual operating budget; performs complex and difficult financial and accounting analyses; manages the District's banking relationships and the monthly closing process.
4.	Accounting Technician II	Journey level technical classification; performs accounting support and administrative work in the preparation, processing and maintenance of accounting and financial records requiring a broad understanding of the District's budgeting and financial accounting system; processes invoices for payment; ensures timely processing to receive vendor payment discounts; verifies the accuracy of received orders and vendor invoices; reconciles and resolves discrepancies in supporting documentation and vendor invoice errors; answers questions regarding purchases and invoices; maintains files, pay requests and related documents.
5.	Administrative Assistant I	Performs a variety of specialized office clerical and records management duties; types, formats, edits, proofreads and revises reports, correspondence, memoranda and related

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		documents; creates spreadsheets; collects and compiles data and information; inputs data into computer programs; answers and screens telephone calls; greets and directs visitors; maintains files and records.
6.	Administrative Assistant II	Performs a variety of difficult, responsible and specialized administrative and office support functions; types, formats, edits, proofreads and revises reports, correspondence, memoranda and related documents; compiles, prepares and processes agreements and addenda; schedules conferences; maintains complex project tracking databases; attends meetings and takes notes; types and distributes minutes of meetings; may provide administrative assistance in compiling and preparing the department's budget; answers and screens telephone calls; greets and directs visitors; maintains files and records.
7.	Air Quality Compliance Analyst II	Journey level professional classification; performs a wide range of air quality compliance duties including equipment and facility permitting, compliance auditing, emissions control research, record keeping and reporting; implements air quality compliance programs, policies and procedures to ensure the District's compliance with all applicable air quality laws and regulations; implements District's air quality permitting program as required by applicable law and regulations; obtains data from various sources; compiles and completes required air quality permit applications; negotiates permit conditions during permit application and approval processes.
8.	<b>Business Systems Analyst II</b>	Journey level professional classification; may either work alone or as members of project teams; performs applications design, programming, testing and implementation of computer application software packages; programs modifications and enhancements; responsibilities include applications development, conversion, installation and/or maintenance projects; meets with users; plans, organizes and defines project requirements, methods and end objectives; coordinates project activities with team members, other information systems staff, user representatives and outside vendors.
9.	Buyer	Journey level professional classification; purchases materials, supplies and equipment using standard procedures, specifications and vendor catalogs; maintains inventory control on materials and supplies; checks stock item purchase requisition against SAP inventory control records to insure proper inventory levels, and verifies non-stock requisitions for completeness and accuracy of information; follows up and

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		expedites orders; coordinates deliveries of materials with originating department.
10.	<b>Chemist</b>	Professional and supervisory-level classification; performs a variety of simple to complex quantitative and physical tests on raw water, potable water and wastewater effluent samples to determine the presence of trace metals and organic and inorganic substances in compliance with federal, state and local requirements; completes both routine and complex quantitative chemical analyses; performs wet chemical, biochemical, bacteriological and instrumental analyses of samples collected from various areas within the District's water and wastewater systems using mandated methods; prepares standards, reagents and samples for analysis; conducts the more difficult and complex sample preparation and analyses, both organic and inorganic.
11.	<b>Civil Engineer (P.E.)</b>	Journey level professional and registered classification; performs complex professional engineering work in the research, planning, design and construction of water and sewer capital improvement and construction projects; completes complex engineering assignments requiring use of judgment and initiative in developing solutions to problems, interpreting policies and determining work assignments; responsible for planning future system needs and developing, implementing, and monitoring major construction and/or developer projects from inception to completion of design; may oversee, coordinate and review the work of professional and technical personnel. Registration with the State of California as a Professional Civil Engineer is required.
12.	Civil Engineering Associate II	Journey level professional non-registered classification; performs civil engineering work in the research, planning, design and construction of water and sewer capital improvement and construction projects; prepares plans and specifications for the construction of a variety of water and wastewater structures including pipelines, pumping stations, lift stations, filtration plants, water tanks, drainage facilities and roadways; researches and identifies project design requirements; conducts computer modeling of the system and facilities to determine design requirements and parameters; analyzes and determines hydraulic requirements. E.I.T. Certificate required.
13.	Computer Operator II	Journey level technical classification; operates District's computer system to process various data in accordance with operating instructions; runs designated production jobs; maintains and operates designated terminals and peripheral devices; monitors message, job and print queues; responds to

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		console messages and equipment signals.
14.	Conservation Analyst II	Journey level professional classification; performs duties in support of the District's conservation, education, and community involvement programs; serves as liaison between the District and other public agencies, community and industry groups and the media; recommends, develops and coordinates implementation of District conservation programs; assists in analyzing program goals, performance measures, and sources of funding.
15.	Construction Administration Representative II	Journey level classification; performs responsible, specialized administrative support functions and services associated with the District's facilities and infrastructure construction projects; provides construction contract tracking, administration and support services; organizes, compiles and follows through on a variety of documentation related to the District's engineering construction projects; undertakes specialized support assignments.
16.	Construction Administrator	Oversees and coordinates administrative aspects of the District's construction programs and projects; administers complex construction project contracts; researches and plans for water and sewer capital construction programs and maintenance/ improvement programs; ensures all construction contract provisions are carried out in a timely manner in accordance with District requirements and budget limitations; requires initiative in scheduling, monitoring and coordinating the work of external contractors.
17.	Construction Inspector	Journey level technical classification; performs a full range of construction inspections of the District's water and wastewater infrastructure projects including water, sewer, and reclaimed water construction projects and installations; interprets plans and specifications to ensure contract compliance; monitors and inspects the construction of pipes, water tanks, lift stations, water treatment plants, fittings, valves, vault structures, irrigation, landscaping and other projects throughout the District; makes recommendations on change orders; confers with supervisors, consultants, contractors and various District staff on field design conflicts, construction requirements and contract documents.
18.	Construction Inspection Supervisor	First line supervisory classification; responsibilities include advanced technical work in the inspection of large or specialized District construction projects and installations; acts as liaison between the District and outside contractors on large or specialized construction projects including inspection services for treatment plants, pump stations, lift stations, pipelines, and wells; inspects, monitors, conducts sampling

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		and records construction activities and installations to ensure compliance with project documents including those pertaining to reinforcing steel and concrete placement, pipeline valves, fittings, and other appurtenances; major mechanical and electrical installation; structural masonry; instrumentation; earthwork; irrigation systems and landscaping; major gaseous and liquid fed chlorine systems; heating, ventilation and air conditioning systems; and welds on piping, pumping stations and lift stations.
19.	Controls Technician II	Skilled, journey level classification; duties include the design, development, installation, modification, testing, troubleshooting, calibration, maintenance and repair of electrical and electronic supervisory control systems, plant control systems, and RF and fiber optic-based telecommunication systems used in the production, treatment, storage, transmission and distribution of potable and reclaimed water and the collection of wastewater; rebuilds equipment to manufacturer's specifications, including motor controllers, flow and pressure transmitters, level instruments, audio-tone transmitters, radio communication, process control, supervisory control, telemetry systems, devices and scientific instruments by using operational performance standards.
20.	Custodian II	Journey-level classification; performs custodial and cleaning duties in District buildings, facilities and adjacent grounds; sweeps, mops, scrubs and polishes floors; sweeps and vacuums rugs; cleans carpets; dusts and polishes furniture and woodwork; empties, cleans and lines waste receptacles and disposes of trash; washes doors, windows, walls, ceilings, blinds and furniture; cleans break rooms and restrooms; restocks restroom supplies.
21.	Customer Service Field Representative II	Journey level classification; performs a variety of services to District customers in the field, ranging from turning on water service, answering general customer questions and testing and making minor repairs to faulty water meters; delivers delinquency notices; collects payments or turns off water service because of account delinquency; identifies and reports evidence of illegal water use.
22.	Customer Service Manager	Management classification responsible for all office and field customer service and billing-related operations and activities including billing, account and collection problems, and general service questions; plans, organizes, and directs customer service personnel who provide information, research problems, and perform collections and credit arrangement activities; performs special projects and handles the more

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		difficult, complex or sensitive customer account problems and disputes; formulates and develops unit goals and objectives.
23.	Customer Service Representative II	Journey level classification; provides a variety of services to the District's customer base by telephone and in person; performs routine to complex customer service functions including providing information, researching problems, negotiating collection and credit arrangements in order to initiate, add to or terminate residential, commercial and agricultural water service accounts.
24.	Customer Service Supervisor	First line supervisory classification; plans, organizes, and supervises office and field customer service personnel who provide information, research problems, perform collections and credit arrangement activities, and disconnect water service from delinquent accounts; performs special projects and handles the more difficult, complex or sensitive customer account problems and disputes; reviews utility bills for accuracy prior to release for mailing; responsible for enforcing and recommending unit goals and objectives.
25.	Development Services Representative II	Journey level technical classification; reviews and processes developer and property owner requests for water, sewer, landscape irrigation and other services; calculates installation fees and connection charges; assists customers in completing applications; reviews parcel maps and records to identify service location, installation and connection requirements; determines source control requirements for non-residential sewer installations and connections based on District Water and Sewer Rules and Regulations and requirements; performs research and responds to difficult customer questions and problems; accepts and processes fire hydrant construction meter requests; sets up project files and customer accounts.
26.	Director of Community Involvement	Department director; responsibilities include policy direction, planning, organizing, directing and implementing District-wide community involvement, public information and conservation programs; participates in representing the District on public and media relations matters including facilitating and enhancing two-way communication between the District and its stakeholders; provides expert professional assistance and guidance to District management on community and public affairs, media relations and conservation matters; prepares and administers department budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.

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27.	Director of Engineering	Department Director; responsibilities include policy direction, planning, organizing, directing and implementing comprehensive strategies and programs for engineering design, development and construction of large potable water, wastewater and reclaimed water collection and distribution systems; provides expert professional assistance and guidance to District management on engineering project design, development and implementation issues; directs and coordinates the work of consultants engaged in engineering design and construction projects; develops and administers department budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards. Requires registration as a Professional Engineer.
28.	Director Human Resources and Risk Management	Department Director; responsible for policy direction, planning, organizing, directing and implementing comprehensive District-wide human resources and risk management programs; provides expert professional assistance and guidance to District management on human resource, employee relations and risk management matters; develops, implements and monitors long-term plans, goals and objectives; develops and administers the department's budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.
29.	Director of Information Systems	Department Director; responsible for policy direction, planning, organizing and directing the activities and staff of the Information Systems department; providing comprehensive District-wide information technology programs and services; provides expert professional assistance and guidance to District management on technology strategy, long-term technology initiatives and the use of technology to solve operational needs and problems; technology areas include business systems applications, engineering and technical operating systems, networking and data communications systems; prepares and administers department budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.
30.	Director of Maintenance	Department Director; directs, plans, organizes, and implements comprehensive strategies and programs for the construction and maintenance of a large potable water distribution and waste water collection system; provides

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		expert professional assistance and guidance to District management on maintenance related issues; directs and coordinates the work of District staff and contractors engaged in the construction of the District's water distribution and wastewater collection systems and facilities; prepares and administers department budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.
31.	Director of New Business Development	Department Director; provides policy direction, plans, organizes, directs and implements comprehensive District-wide new business programs; provides expert professional assistance and guidance to District management on new business/tract development matters; manages and integrates District-wide programs and services intended to build the image of the District as an innovative, responsive, cost effective water utility; develops, implements and monitors long-term plans, goals and objectives; develops and administers the department's budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards
32.	Director of Purchasing and Contracts	Department Director; provides policy direction, plans, organizes, directs, and implements comprehensive District-wide programs involving the procurement and warehousing of materials, equipment, and supplies, and the development of contracts and agreements; provides expert professional assistance and guidance to District management on procurement matters; functional areas include the District's procurement, material handling/warehousing, contracts, records management, and centralized mail and reproduction services units; develops and administers the department's budget; manages and directs the development, implementation, and evaluation of plans, policies, systems, and procedures to achieve annual goals, objectives, and work standards.
33.	Director of Water Operations	Department Director; provides policy direction, plans, organizes, directs and implements comprehensive strategies and programs for the District's Water Operations Department; provides expert professional assistance and guidance to District management on water operations matters; provides comprehensive strategies and programs for the operation of a large potable and reclaimed water production and distribution system; prepares and administers the department's budget; manages and directs the

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		development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.
34.	Director of Water Reclamation	Department Director; provides policy direction, plans, organizes, directs and implements comprehensive strategies and programs for the operation and maintenance of the District's water reclamation plants, facilities and systems; provides expert professional assistance and guidance to District management on water reclamation matters; directs and coordinates the work of District staff and contractors engaged in the construction, renovation and repair of the District's water reclamation plants, systems and facilities; prepares and administers the department's budget; manages and directs the development, implementation and evaluation of plans, policies, systems and procedures to achieve annual goals, objectives and work standards.
35.	Distribution Operator III  Distribution Operator III, continued	Journey level classification: operates the treatment and distribution systems through monitoring, inspecting and maintaining the potable and reclaimed water production, storage, pumping equipment and distribution systems; inspects, operates, maintains, services and performs operational repairs to facilities and equipment used in the storage, treatment and distribution of potable and reclaimed water; monitors water quality; performs operational adjustments to the distribution system to ensure compliance with quality and regulatory requirements. Requires a Grade II Water Treatment Operator certificate and a Grade III Distribution Operator certificate.
36.	Electrical Services Supervisor	First line supervisory classification; plans, assigns, inspects and participates in the work of personnel involved in the design, installation, testing, calibration, modification, maintenance, repair and servicing of industrial electrical and electronic instruments, equipment, devices, controls and machinery used in the production, treatment, storage and transmission of potable and reclaimed water and the collection and transmission of wastewater, including field telemetry communications systems; provides supervision, technical assistance and training to a staff of journey-level industrial electrical and electronics technicians and related maintenance personnel; responsible for assisting the manager in formulating and developing unit goals and objectives, supervising assigned personnel and directing day-to-day activities.
37.	Engineering Technician II	Skilled, journey-level technical engineering classification; performs paraprofessional engineering work by providing

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		support and assistance to professional engineering personnel; prepares cost estimates for proposed construction projects; performs mapping and drafting work; prepares plans, specifications, calculations, evaluation and design for routine civil engineering projects or structures for approval by professional engineers; assists in or performs the preliminary design and preparation of engineering plans, sketches, layouts, graphic displays, exhibits, maps and plans for water and sewer and reclaimed water facilities.
38.	Environmental Compliance Analyst II	Journey level professional classification; performs environmental and regulatory compliance duties in response to federal, state, regional, and local environmental regulations including equipment and facility permitting, compliance auditing, tracking of regulatory changes and associated impacts on District operations, record keeping and reporting; evaluates and resolves routine to complex regulatory compliance issues.
39.	Executive Assistant	Provides confidential and highly responsible administrative and secretarial support to the District's executive managers; composes or prepares correspondence; takes dictation and accurately transcribes information which may be of a confidential, personnel, or business nature into correspondence, memoranda, reports, etc.; prepares agendas, attends meetings and conferences, and takes and transcribes notes of actions and proceedings into minutes or records; maintains calendars, and schedules appointments and travel arrangements; maintains travel order files and compiles weekly reports; operates personal computer and on-line systems to maintain a variety of records and files.
40.	Fabrication Welder II	Journey-level classification; performs skilled and difficult combination welding tasks in the maintenance, repair, modification and fabrication of equipment, vehicles, tools, machinery and facilities; designs and fabricates specialized tools and equipment; fabricates a wide variety of supports, brackets, ladders, racks, tanks, cages, railings, small bridges and other metal structures; straightens, shapes, brazes, tempers, cuts and welds varied metals in repair tasks.
41.	Facilities Location Supervisor	First line supervisory classification; plans, organizes and supervises facilities location activities and staff; acquires encroachment permits for Field Services, Collections, and Engineering from city and county agencies; investigates damaged District facility incidents to determine liability and recover repair costs; assists in developing and implementing goals, processes and procedures; supervises and coordinates staff; administers the unit budget and directs day-to-day

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		activities.
42.	Facilities Location Technician	Journey-level technical classification; independently conducts location and leak detection activities throughout the District; locates and marks the District's underground facilities in compliance with mandated and District regulations; locates and marks underground water and sewer utility lines using electronic instruments, maps, aperture cards and measuring devices; completes line location reports for review and approval by the supervisor; reviews record drawings pertaining to daily work assignments; notifies USA when District crews are excavating; maintains records of USA transactions; locates and exposes water valves.
43.	Facilities Maintenance Technician II	Skilled, journey-level classification; performs tasks in the construction, alteration, maintenance and repair of District buildings and facilities; performs building trades tasks related to facilities, grounds and waterworks system maintenance and repair including but not limited to heating systems, evaporative coolers and chillers, rough and finished carpentry, skilled cabinet making, concrete and masonry work, construction and installation of fences, plumbing, metal fabrication, painting, and roofing.
44.	Field Services Manager	Management classification; plans, organizes and directs the work of crews and personnel involved in the installation, construction, maintenance and repair of physical facilities, water mains, services and related appurtenances associated with a large potable and reclaimed water distribution system and in the construction, alteration, maintenance and repair of District buildings, facilities and landscaped areas; monitors work plans to achieve goals and objectives; supervises and participates in developing, implementing and evaluating plans, work processes, systems and procedures, objectives and work standards.
45.	Field Services Supervisor	First line supervisory classification; plans, assigns, directs and inspects the repair and maintenance programs related to the District's mains, service lines and related appurtenances used in the distribution of potable and reclaimed water; provides first-level supervision, technical assistance and training to assigned staff of maintenance and construction personnel; responsible for formulating and developing assigned unit goals and objectives, supervising assigned personnel, and directing day-to-day activities.
46.	Fleet Maintenance Mechanic II	Journey-level classification; diagnoses, maintains, repairs and overhauls a wide variety of diesel, gasoline and natural gas-powered heavy and light trucks, construction equipment and automobiles; operates a variety of hand, power and shop

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		tools; performs maintenance and repairs to automobiles, light-medium-and heavy duty equipment, portable pumps, and other internal combustion powered equipment.
47.	Fleet Services Manager	Management classification; plans, organizes, and directs the repair, maintenance, and servicing of District-owned, -leased, or -contracted vehicles and equipment; researches and prepares studies and reports related to current and long-range District fleet needs and requirements and develops recommendations/ proposals to meet them; responsible for directing the District's centralized fleet management function; monitors work plans to achieve goals and objectives; supervises and participates in developing, implementing and evaluating plans, work processes, systems and procedures, objectives and work standards.
48.	GIS Analyst	Journey level professional classification; provides support related to the development, operation, and maintenance of the District's Geographic Information System (GIS); performs a variety of GIS tasks in support of water resources capital improvement projects, environmental studies, and demographic analysis to compile critical data in a variety of formats to generate and document solution alternatives for comparison; generates reports, maps, diagrams, exhibits, and displays for presentation to the Board, general public, and external agencies; analyzes and implements GIS tools needed to visualize complex water resources related issues; trains and assists end users in systems capabilities.
49.	Human Resources Analyst II	Journey level professional classification; performs human resources duties in a variety of program areas, including employment, recruitment, compensation, and job evaluation; provides staff support in the administration/implementation of the District's human resources programs; prepares statistical analysis and reports related to assigned program area.
50.	Human Resources Manager	Management classification; supervises and performs a variety of complex professional and technical activities in support of the District's human resource management programs including recruitment and selection, classification, compensation, employee relations, performance appraisal, benefits, and supervisor-employee development; supervises a business unit and participates in the delivery of human resource program services in assigned areas of functional responsibility; provides professional advice and counsel to District managers, supervisors and employees.
51.	Hydrologist	Professional journey-level classification; performs and assists in planning, organizing, directing, and managing hydrologic

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		and hydrogeologic projects; compiles data upon which to base decisions for the water resources management programs; assignments involve the analyses of hydrologic data and development of complex numerical tools; conducts and/or assists in the analyses and review of field data including groundwater levels, well production, surface flows, laboratory results, recharge rates, climatological information, aquifer and well testing and other relevant information related to water resources management.
52.	Industrial Engine Technician II	Journey-level classification; performs inspection, diagnosis, troubleshooting, maintenance, repair and services to large industrial stationary natural gas and diesel engines ranging in size up to 2000 horsepower; diagnoses and performs minor and major repairs and overhauls on engines and related appurtenances such as pumps, gear heads, gear boxes and fuel and air pollution control systems; rebuilds engines, pumps, valves and other mechanical equipment; troubleshoots a variety of systems including electrical and controller devices.
53.	Laboratory Manager	Management classification; plans, directs, and manages the operations of the District's laboratory and technology systems including testing/analytical support to the District's water and wastewater operations; directs District laboratory services including testing analyses, data management, the evaluation of new laboratory technology and contracted laboratory services; monitors work plans to achieve goals and objectives; supervises and participates in developing, implementing and evaluating plans, work processes, systems and procedures, objectives and work standards. Requires certification as a Grade IV Laboratory Analyst.
54.	Laboratory Technician II	Journey level technical classification; responsible for conducting a full-range of sampling, sample receiving, chemistry, and microbiology related technical water quality support assignments; performs technical duties related to collection and analysis of raw water, potable water, wastewater, and sludge samples; collects numerous water samples and wastewater samples throughout the District including but not limited to bacteriological, inorganic, organic, and radiological samples; performs routine field analyses on potable and non-potable water samples using a wide range of laboratory equipment to test for chlorine residuals, turbidity, dissolved oxygen, pH and other analyses as directed.
55.	Legislative Affairs Manager	Management classification; plans, organizes, and manages the District's Legislative Affairs operations by providing assistance to District management in formulating policy and legislative

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		positions; serves as chief spokesperson for the District on legislative and intergovernmental relations issues; provides expert professional assistance and guidance to District management on intergovernmental affairs; responsible for managing and integrating legislative and intergovernmental activities at the state and federal levels; develops and administers the annual budget; manages and directs the development, implementation, and evaluation of plans, policies, systems, and procedures to achieve annual goals, objectives, and work standards.
56.	Machinist/Tool Maker II	Journey-level classification; performs duties in the design, fabrication, installation, maintenance, repair and servicing of mechanical equipment and machinery used in the production, treatment, storage, transmission and distribution of potable and reclaimed water and the collection, transmission and treatment of wastewater; sets-up, operates, and maintains machine shop equipment such as lathes, horizontal and vertical milling machines, surface grinders, and related devices.
57.	Management Analyst II	Journey-level professional classification; performs professional administrative, financial, budgetary, statistical and other management and legislative analyses in support of departmental or District-wide activities, functions and programs; recommends action and assists in formulating policy, procedure, work flow designs and legislative positions, and budget development and implementation; projects may include statistical analysis, policy, procedures, budget development, legislative analysis or other areas specific to the assignment.
58.	Meter Reader II	Journey level classification; reads water meters at commercial, industrial and residential establishments; travels to assigned routes; records readings and determines whether consumption is consistent with established limits; observes and reports meter-reading problems for needed corrections or repairs.
59.	Meter Repair Technician	Journey level classification; performs semi-skilled and skilled duties in the installation, diagnosis, troubleshooting, maintenance, repair and calibration of residential, commercial and industrial water meters; work is performed in both shop and field locations; plans and lays out work from instructions and/or work orders, using blueprints, sketches and drawings.
60.	Office Assistant	Journey level clerical classification; performs a wide variety of clerical support functions including receptionist, data entry and records management duties which require a general knowledge of departmental procedures and practices; types,

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		formats, edits, revises, proofreads and prints notices, reports, correspondence, memoranda, transmittal sheets, routine contracts and other documents.
61.	Operations Representative II	Journey level classification; responds by telephone and radio to inquiries and complaints from customers and others regarding water quality, water pressure, loss of service, delinquent bills, and related matters; receives and transmits telephone and voice radio messages; provides appropriate District personnel with information received from the public, water distribution operators, and others; monitors and operates the SCADA terminals and enters operations-related data into several databases.
62.	Payroll Administrator	Performs highly responsible professional accounting work in the preparation, processing and administration of the District payroll and related financial records; verifies, audits, edits and processes the final payroll, benefit program payables and pay; generates and checks final payroll reports and registers; generates paychecks; insures timely and accurate posting of payroll to the financial accounting system; processes special payroll transactions such as wage assignments and liens, advances and child support payments; calculates and manually prepares special payroll transactions and advance pay checks.
63.	Personal Computer Support Technician II	Journey level technical classification; serves as first level responder to desktop computer related issues; receives and responds to inquiries and requests and provides technical assistance to end users on personal computers and peripheral equipment; troubleshoots hardware, software, network interface and other problems ranging from the simple to the complex; resolves or coordinates action by District staff and/or vendors to resolve identified problems.
64.	Plant Maintenance Technician II	Journey level classification; performs duties in the installation, maintenance, repair and servicing of mechanical equipment and machinery used in the operation of a large, state-of-the-art waste water reclamation plant; performs diagnosis, troubleshooting, maintenance, repair and servicing of treatment plant equipment, components, facilities and machinery, such as pipes, tubes, rods, seals, shafts, stuffing boxes, gears, motors, bearings, couplings, belt pressers, chemical storage and feed systems, valves, and pumps (vertical turbine, submersible, split case horizontal, electrical, natural gas, diesel, right angle, etc.); tests and monitors equipment and machinery for vibration, bearing temperature and output capacity.
65.	Potable Water Treatment Operator	Journey level classification; performs a variety of skilled duties

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	III	in the operation and maintenance of the District's water treatment facilities; reads meters, gauges and charts; regulates water flows in accordance with established procedures; maintains operating logs and records; monitors water quality and adjusts treatment processes; adjusts and calibrates chemical feeder control systems; inspects pumps for proper operation; services pumps and pumping equipment. Requires a Grade III Water Treatment Operator certificate and a Grade II Water Distribution Operator certificate.
66.	Public Affairs Officer	Serves as liaison between the District and designated public agencies, community and industry groups and the media; facilitates two-way communication between the District's stakeholders and its staff representing the District in meetings with such groups; works with other staff to respond actively to the issues and concerns; designs, writes and coordinates the production of print and audiovisual materials and other services supporting District public affairs initiatives; performs activities in the development of public awareness, information and other community programs, as well as internal communications activities.
67.	Purchasing Manager	Management classification; provides overall administrative direction of the purchasing activities for the District; directs and participates in the purchasing of a wide range of materials, supplies, services and equipment; provides technical support, information and assistance to departments on purchasing issues and the development of applicable standards and specifications; directly supervises professional and technical positions within the purchasing unit; authorizes purchases in conformance with established policies and procedures; prepares and maintains standard specifications for materials, supplies and equipment; conducts market or appropriate surveys to establish commodity availability and pricing trends; solicits and opens bids and informal quotations; reviews bids and may recommend award.
68.	Safety and Risk Manager	Management classification; plans, organizes, coordinates and supervises a comprehensive safety, risk management, and loss control program for the District; assesses risk exposure; develops security programs, strategies, and solutions designed to limit loss or damage to District property; examines and recommends safety and risk management techniques including the assumption of risk, elimination, reduction and transfer of risk through self-insured programs and the purchase of insurance coverage; determines optimum types and levels of insurance coverage and participates in the

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		award of insurance contracts.
69.	Safety Officer	Journey level professional classification; promotes safe and secure work practices at various work locations and work environments to control and reduce employee injuries, and safety infractions; ensures compliance with safety, health and environmental safety regulations and requirements; advises District managers on security issues and safe work methods and practices and the elimination of environmental hazards; develops and prepares reports and assists with implementing safety and security rules, regulations and programs; develops, presents and coordinates training programs to promote safe and secure work practices in office and field environments; counsels employees on safe working methods and the observance of safety codes and administrative regulations; prepares communications for distribution to encourage effective accident prevention techniques including safety handbooks and training manuals; inspects equipment, observes operations, records and evaluates safe work conditions; investigates, and prepares reports on accidents and injuries and recommends prevention practices.
70.	Senior Database Administrator	Journey level classification performing database administration for District systems applications; serves as an expert technical resource to Information Systems staff on database architecture, design and administration; recommends and maintains department standards for database design and data administration; assumes responsibility for systems security; develops back up procedures; ensures the integrity of the database; controls user access; develops physical database designs, specifying table space and table storage parameters, index storage requirements and performance tuning protocols.
71.	Source Control Inspector II	Journey level classification; inspects and monitors commercial and industrial businesses to ensure compliance with District and regulatory requirements regarding composition and quantity of discharges into the wastewater collection system; inspects pretreatment processes to ensure users are in compliance with District's source control programs; inspects customer facilities to ensure compliance with District ordinances and regulations regarding the use of reclaimed water and the cross-connection and backflow prevention; develops, implements and maintains source control program documentation and databases.
72.	Source Control Supervisor	First line supervisory classification; provides technical assistance and training to staff engaged in industrial waste pretreatment, reclaimed water use, and cross-connection and

#	SURVEY CLASS	CLASS DESCRIPTION
		backflow prevention, inspections and activities related to District wastewater operations; schedules, coordinates, inspects and participates in the activities of staff; prepares special and recurring studies and reports; assists the division manager in developing recommendations to improve program effectiveness.
73.	Storekeeper II	Journey level classification; receives, issues and stores materials and stock items; reconciles, codes, inventories, stores and issues materials, parts, tools, equipment and supplies used in the District's treatment, transmission, storage and distributions systems and facilities; issues, delivers and unloads materials and supplies; receives and fills requisitions for specialized orders; maintains records and files; operates forklift to move materials; receives requests and pulls materials from stock. Forklift Certification is required.
74.	Supervisor, Water Operations	Provides first-line supervision, training and technical assistance to assigned water distribution operations staff; plans, schedules, and assigns work to personnel engaged in the operation of the District's potable and reclaimed water distribution system; trains staff in the operation and maintenance of the water distribution and treatment system; ensures compliance with safety regulations and standards; responds to inquiries, complaints and emergency situations as necessary. Requires a Grade II Treatment Plant Operator certificate and a Grade III Water Distribution System Operator certificate.
75.	Systems Administrator	Journey level professional classification performing highly responsible systems administration functions for District computer platforms or networks; conducts systems analysis on new applications; configures data communication equipment and peripherals such as printers and plotters; responsible for independently performing highly responsible systems and network administration functions; adds and controls user profiles and accounts; maintains system security; configures and installs software upgrades; monitors and evaluates disk space utilization; partitions and allocates disk space to achieve optimal utilization.
76.	Systems Control Operator II  Systems Control Operator II, continued	Journey level classification; operates and monitors water reclamation equipment, facilities and systems using electronic and computer-controlled systems (SCADA); analyzes system demands and abilities; controls, operates, monitors, and performs operational changes to storage, treatment and distribution of potable and reclaimed water. Requires a Grade II Treatment Plant Operator certificate and a Grade III Water Distribution System Operator certificate.

#	SURVEY CLASS	CLASS DESCRIPTION
77.	Systems Support Manager	Management classification; provides expert professional assistance and internal consulting to departments on information systems, network and computer processing technology and their application in meeting business and operating needs; participates in the development of District-wide plans for the long-term development of information technology programs; manages the activities and staff responsible for systems design, development, implementation and administration; develops information system standards and policies for the District's computer and network applications.
78.	Training and Development Coordinator	Assesses training and development needs through consultation with department heads, managers and employees and through periodic training needs assessment surveys; develops and recommends priorities, goals and plans of action to address identified needs; compiles and analyzes training cost data; prepares and recommends budget requests to accomplish agreed-upon training program priorities; plans and coordinates the delivery of training and development programs; conducts training classes; evaluates the effectiveness of training and development programs.
79.	Utility Worker II	Skilled journey level classification; performs tasks in the construction, installation, servicing, repair and maintenance of the District's mains, service lines and related appurtenances used in the production, treatment, storage, transmission and distribution of potable and reclaimed water and the collection and transmission of wastewater; operates light- and medium-duty motorized equipment; uses hand and power tools; installs and removes various types of trench shoring; cuts mains, lines, pipes and cables to permit repairs and installation; performs water main taps under pressure or following main shutdowns; operates and exercises large and small valves to shut-off and turn on water service.
80.	Wastewater Collection Manager	Management classification; plans, organizes and directs the work of crews and personnel involved in the installation, construction, maintenance and repair of wastewater mains, services and related appurtenances; contributes to the development of and monitors performance against the unit's budget; supervises and participates in developing, implementing and evaluating plans, work processes, systems and procedures to achieve annual goals, objectives and work standards. Requires a Grade III Collection System Maintenance certificate.
81.	Water Reclamation Plant Manager	Management classification; plans, organizes and directs the work of personnel engaged in the operation, monitoring,

#	SURVEY CLASS	CLASS DESCRIPTION
		regulation, maintenance and repair of a large, state-of-the-art water reclamation plant; responsible for managing and integrating the maintenance and operations staff assigned to a large water reclamation plant; contributes to the development of and monitors performance against the annual plant budget; supervises and participates in developing, implementing and evaluating plans, work processes, systems and procedures to achieve annual goals, objectives and work standards. Requires a Grade IV Wastewater Treatment Plant Operator certificate.
82.	Water Reclamation Plant Operator III	Journey level classification; operates wastewater treatment equipment, machinery and facilities by using manual, electronic and computer control systems to regulate and control processes; monitors wastewater treatment processes; performs routine laboratory tests; services machinery and equipment; inspects treatment plant equipment and machinery to ensure proper functioning and minimize interruptions in the treatment process; assists specialized trades personnel in making major and/or highly technical repairs to equipment, machinery and systems. Requires a Grade III Wastewater Treatment Plant Operator certificate.
83.	Waterworks Maintenance Technician II	Skilled, journey level classification; performs a variety of duties in the installation, maintenance, repair and servicing of mechanical equipment and machinery used in the production and treatment of potable and reclaimed water; trade areas include mechanical equipment such as pumps, motors, chemical feeders and related equipment located in treatment plants and pumping stations; operates light and heavy equipment.
84.	Waterworks Technician III	Skilled, journey level classification; performs work in the installation, maintenance and modification of distribution systems; trade areas covered by this class include cathodic protection, pump testing, automatic control valve setting, valve exercising and well sounding; performs annual inspections on all automatic control valves; conducts field testing procedures and monitors the installation of cathodic protection for water systems and reservoirs. Requires a Grade II Water Distribution Operator certificate.

**III. BENEFITS SURVEY**

This is a survey of your employee benefits and employer premium costs effective January 1, 2006.

Please enter the most commonly used benefit level and/or employer premium cost (i.e. employer contribution to health or dental insurance premiums) for family coverage.

If employees do not receive a specific benefit, please enter "NA" for not applicable in the appropriate columns.

Please report all premiums as a monthly employer cost.

<b>CASH ADD-ONS</b>				
What is the total <b>Employee</b> contribution, regardless of who pays it, as a percentage of base salary?				
What is the percentage of the <b>Employee</b> contribution paid by <b>Employer</b> (if applicable)				
What is the percentage of the <b>Employee</b> contribution paid by the <b>Employee</b> (if applicable)				
What is the maximum <b>Employer</b> contribution (enter as dollars or percentage of base salary).				
Please list the type(s) of plan offered, e.g. 401K, etc.				
Is this a matching contribution?	Yes ___ No ___	Yes ___ No ___	Yes ___ No ___	Yes ___ No ___
If the answer to the above question was "yes" please provide details of the policy, (e.g. match is 50% of employee contribution up to a maximum of 5%, etc.)				

3/18

*Proposal to the City of Bell  
Classification and Compensation Study*

Enter the amount paid per month, in dollars, or as a percentage of salary, for achievement of advanced degrees or training beyond that required for the class.							
Does your agency have a bonus pay program for any of these groups? If yes, please attach a copy of any documents detailing your bonus programs.	Yes ___ No ___						
Are bonuses paid on an annual basis?	Yes ___ No ___						
What are the bonus parameters, (e.g. minimum of 2%, maximum of 6%)?							
On average, what is the percentage of bonus paid for each group for the listed fiscal years?	2003 ___ 2004 ___ 2005 ___						
Enter the amount paid per month, in dollars, or as a percentage of salary, for premium pay based on length of service. Enter each level of longevity pay including the year of service and corresponding premium pay amount.							

MM18

Cafeteria Plan Practices - If your agency has a cafeteria plan provision, please answer the following questions:					
Enter <i>maximum</i> monthly amount paid by employer.					
List benefit items this payment is intended to cover (i.e.: medical, dental, etc.).					
If your employees can receive payment in lieu of benefits, please provide the maximum amount they can receive, and indicate whether they can receive it in cash or deferred compensation.					

**For all benefits provided separate from any cafeteria-style plan, please complete the following:**

List the employer's maximum contribution for full family coverage for the most commonly utilized medical plan.					
List the employee's contribution for full family coverage for the most commonly utilized medical plan.					
List the employer's maximum contribution for full family coverage (if included in medical, indicate by entering "inc").					
List the employee's contribution for full family coverage.					

Proposal to the City of Bell  
Classification and Compensation Study

List the employer's maximum contribution for full family coverage (if included in medical, indicate by entering "inc").			
List the employee's contribution for full family coverage.			
Employer Contribution (in cents per \$1,000 of coverage).			
Coverage amount.			
Employer contribution (in cents per \$100 covered payroll).			
Benefit provided (e.g. 66 2/3%, 50% to maximum of \$6,000 per month, etc.)			
Indicate whether your agency participates in Social Security at the full rate of 7.65% (Medicare and FICA), or 1.45% (Medicare only)			
What is the actuarially determined <b>Employer contribution</b> (NOT including employee contributions paid by employer) as a percentage of base salary?			
What is the retirement benefit provided to employees, (e.g. 2%@55, etc.)			
What is the retirement formula (e.g. highest year, etc.?)			
Please list the type of retirement your agency participates in, e.g. 37 Act, PERS, etc.			

LEAVE PRACTICES										
Enter the number of days accrued per year for each year of service, as well as the maximum amount that can be accrued in that particular year	Year 1		Year 5		Year 10		Year 15		Year 20	
	Accrual	Max. Accrual								
Year 1										
Year 5										
Year 10										
Year 15										
Year 20										
Maximum Accrual _____										
List the year of service for maximum accrual _____										
Does your agency permit employees to cash out vacation leave on an annual basis? (excludes termination or retirement).	Yes ___	No ___								
If yes, please provide details of the terms for cashing out vacation leave, or attach a copy of the policy.										

*Proposal to the City of Bell  
Classification and Compensation Study*

	Accrual		Max. Accrual		Accrual		Max. Accrual		Accrual		Max. Accrual	
	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___
List the number of days per year, as well as the maximum accrual allowed.												
<b><i>Does your agency permit employees to cash out sick leave on an annual basis, or upon retirement or termination?</i></b>	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___
If yes, please provide details of the terms for cashing out sick leave, or attach a copy of the policy.												
List the number of holidays provided each year to each group.												
<b><i>Does your agency provide administrative leave for each of these groups?</i></b>	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___	Yes ___	No ___
<b><i>If yes, please indicate the number of days provided per year.</i></b>												

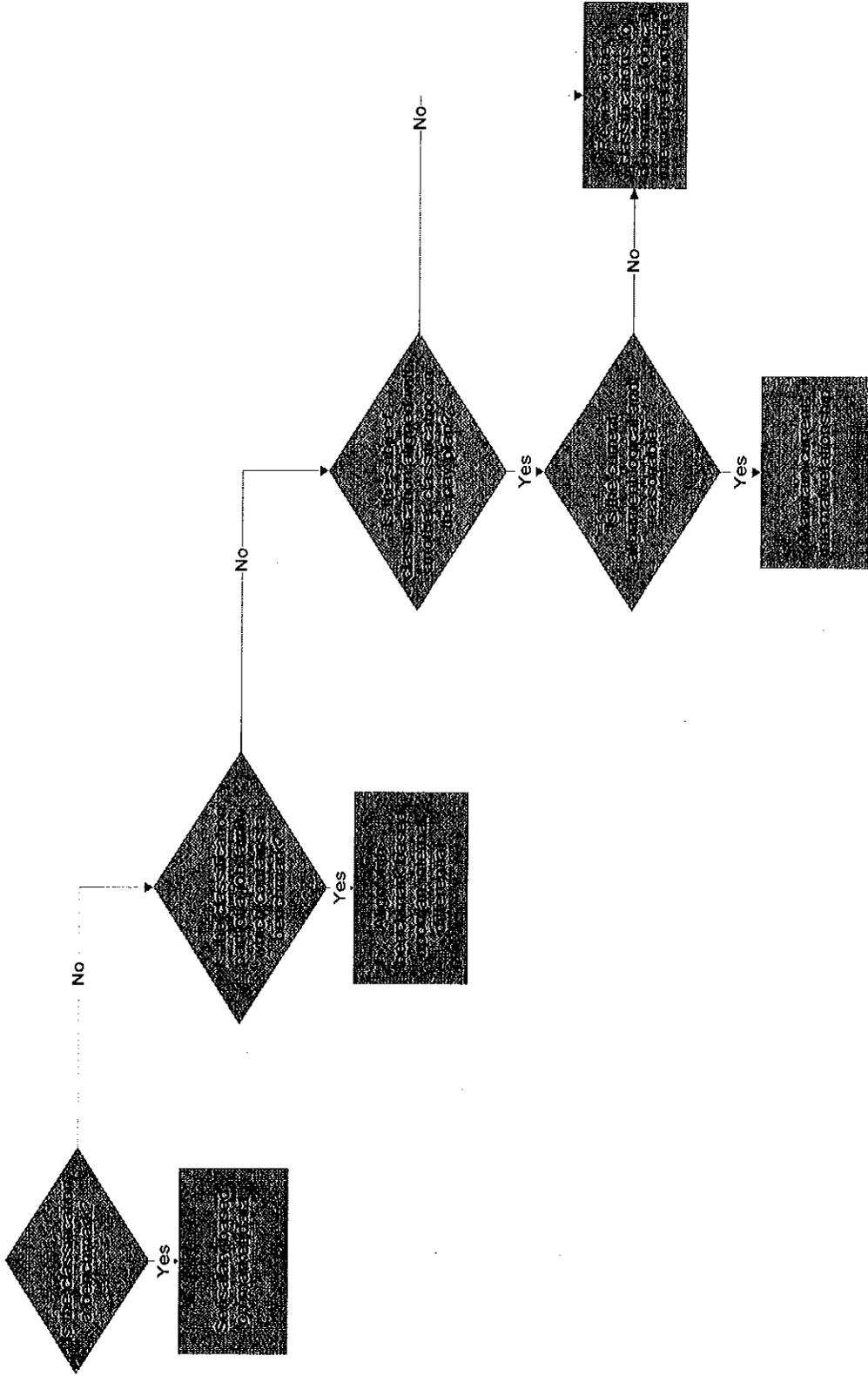


## Appendix C – Total Compensation Datasheet

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# Appendix D – Internal Equity Analysis Flow Chart



# City of Bell Agenda Report

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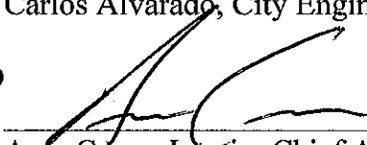
DATE: October 26, 2011

TO: Mayor and Members of the City Council

FROM: Debra Kurita, Interim Community Services Director  
Carlos Alvarado, City Engineer

APPROVED

BY:

  
Arnie Croce, Interim Chief Administrative Officer

SUBJECT: Approve an Appropriations Adjustment applying \$57,482.32 in 2007 General Obligation Bond Proceeds to the Veterans' Memorial Park Playground Resurfacing Project

## RECOMMENDATION:

That the City Council consider and approve an Appropriations Adjustment recognizing \$57,482.32 in 2007 General Obligation Bond Proceeds (account no. 50-103) and allocating the funds to Veterans' Memorial Park for playground surface repairs (account no. 50-521-1006-0925).

## BACKGROUND AND DISCUSSION:

On April 20, 2011, the City Council considered, approved and authorized the Mayor to execute a \$57,842.32 contract for the installation of the Veterans' Memorial Park Playground Resurfacing Project to Tot Turf, a division of Robertson Industries, Inc. The staff report regarding this agreement noted that the existing playground surface was in extreme disrepair with gaping holes, tears and cracks which posed a potential hazardous condition for park users. The project included the demolition and removal of the dilapidated rubberized playground surface and its replacement with new poured-in-place recycled-content playground surface material. The work on this project began in June and was completed in approximately two weeks. The Notice of Completion was issued on July 29, 2011 and has been recorded.

The staff report regarding this playground resurfacing project stated that a significant portion of the project cost may be eligible for reimbursement by funds from the State of California 2002 Resources Bond Act, otherwise known as Proposition 40. However, as a result of a subsequent audit by the State on the City's use of Proposition 40 funds for other parks projects, this resource is not available for the Veterans' Memorial Park project. Therefore, it is necessary to identify and allocate available City funds that may be appropriately applied to the payment for this project.

To address this issue, staff reviewed the unappropriated balances of funds that may be used for this project. Through this process, it was determined that the Veterans' Memorial Park Playground Resurfacing Project qualifies for payment by either the 2007 General Obligation Bond Proceeds or General Fund Reserves. The 2007 General Obligation Bonds were issued to

generate funding for public, recreational and cultural facilities in the community; therefore, the use of these funds for the resurfacing project is appropriate. The debt service payments for these bonds is paid through the tax assessments on the property owners in the City of Bell, staff is in the process of analyzing the structure of the issuance and determining alternatives for reducing the debt by using the current balance of approximately \$20.6 million in proceeds. Appropriation of bond proceeds to this project would lower that balance by \$57,483.32.

Given the financial condition of the City General Fund, that the City is obligated to pay the vendor for the resurfacing project that has already been completed, and the minimal impact on the balance of bond proceeds it is recommended that the City Council approve the appropriation of a small portion of the remaining balance of these bond proceeds to the payment for the Veterans' Memorial Park project. This will be the final application of the proceeds from the 2007 bond issuance for City projects, the balance of the proceeds can be applied to reducing the debt.

#### FINANCIAL IMPACT

Currently, there is a balance of \$20,599,094.10 available in the 2007 General Obligation Bond Proceeds. As the bonds were issued for improvements to public facilities, the application of these funds for park improvements is appropriate. The proposed appropriation adjustment will allocate \$57,482.32 in these bond proceeds to the payment for the Veterans' Memorial Park Playground Resurfacing Project which has been completed and was previously approved by the City Council. Upon approval of the proposed appropriation adjustment, the remaining balance of the bond proceeds will be \$20,541,611.78 which can be applied to reducing the debt.

City of Bell  
Agenda Report

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DATE: October 26, 2011

TO: Honorable Chair and Planning Commission Members

FROM: Carlos M. Chacon, Assistant City Planner

APPROVED  
BY:

  
Arne Croce, Interim Chief Administrative Officer

SUBJECT: CONSIDERATION FOR CONDITIONAL USE PERMIT NO 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A PLACE OF WORSHIP AND RELIGIOUS EDUCATION CENTER KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.

**RECOMMENDATION**

That the Planning Commission review the application and adopt Planning Commission Resolution No. PC 2011-42 approving the CUP entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A PLACE OF WORSHIP AND RELIGIOUS EDUCATION CENTER KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.**

**SUMMARY**

The applicant, Bell Islamic Center (the "Applicant"), is requesting that the City of Bell Planning Commission consider the Applicant's request for Conditional Use Permit No. 2011-02 to allow the construction of a two story, 5,955 square foot building to be used as a Place of Worship and religious education known as the Bell Islamic Center, on an existing 22,761 square foot site located at 5232-5250 Gage, Bell, CA pursuant to Bell Municipal Code, Section 17.96.030.16 which governs the uses for which a conditional use permit is required.

## **BACKGROUND**

At the September 28, 2011 City Council Meeting, staff was directed to work with the project applicant to address the issues that the Planning Commission discussed during the meeting.

The issues that were brought forth during the City Council meeting included the following:

- The overall height and massiveness of the building.
- The general location of the building as it relates to the site's shape & size.
- The location of the trash enclosures near the property lines.
- The general design compatibility with the surrounding properties.

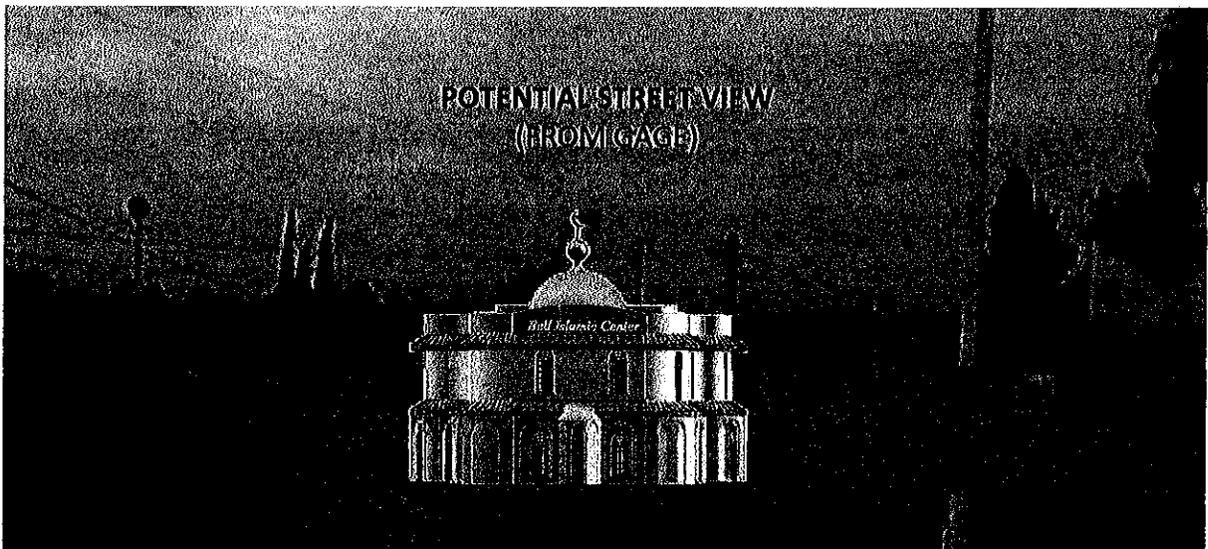
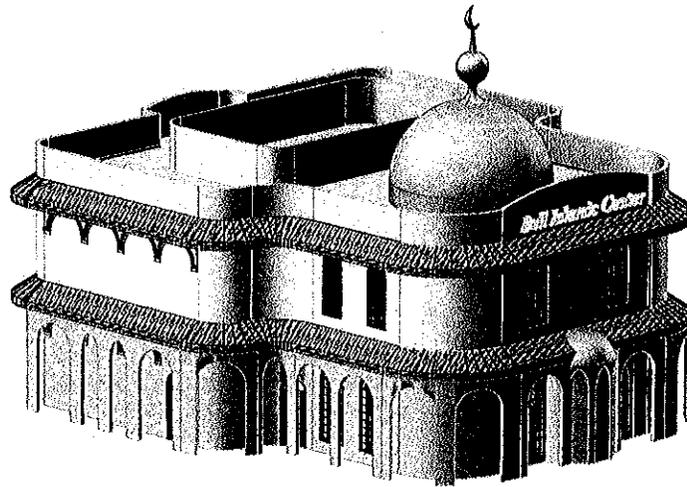
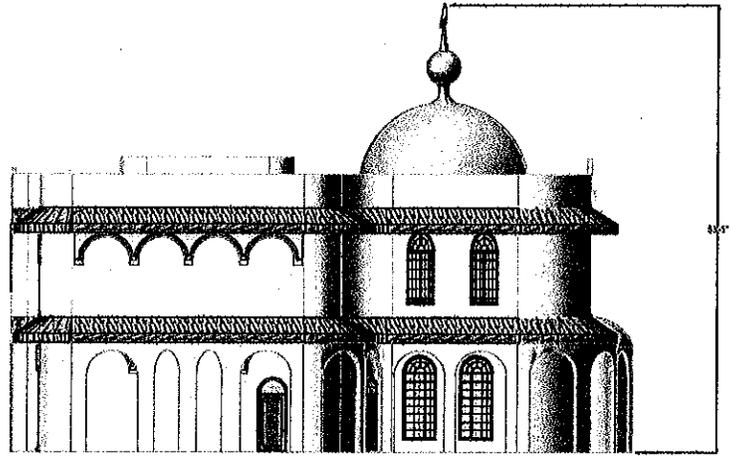
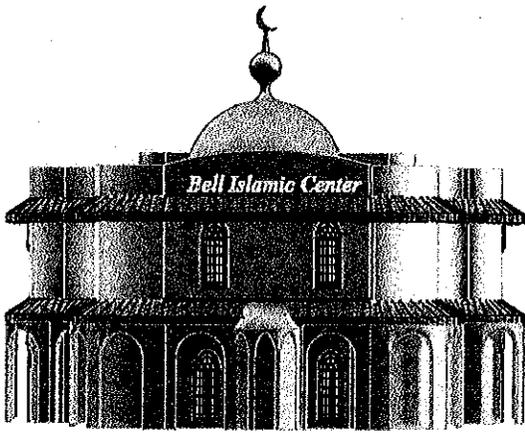
The project architect met with staff on several occasions and was in contact via email to discuss the project parameters. The project designer took a look at the facility and incorporated some design features to address the planning commission issues.

The structure as originally proposed measured 59 feet and 4 inches in height; the building was now reduced to a height of 53 feet and 1 inch. This downsizing of more than 6 feet attributes to the overall reduction of the massiveness of the building.

The structure was modified on the first floor to provide the building with a covered walkway that serves to give the building depth and allows the building to be set back from the property lines. The project designer has also incorporated the use of Spanish tile on the building in attempts to make the building more compatible to the surrounding properties. The color scheme chosen for the building has also been modified to add colors that are more complimentary to the surrounding buildings. The project designer also chose to incorporate two different colors for the first floor and second floor to break up the massiveness of the building.

The trash enclosures were relocated to the middle of the parking lot to mitigate any potential issues that may arise if the enclosure was located on the property line. The applicant has made no change in the location of the building on the site. To relocate the building would impact the ability to provide required parking and impact ingress and egress to the property. Setbacks are not required in this zone. Reorientation of the building would compromise the requirement of the faith that the prayer hall, which makes up more than 50% of the entire building, be oriented 23.95 degrees North.

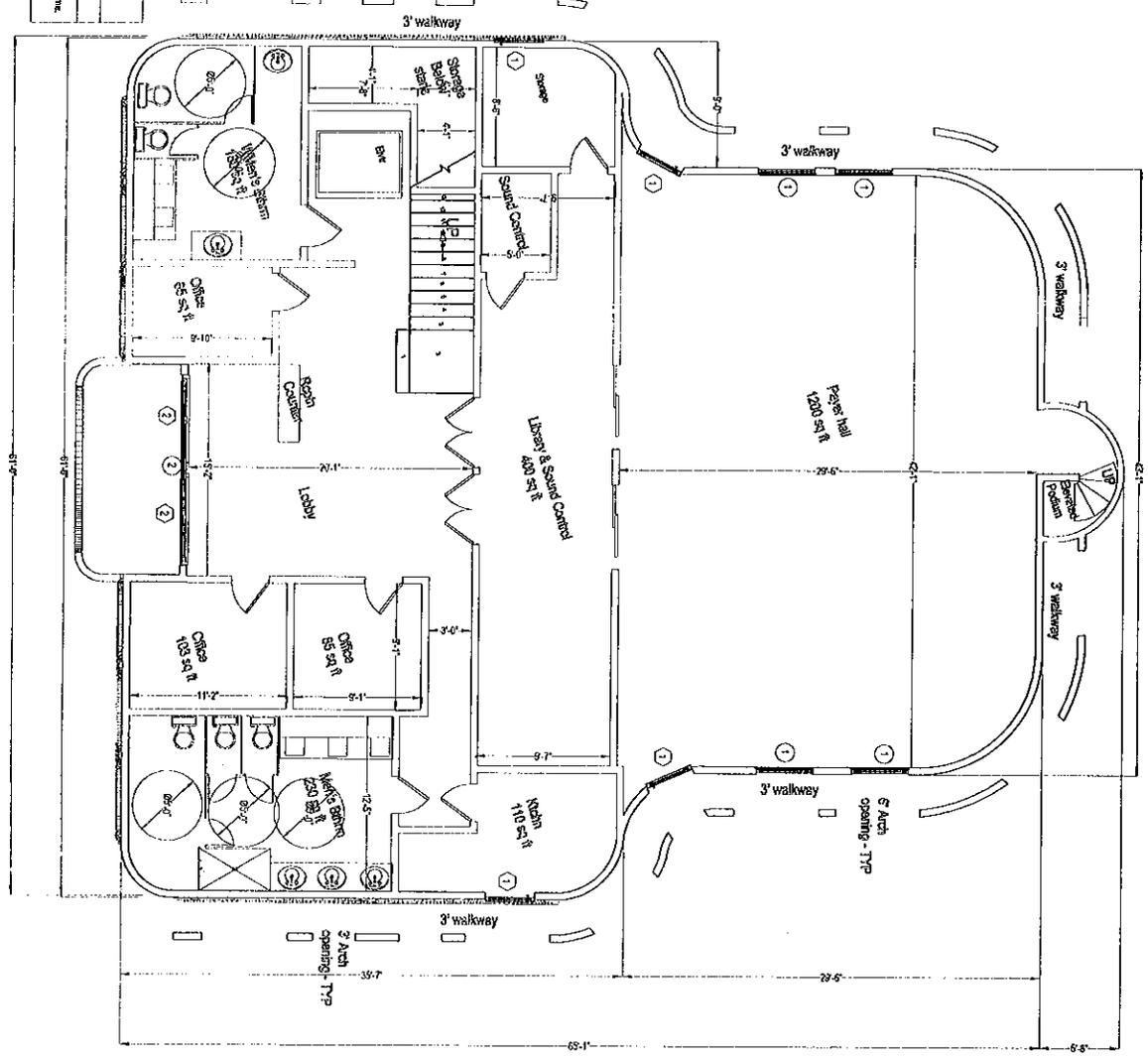
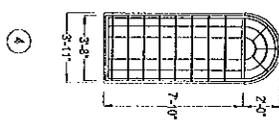
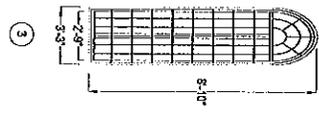
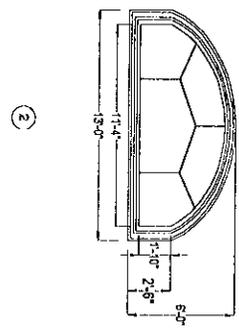
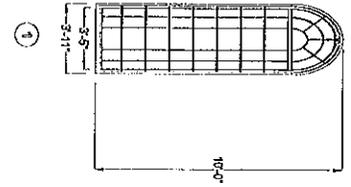
The staff report on the item from the September 14, 2011 meeting is attached.





Window Schedule			
No.	Size (HxW)	Material	Remarks
As shown	As shown	Aluminum	1/2" Insulated Glass
As shown	As shown	Aluminum	1/2" Insulated Glass

Door Schedule			
No.	Size	Material	Remarks
1	As shown	Wood Slat Door	1/2" Insulated Glass
2	As shown	Aluminum	1/2" Insulated Glass



Scale: 1/4" = 1' UNO  
Date: 10/20/2011

www.Hafeez-Consulting.com  
1451 S Hacienda St  
Anaheim, CA 92824  
Project Engineer: Halilham A. Hafeez, P.E.  
Tel (714) 225-4555 Fax (714) 917-2977 engineer@hafeezconsulting.com



Owner: Bell Islamic Center  
Project Address:  
5232 Gage Ave.  
Bell, CA 90201

1st Floor Plan

A-1

City of Bell  
Agenda Report

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DATE: September 28, 2011

TO: Honorable Chair and Planning Commission Members

FROM: Arne Croce, Interim Chief Administrative Officer

BY: Carlos M. Chacon, Assistant City Planner

SUBJECT: CONSIDERATION OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A PLACE OF WORSHIP AND RELIGIOUS EDUCATION CENTER KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.

**RECOMMENDATION**

Staff recommends that the application be reviewed, the public hearing be opened, and that the Planning Commission Adopt Planning Commission Resolution No. PC 2011-42 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A PLACE OF WORSHIP AND RELIGIOUS EDUCATION CENTER KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.**

Alternatively, the Council may: (1) Direct staff to draft an appropriate resolution of denial and continue the item to the next meeting or (2) Continue the item for further discussion.

**SUMMARY**

The applicant, Bell Islamic Center (the "Applicant"), is requesting that the City of Bell Planning Commission consider the Applicant's request for Conditional Use Permit No. 2011-02 to allow the construction of a two story, 5,955 square foot building to be used as a Place of Worship and religious education known as the Bell Islamic Center, on an existing 22,761 square foot site located at 5232-5250 Gage, bell, ca..

Bell Municipal Code, Section 17.96.030.16 governs the uses for which a conditional use permit is required.

**BACKGROUND**

The Bell Islamic Center organization acquired the properties located at 5232, 5234, and 5250 Gage Avenue on August 16, 2010. The properties are legally described as Lot 1 of Tract 4620 and Lots 1 & 2 of Tract 10075 which are located on the south west corner of Chanslor and Gage Avenues. The current zoning of the site is known as a C-3R Zone, which was established in order to provide areas within the City where commercial uses and residential uses (subject to a Conditional Use Permit) can be developed.

The Applicant is proposing to construct a new two story 5,955 square foot building to become the Bell Islamic Center providing the city's local community with a place for worship, prayer, counselling, and weekend religious education classes. At any given time during the week there will be 2 staff members per shift to provide access to the facility for patrons to utilize. The proposed schedule of activities occurring on the site on a weekly basis is included in Table 1 below.

**Table 1: Proposed Operations for Bell Islamic Center**

Days of the Week	Times	Activity	No. of People
Monday – Friday	8:00 a.m. – 7:00 p.m.	Office Hours	2 +
Monday – Friday	4:00 a.m. – 10:00 p.m.	Prayer Available	20,000
Friday	12:00 p.m. – 2:00 p.m.	Main Prayer Service	Max. Capacity
Friday/Saturday	Sunset – 2 hrs. after	Weekly family event	Max. Capacity
Saturday/Sunday	10:00 a.m. – 3:00 p.m.	Weekend School	varies w/enrollment

**DESCRIPTION OF PROPERTY AND IMPROVEMENTS**

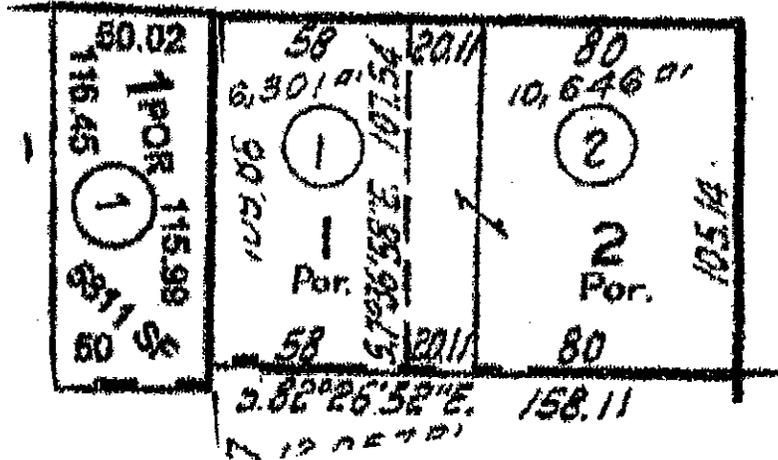
The project site is composed of three parcels on the southwest corner of Gage Avenue and Chanslor Avenue. The site is currently surrounded by commercial uses on the west property line and residential properties on the south property line. The site parcels are recorded as APN 6327-030-001, 6327-032-001, and 6327-032-002 on which three structures exist, one being the site of the previous tenant Ashley Electric Company. The site is relatively flat and has concrete pads sporadically placed throughout the parcels. Before the demolition of and grading phase of the project is conducted, the applicant will provide a waste management plan to verify compliance with the mandated recycling Ordinance 1157 which requires that all projects recycle at least 50% of the total project waste.

The project site has area equal to 22,761 square feet which will include parking facilities that will accommodate 43 vehicles (33 standard stalls, 8 compact stalls and 2 handicap stalls). The parking lot will be improved with landscaping, lighting and new drive way approaches. The percent required for landscaping by the Bell

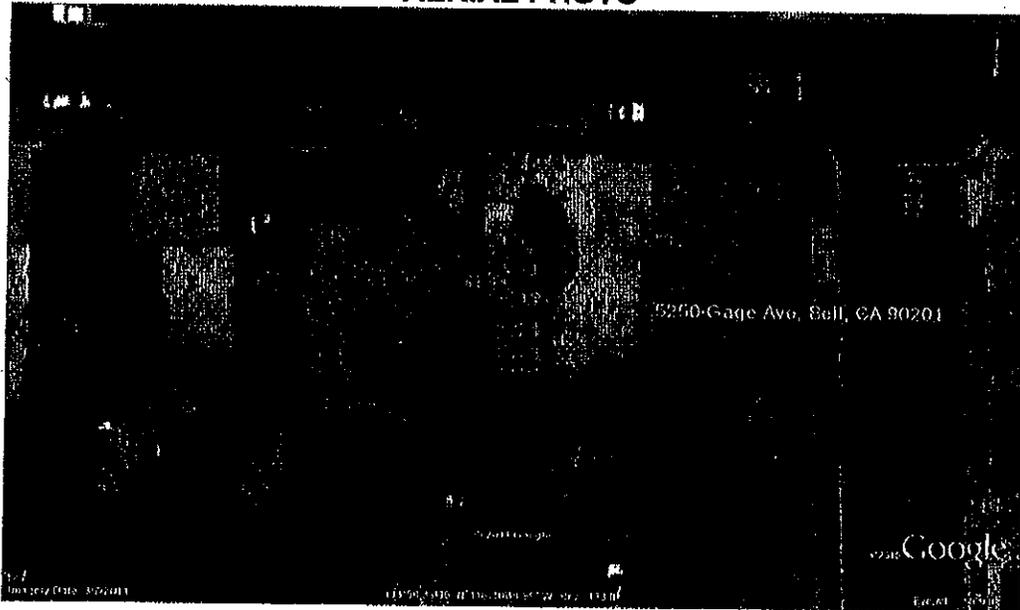
Municipal Code currently stands at 6%. However the applicant has allotted 8% of the lot to be landscaped with Coast Live Oaks trees, Toyon bushes, Bermuda grass and a variety of flower species including but not limited to Cleveland Sage, Jasmine, and California Poppies.

The project site also includes some landscaping near the corner street frontage of Chanslor and Gage Avenues to screen the proposed transformers and trash enclosure. The project site will propose to replace three driveway approaches along Gage Avenue with 2 new driveway approaches and keep the existing driveway approach on Chanslor Avenue. The site will have one ingress and one egress approach on Gage Avenue and one Egress approach on the Chanslor Avenue side.

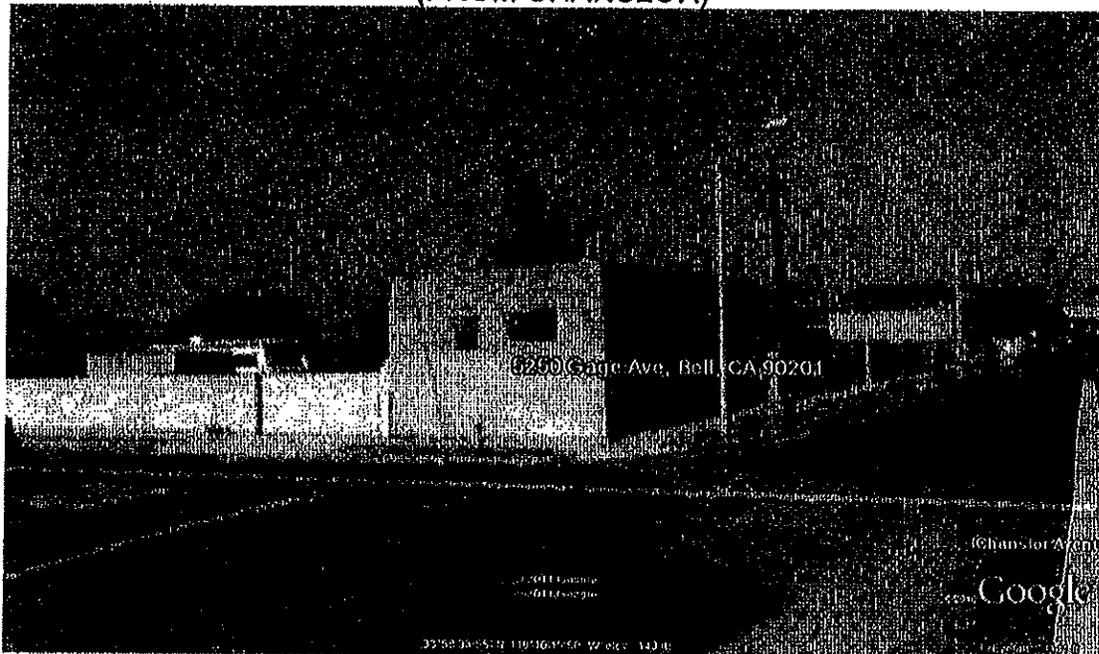
**LA COUNTY ASSESSOR'S PARCEL MAP**



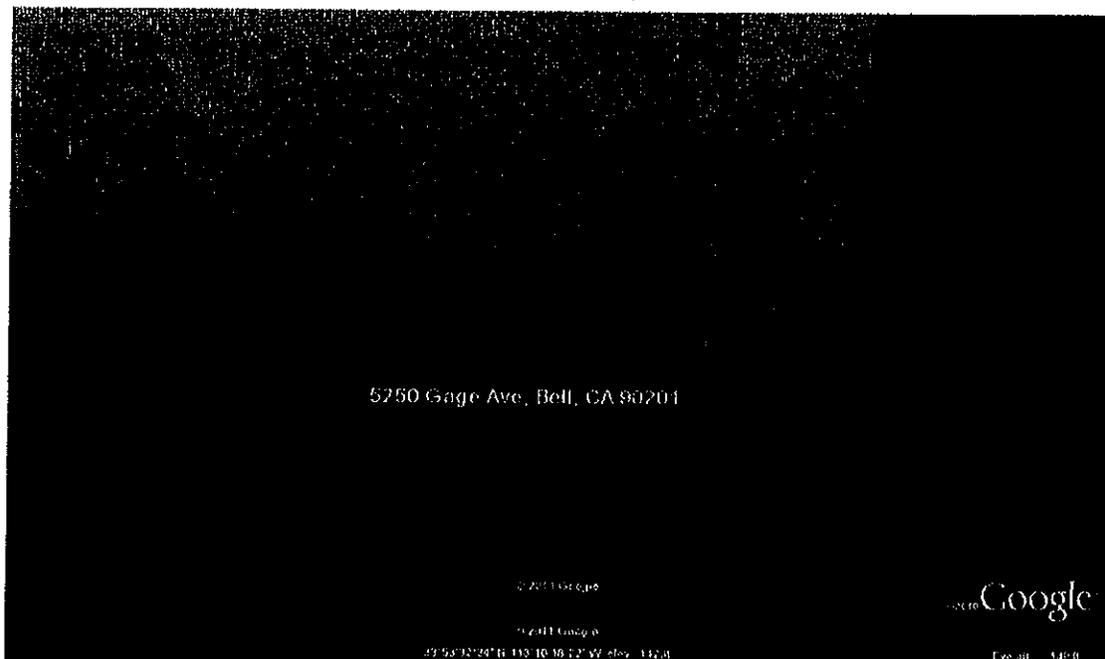
**AERIAL PHOTO**



**STREET VIEW**  
**(FROM CHANSLOR)**



**STREET VIEW**  
**(FROM GAGE)**



A summary of the project site's general land use statistics are as follows:

### LAND USE STATISTICS

Total of Area (square feet)	22,761 sq. ft.
New Two Story Building Area (square feet)	5,955 Sq. ft.
Number of Required Parking Stalls	46
Total Number Parking Handicap Spaces	2 stalls
Total Number of Standard Spaces Provided	33 spaces
Total Number of Compact Spaces Provided	8 spaces
Landscaping Percent Required	6%
Landscaping Percent Provided	8%

### ARCHITECTURAL REVIEW

The Applicant proposes to construct a two story 5,955 square foot building which will include a main gathering assembly area of 1,250 square feet designated as a prayer hall, a Library and Sound Control Area measuring 400 square feet, 1,016 square feet of office space, a total of 750 square feet divided into 3 class rooms, 1,130 square feet of General use areas including lobby, activity and receptions areas, and 1,649 square feet for 4 bathrooms, and 4 storage areas, including the proposed elevator and stairs. The building has been designed with round corners, arched windows, and a roof mounted golden dome bringing the overall height of the building to 59 feet in height.

The project includes many design elements typically found in customary Islamic architecture. The applicant has chosen to build a golden dome, and a tile mosaic band has been proposed for the exterior wall surrounding the building. Stucco will have a smooth finish and will be incorporated into the arches and columns in the project. The stucco will use three different neutral colors to create accents for different architectural features of the structure. The first floor walls will receive one base color, while the second floor walls will receive a different lighter color. The architectural arches and columns will also be a contrasting stucco color. The tile that is proposed to be located on the building will be placed between the first and second floor and will be a ceramic medallion tile in nature. The unique design feature of the building is the dome and spherical accents that are proposed to be made of fiberglass and painted in a golden hue. The height limit for structures in the C-3R Zone is 70 feet. However, the overall building height including the dome feature of the project does not exceed a height of 60 feet.

## **PARKING AND CIRCULATION**

Bell Municipal Code section 17.76.020 (1)(a) requires one parking space per 200 square feet of gross floor area of a building of less than 5,000 square feet in a C Zone. Additionally, pursuant to section 17.76.020.3, Assembly uses require 1 parking space for every 4 fixed seats. If there are no fixed seats (as is the case with this development), the requirement is one for every 50 square feet of gross floor area devoted to the assembly use. The project as proposed will require a total of 43 parking spaces. The parking tabulation on the site plan shows the required parking spaces per floor area. For the 1,250 square foot assembly area the required number of parking stalls is 1 per 50 square feet of gross floor area devoted to such use. Any principal use will require 1 parking stall for every 200 square feet of gross floor area. Lastly, all other areas that are considered as joint use areas such as storages and non-habitable areas are considered at 1 parking stall per 1,000 square feet of gross floor area.

## **GENERAL PLAN AND ZONING CONSISTENCY**

The City's General Plan Land Use Element designates the subject property for Commercial and Residential use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element as noted in the findings below. The project site is within the C-3R Zone. Pursuant to Section 17.96.030 (16) of the Bell Municipal Code, a Place of Worship may be located in any zone, including the C-3R zone, with a valid Conditional Use Permit. The proposed project is also compatible with the surrounding land uses, which are summarized in the chart below.

### **SURROUNDING LAND USES**

<b>Direction</b>	<b>Land Use Designation</b>	<b>Use</b>
North	C-3R	Commercial Mixed Use
South	R-3	Multi-Family Residential Use
East	C-3R	Commercial Mixed Use
West	C-3R	Commercial Mixed Use

## **PUBLIC NOTICE**

In conformance with applicable law, staff sent out notices to all the surrounding property owners within 300 feet of the project location. A total of 57 owners were notified of the proposed application and project proposal. The notices were also posted at three specific sites and were published on September 8, 2011 in a newspaper of general circulation.

## **ENVIRONMENTAL REVIEW**

Staff has reviewed the Conditional Use Permit application and determined that the proposed project will require the adoption of a Negative Declaration in accordance with the California Environmental Quality Act, CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; declaring that adoption of the project will not have an adverse effect upon the environment. Consequently, the staff has prepared a Notice of Determination.

## **FINDINGS OF FACT**

The Applicant has submitted responses to the required findings pursuant to Chapter 17.96.040 of the Bell Zoning Code. Staff notes that the following circumstances are applicable to the subject site:

1. The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use. The site is adequate in size in that it is able to accommodate the required number of parking spaces for the intended use. Furthermore the site fulfills the General Plan's land use policy 9 which provides incentives for the consolidation of lots, such as this project is proposing.
2. The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue which is a major arterial street that can handle the current and future generated traffic for the existing facility. The site has been designed to have three driveways to allow for sufficient ingress and egress from the property. Furthermore, the site is located on the most southerly portion of Gage Avenue which has a substantially less amount of traffic versus if the property was located on the main thoroughfare. Therefore the traffic impact will be less than significant.

3. The new buildings and structures will remain architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site. Specifically, the proposed new Building and facility will encourage a high level of quality in construction and site design features including using standard materials for the exterior of the building as reflected in the land use policy 4 of the Bell General Plan. The colors of the exterior have been designed with earth tones to blend with the surrounding properties.
4. The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Gage Avenue. Places of Worship are permitted in the C-3R Zone, subject to receiving approval of a Conditional use Permit, and are compatible with the commercial mixed uses including the existing churches/places of worship currently located along in the C-3R Zones around the city and surrounding the project site.
5. The conduct of the proposed use is in compliance with the applicable provisions of the General Plan of the City of Bell. The proposed use will be promoting cultural solidity through the provision the property's rehabilitation and of additional services to Bell residents desiring to attend an Islamic place of worship as stated in policy 11 of the General Plan.

#### **CONDITIONS OF APPROVAL**

If the Conditional Use permit is granted, Staff recommends that the following conditions be attached to the Conditional Use Permit:

1. The property shall be maintained in accordance with:
  - A. The Application and Exhibits thereto ("A" through "D") attached to this Agenda Report, and on file in the office of the Clerk of the City of Bell; and
  - B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, specifically Chapter 17, as the same may be amended from time to time; and
  - C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-02.
2. The Bell Islamic Center is the sole holder of this entitlement.
3. The Bell Islamic Center will be allowed to construct the 5,955 square foot building with a valid conditional use permit (CUP No. 2011-02), and any approvals that

may be required by other entities having jurisdiction over the construction of the building including but limited to public utility providers and fire department.

4. This Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO.
5. Any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170. Upon recommendation of the Chief Administrative Officer or designee, the body which originally granted the Conditional Use Permit shall conduct a noticed public hearing to determine whether such permit should be revoked.
6. Any additional (i) substantial modification to a building or structure located on the property, or (ii) intensification of use so as to make the parking inadequate, as determined by the Chief Administrative Officer or designee, shall be referred to the Planning Commission for review and approval.
7. Prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal.
8. The Applicant shall also be responsible for paying any required City fees and fees from other associated agencies prior to the issuance of a building, grading, demolition or encroachment permits.
9. The applicant shall observe all city ordinances during the construction of the site, specifically Chapter 8.28 as it pertains to noise nuisances. Additionally, the City will require that the applicant comply with construction equipment that has adequate noise reduction devices (i.e.: mufflers) and they are properly tuned to minimize noise pollution to the surrounding properties.
10. All textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board.
11. Before the issuance of any permits for this project, that the applicant shall consolidate the lots with parcel numbers 6327-030-001, 6327-032-001 and 6327-032-002 to be held as one by filing a lot merger application with the City Engineer's Office
12. All exterior building surfaces, including but not limited to doors and windows shall be properly cleaned and maintained at all times, and

13. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
14. No vehicles (commercial or otherwise) shall be:
- a. Parked on the property except in marked parking spaces; and
  - b. Parked on the property unless owned and operated by patrons and/or employees of the building; or
  - c. Parked overnight.
15. The Applicant guarantees that there will be no deviation from the approved minimum number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided, and that the project will at all times conform to the parking plan indicated in Exhibit "A" - "Site Plan".
16. The Applicant agrees to maintain the property and all related on-site improvements and landscaping thereon, including, without limitation, buildings, parking areas, lighting, signs and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal; (ii) the care and replacement of all shrubbery, plantings, and other landscaping in a healthy condition; and (iii) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving, at all times be kept in a level and smooth condition.
17. The Applicant shall remove and replace all offsite improvements including but not limited to all driveway approaches, full width sidewalks, curb and gutter, and new handicap ramps along both street frontages (Gage and Chanslor Avenues). Plan shall be submitted for review and approval by the City Engineer.
18. The proposed project shall comply with the provisions outlined in the National Pollution Discharge Elimination System (NPDES).

19. Clarifiers or filters shall be placed at strategic locations in the parking area to prevent illicit discharge of substances into storm drains.
20. The Applicant agrees to maintain proper security lighting on the property that promotes a secure and safe environment. Prior to the installation of any new exterior lighting, a lighting plan shall be submitted for review and approval by the City's Police Chief and the Planning and Building Department. Any new and existing exterior lighting shall be fully shielded to ensure no glare will be emitted to the surrounding properties.
21. The Applicant agrees that all new improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code.
22. The cost of any required inspections shall be the responsibility of the Applicant and, when requested by the Applicant, shall be requested 48 hours in advance.
23. All activities related to the business shall be conducted inside of the proposed structure.
24. Adequate security fencing shall be installed before construction begins.
25. No storage shall occur on the premises outside of the building storage area.
26. The applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.
27. Before the demolition of and grading phase of the project is conducted, the applicant will provide a waste management plan to verify compliance of the mandated recycling ordinance 1157 which requires that all projects recycle at least 50% of the total project waste.
28. Any work shall be performed in accordance with the requirements of the *Standard Specifications for Public Works Construction*, 2010 edition, and any supplements or amendments thereto.

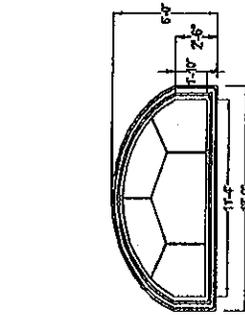
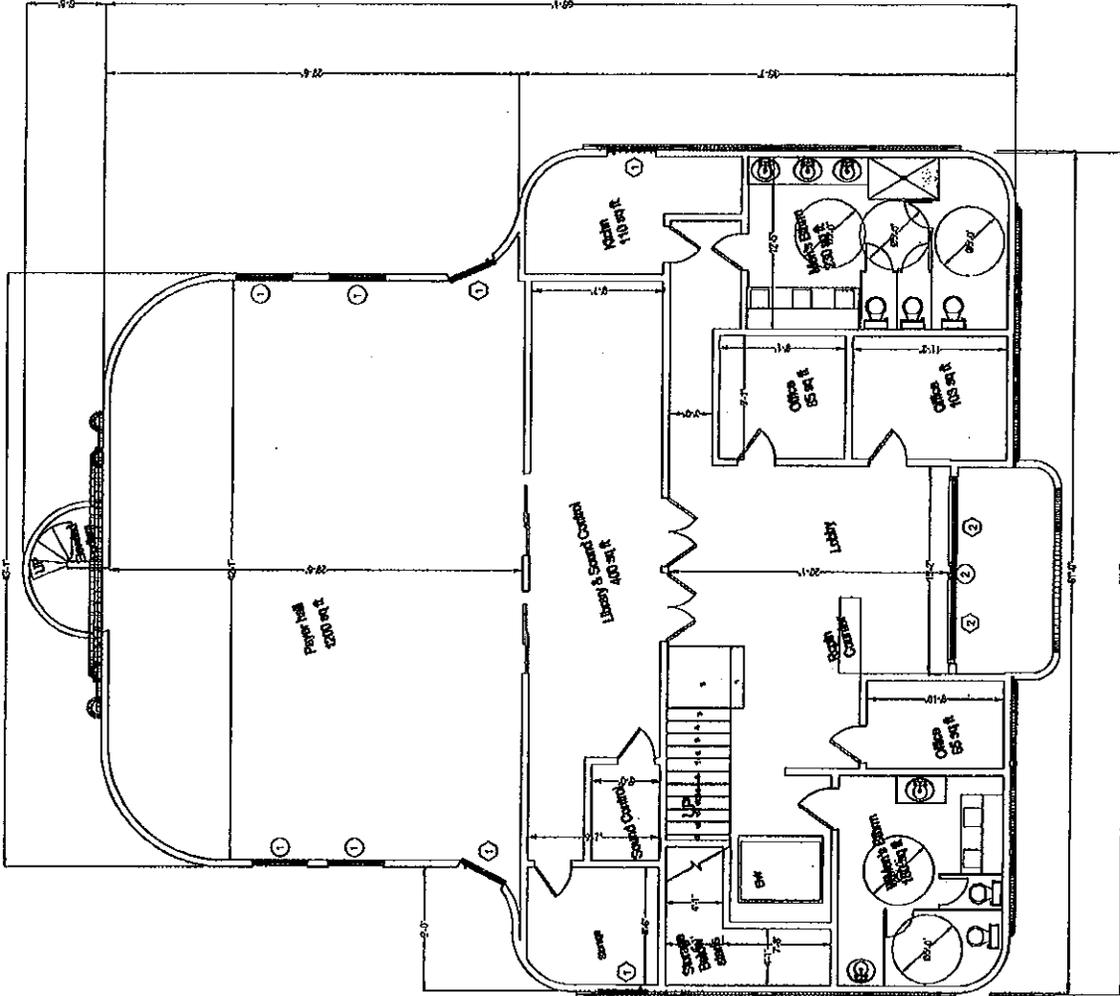
29. Any public improvements damaged as a result of construction activities on the site shall be removed and replaced in accordance with City Standards
30. The Applicant agrees that any subsequent tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code.
31. There shall be no public telephones located on the property except within an enclosed building. The term "building," as used herein, shall not include telephone booths.
32. All trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures and shall be located in a manner that will not impede vehicular motion on the property and shall be properly screened with department approved materials including but not limited to landscaping, shrubs, trees and or vines.
33. Any additional signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code.
34. The Applicant or an authorized representative shall execute an Affidavit indicating that he/she is aware of all of the terms of this Conditional Use Permit, and accepts all the conditions imposed by this Conditional Use Permit.
35. The applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell.
36. The Applicant shall agree to defend, indemnify and hold harmless, the City of Bell, its agents, officers and employees from any claim, action or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the applicant of any such claim, action or proceeding against the City of bell and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Bell.

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

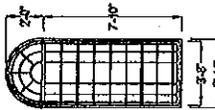
#### Attachments

- Exhibits:
- "A" – Floor Plan, Site Plan, Elevations, and Renderings
  - "B" – Environmental Notice of Determination & Negative Declaration
  - "C" – Conditional Use Permit Application
  - "D" - Radius Map

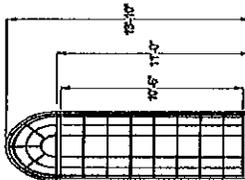




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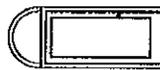
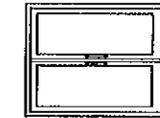
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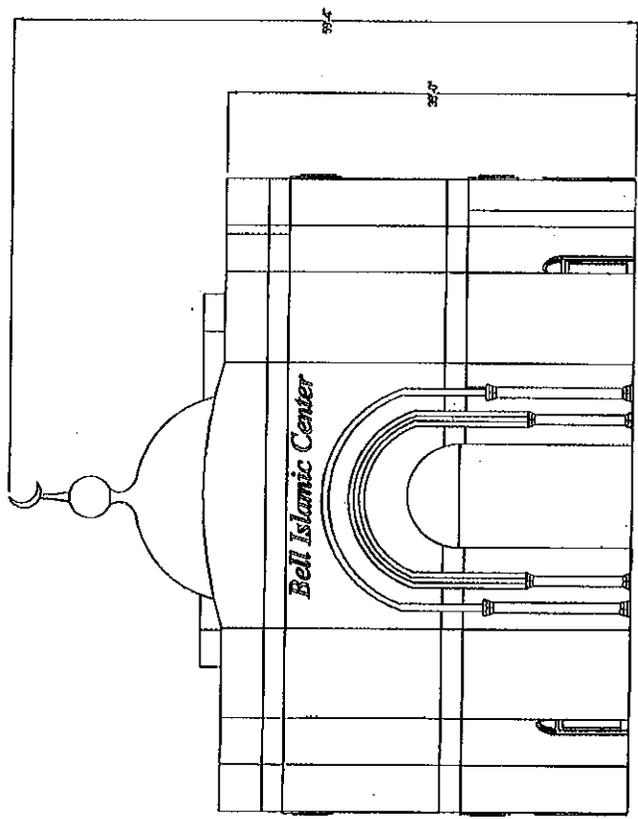
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Window Schedule				Door Schedule			
No.	Size (WxH)	Material	Remarks	No.	Size	Material	Remarks
1	As shown	Vinyl Frame/Leaded Glass	View into prayer area	1	As shown	Wood Solid Core	View into main lobby area
2	As shown	Vinyl Frame/Leaded Glass	No tinting	2	As shown	100% Fiberglass	No tinting

Window Schedule				Door Schedule			
No.	Size (WxH)	Material	Remarks	No.	Size	Material	Remarks
1	As shown	Vinyl Frame/Leaded Glass	View into prayer area	1	As shown	Wood Solid Core	View into main lobby area
2	As shown	Vinyl Frame/Leaded Glass	No tinting	2	As shown	100% Fiberglass	No tinting

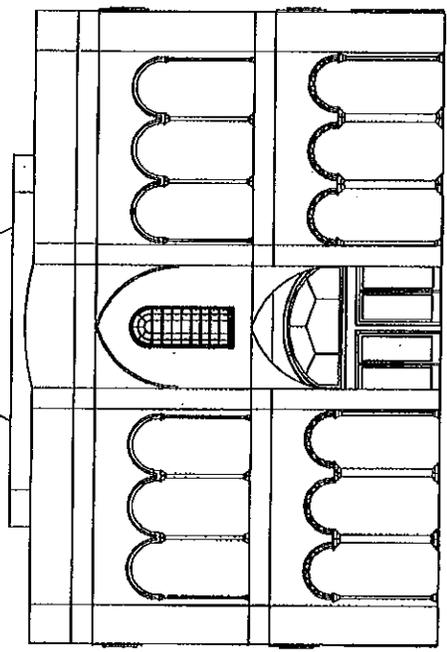




North Elevation Scale 3/16" = 1'

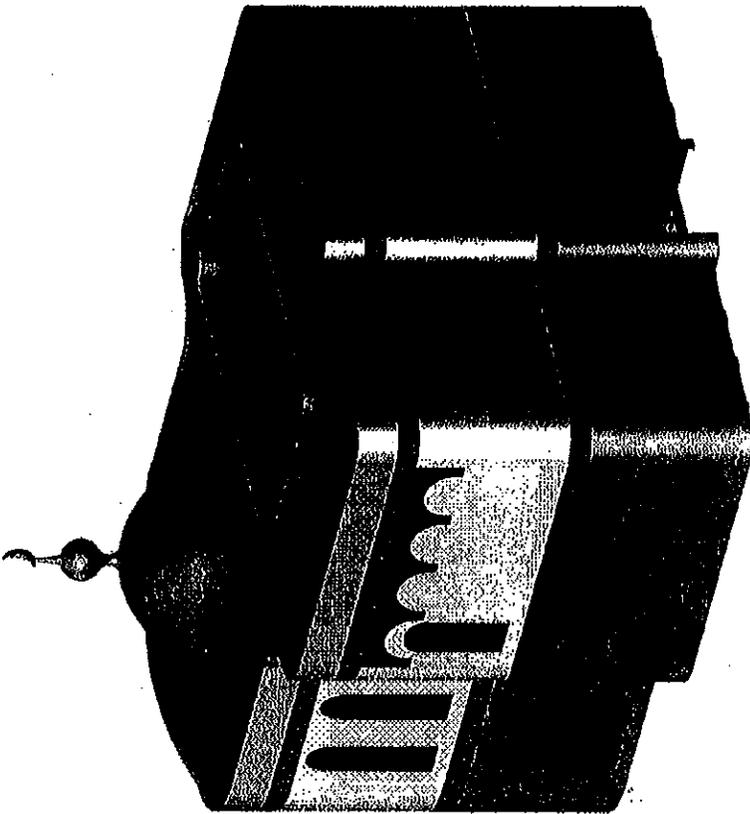
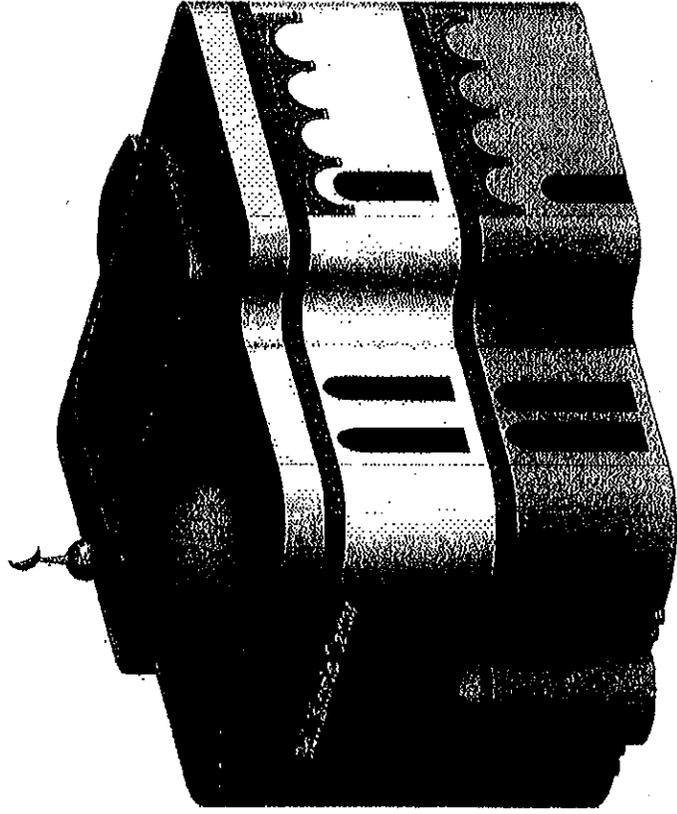
Exterior Finishes:

- First floor walls:
  - Material: Stucco
  - Finish: Smooth
  - Color: Misty
  - Color number: XX-17 Misty
  - Product Code: SSMF Base (200)
  - Manufacturer: La Habra Stucco
- Second floor walls:
  - Material: Stucco
  - Finish: Smooth
  - Color: Fallbrook
  - Color number: XXX-434 Fallbrook
  - Product Code: SSMF Base (200)
  - Manufacturer: La Habra Stucco
- Dome & Spherical Surfaces:
  - Material: Fiberglass
  - Color: Gold
  - Color code: PPG Gold
  - Manufacturer: Fiberglass Specialties, Inc.
- Architectural Arches and Columns:
  - Material: Stucco
  - Finish: Smooth
  - Color: Misty
  - Color Code: XX-17 Misty
  - Manufacturer: La Habra Stucco
- Separation between floors:
  - Material: Ceramic Medallion Tile



South Elevation Scale 3/16" = 1'





# NOTICE OF DETERMINATION

TO:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: City of Bell  
6330 Pine Avenue  
Bell, CA 90201

County Clerk  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

PROJECT TITLE: Conditional Use Permit No. 2011-02

STATE CLEARINGHOUSE NUMBER (If submitted to State Clearinghouse): N/A

CONTACT PERSON: Carlos Chacon, Assistant City Planner  
323.588.6211

PROJECT LOCATION: 5232-5250 Gage Avenue  
Bell, CA 90201

PROJECT DESCRIPTION: Proposed two story, 5,955 square foot Temple/Worship Building with surface parking to be utilized as the Bell Islamic Center.

This is to advise that the City of Bell Planning Commission has approved the above described project on September 28, 2011 and has made the following determination regarding the above described project:

- The project  will have a significant effect on the environment.  
 will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures  were  , were not, made a condition of the approval of the project.
- A statement of Overriding Considerations  was,  was not, adopted for this project.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: N/A

Date Received for filing and posting at OPR: N/A

Carlos M. Chacon,   
Signature (Public Agency)

Assistant City Planner  
Title

**ENVIRONMENTAL QUALITY ACT  
NEGATIVE DECLARATION**

**APPLICANT:** Bell Islamic Center  
335 N. Brookhurst Street  
Anaheim, CA 92801

**PROJECT ADDRESS:** 5232-5250 Gage Avenue, Bell, CA 90201

**TYPE OF PERMIT:** Conditional Use Permit

**FILE No.:** CUP 2011-02

**DESCRIPTION OF PROPOSED PROJECT:**

Consideration of Conditional Use Permit No. 2011-02 to allow the construction of a two story, 5,955 square foot building to be used as a Temple/ Place of Worship and religious education known as the Bell Islamic Center, on an existing 22,761 square foot site located at 5232-5250 Gage Ave, Bell, CA.

I declare that I have examined the plans for the above captioned project as submitted by the applicant, and on the basis of the "Assessment of Environmental Impact Questionnaire" on file in my office as a public document, it is my opinion that this project will have no significant impact upon the environment within the meaning of the Environmental Quality Act of 1970.

Dated: 9/8/11

Signature: 

CARLOS CHACON, ASSISTANT CITY PLANNER  
Director of Planning  
City of Bell

ANY PERSON MAY FILE PROTEST TO THE NEGATIVE DECLARATION WITH THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE PERMIT OR APPROVAL OF THE PROJECT. THE PROTEST MUST BE IN WRITING AND MUST STATE THE ENVIRONMENTAL FACTORS ON WHICH THE PROTEST IS BASED ON ONE OR MORE SIGNIFICANT ENVIRONMENTAL FACTORS NOT PREVIOUSLY CONSIDERED OR WHICH, IN THE OPINION OF THE REVIEWER, SHOULD BE RECONSIDERED, AND WHICH MAY HAVE A SUBSTANTIAL ADVERSE EFFECT ON THE ENVIRONMENT, THE PERMIT SHALL BE SUSPENDED AND AN EIR SHALL BE PROCESSED. THE DECISION OF THE REVIEWER SHALL BE FINAL. COPIES OF THE NEGATIVE DECLARATION MAY BE OBTAINED FOR ONE DOLLAR (\$1.00) (PRICE BASED ON COST OF REPRODUCTION).

POSTED ON: 9/8/11

# CITY OF BELL ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY

PURSUANT TO GUIDELINES FOR CALIFORNIA ENVIRONMENTAL QUALITY ACT §15063 (F), THIS FORM, ALONG WITH THE ENVIRONMENTAL INFORMATION FORM COMPLETED BY THE APPLICANT, MEETS THE REQUIREMENTS FOR AN INITIAL STUDY.

This form is comprised of five parts:

- Part 1 Background
- Part 2 Summary of Environmental Factors Potentially Affected
- Part 3 Determinations
- Part 4 Evaluations of Environmental Impacts
- Part 5 Discussions of Environmental Impacts

## BACKGROUND

---

1. **City Project Number:** Conditional Use Permit No.2011-02
2. **Project Address/Location:** 5232-5250 Gage Avenue, City of Bell,  
County of Los Angeles, California, 90201
3. **Date of Environmental Information Form submittal:** August 30, 2011
4. **Applicant:** Haithem Hafeez  
**Firm Name:** Bell Islamic Center  
**Address:** 335 N. Brookhurst St  
**City/State/Zip:** Anaheim, CA 92801  
**Phone:** (714) 491- 2556
5. **Lead Agency:** City of Bell  
**Contact:** Carlos M. Chacon, Assistant City Planner  
**Address:** 6330 Pine Avenue  
**City/State/Zip:** Bell, California, 90201  
**Phone:** (323) 588-6211  
**Fax:** (323) 771-9473

6. General Plan Designation: Commercial Mixed Use

7. Zoning: C-3R

8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

***This project proposes to build 5,955 square feet Temple/Place of Worship and religious education.***

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)  
***commercial to the north. Commercial to the east.***

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). n/a

11. List City of Bell related applications for this project that must be processed simultaneously: n/a

12. List prior projects for this parcel: n/a

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The following Initial Study indicates that the project may result in potential environmental impacts in the following marked categories:

<b>Aesthetics</b>	<b>Agricultural Resources</b>	<b>Air Quality</b>	
<b>Biological Resources</b>	<b>Cultural Resources</b>	<b>Geology/Soils</b>	
<b>Hazards/Hazardous Materials</b>	<b>Hydrology/Water Quality</b>	<b>Land Use/Planning</b>	
<b>Mineral Resources</b>	<b>Noise</b>	<b>Population/Housing</b>	
<b>Public Services</b>	<b>Recreation</b>	<b>Transportation/Traffic</b>	
<b>Utilities &amp; Service Systems</b>	<b>Mandatory Findings of Significance</b>		

**ENVIRONMENTAL DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Director of Planning

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e. g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and state whether such effects were addressed by mitigation based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

# INITIAL STUDY

## A. INITIAL STUDY CHECKLIST

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact

**1. AESTHETICS -- Would the project:**

a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

**2. AGRICULTURE RESOURCES (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

**3. AIR QUALITY – (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

#### 4. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

#### 5. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
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**6. GEOLOGY AND SOILS -- Would the project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Div. of Mines and Geology Special Pub. 42.)				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

**7. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**8. HYDROLOGY AND WATER QUALITY -- Would the project:**

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

**9. LAND USE AND PLANNING -- Would the project:**

a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**10. MINERAL RESOURCES -- Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

**11. NOISE -- Would the project result in:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**12. POPULATION AND HOUSING -- Would the project:**

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**13. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

**14. RECREATION:**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**15. TRANSPORTATION/TRAFFIC -- Would the project:**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X

IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

**16. UTILITIES AND SERVICE SYSTEMS -- Would the project:**

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**17. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
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IMPACT CATEGORY	Potentially Significant Impact	Less than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**B. EXPLANATIONS OF CHECKLIST RESPONSES:**

1. **Aesthetics:** The site will be improved with a New 5,955 square foot building whose overall height will be 59 feet. The maximum height allowed for any structure within this zone is 70 feet.
2. **Agricultural Resources:** There are no agricultural resources on the site and therefore no significant impacts.
3. **Air Quality:** The project parameters are minimal. This traffic is not substantial and not expected to have a significant impact on air quality.
4. **Biological Resources:** All proposed improvements are to be built within the existing site. There are no natural habitat areas in the vicinity of the site that would be negatively impacted by the lighting. In addition, due to the limited hours of operation of the project (10:00 p.m. shutoff time) and use of current technology in glare control and light shielding, no biological resource significant impacts are envisioned.
5. **Cultural Resources:** The project will not disturb paleontological or archaeological resources, have the potential to cause physical change to which would affect unique ethnical cultural values, or restrict existing religious or sacred uses. Therefore, there will be no impact on cultural resources.
6. **Geology and Soils:** The project is located in Southern California, an active seismic region. There are two active faults, the Newport-Inglewood Fault and the Whittier Fault. Even though the project site is subject to seismic activity, the project does not have a higher risk of ground shaking than currently exists. In order to reduce potential impacts, all structural design components shall meet Office of the State Architect and 2010 California Building Code standards.
7. **Hazards and Hazardous Materials:** The project parameters will not create significant incidents of hazards or hazardous materials. Any hazardous materials found will be appropriately handled per Los Angeles County Fire Department requirements.
8. **Hydrology and Water Quality:** The project parameters will not change or modify drainage discharge patterns, ground water, or water quality. Therefore, no significant impacts are anticipated.

9. Land Use and Planning: The project improvements are consistent with the City General Plan and land use standards and design guidelines.
10. Mineral Resources: There are no known mineral resources on site therefore there are no significant impacts.
11. Noise: The project as proposed is for a place of worship, religious counseling and prayer facility whose activities are periodic throughout the week but will be conducted strictly indoors. This project will increase noise beyond current use due to the fact that the site has been vacant for a long period of times. However, the noise created as a result of the project will not exceed the current allowed decibel threshold of 65dB. However, during the construction process, there will be short term noise impacts to the adjacent residential properties. This will be mitigated through the City's established noise ordinance, BMC code section 8.28.040, which stipulates that no noise may be created within 50 feet or more from the building during the hours of 10 PM to 7AM. Additionally, the City will require mufflers and proper tuning of construction equipment. Violations will be managed by the City of Bell Police Department and the City of Bell Chief Administrators Office. The City of Bell will oversee all construction activities at the project site.
12. Population and Housing: The project will not impact or increase population growth. Therefore, no significant impacts are anticipated.
13. Public Services: The project will not have any significant impact on public services.
14. Recreation: The project will not have any impact on existing recreational facilities.
15. Transportation: The hours of operation for the new Bell Islamic Center are fairly periodic where the establishment is open to patrons every day of the week for prayer. The primary gathering day for the Center will be on Fridays in the afternoon. Therefore, a minimal increase in vehicle trips is expected to and from the facility. This traffic is not substantial and not expected to impact street capacities. Parking improvements are to be made on the site including new driveway approaches where the site will have two ingress and three egress methods on site.
16. Utilities and Service Systems: Southern California Edison Company electrical services already exist and no significant impacts will be associated with the project.
17. Mandatory findings of Significance: The scope of the project is such that impacts related to degradation of the quality of the environment and cumulative impacts, from this project in addition to planned or potential future projects, are considered to be less than significant. Currently, there are no projects within the vicinity that will create a negative impact on the site or the street traffic along Gage and or Chanslor Avenues.



## CITY OF BELL

### CONDITIONAL USE PERMIT APPLICATION

(Note: Obtain instructions as to the preparation of maps and other information required for this application from the Planning Department before filing this petition)

**REF NO. (CUP 2011-02) CASE # 128853**

PLANNING COMMITTEE,  
CITY OF BELL, CALIFORNIA

The applicant **Bell Islamic Center** is the owner of the property situated at:  
**5232, 5234 & 5250 Gage Ave between Walker Ave and Chanslor Ave.**

Exact legal description of the said property:

**Parcel 1:** Lot 1 of Tract No. 4620, in the County of Los Angeles, State of California, as per map recorded in Book 50, Page 15 of Maps, in the office of the County Recorder of said County

**Parcel 2:** Lot 1 and 2 of Tract No. 10075, in the County of Los Angeles, State of California, as per map recorded in Book 186, Page 33 to 35 inclusive of Maps, in the office of the County Recorder of said County.

- A. Above described property was acquired by applicant on August 16, 2010
- B. What original deed restrictions concerning type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. **NONE**
- C. REQUEST; The applicant requests that a Conditional Use Permit be granted to use the above described property for the following purposes:
  1. PROPOSED USE: **Temple/Place of Worship and Religious Education**
  2. PRESENT ZONING: **C-3R**
  3. NATURE OF BUSINESS: **Temple/ Place of worship and Religious Education**

(Use this space ONLY to state exactly what is intended to be done on or with the property which does not conform with existing zoning regulations. If a building is involved, a sketch or plan to scale with photographic or other suitable description should accompany this application)

**PROPERTY OWNER'S AFFIDAVIT**

COUNTY OF LOS ANGELES )

STATE OF CALIFORNIA )

SS.

*authorized signat*

I Bell Islamic Center Being duly sworn depose and say that I am an owner of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith-submitted are in all respects true and correct to the best of my knowledge and belief.

Signed *[Signature]* Thomas ALKAM

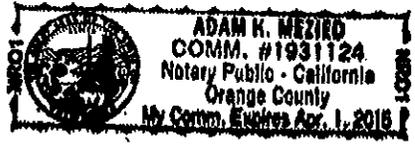
355 N. Brookhurst Street  
Mailing Address

Phone Number (714) 491-2556

Anaheim CA 92801  
City /State Zip

Subscribed and sworn to before me this 23rd day of June, 19-2011

*[Signature]*  
Notary Public



# CITY OF BELL

## PLANNING COMMISSION

Note: The Code requires that the conditions set forth in the following three Sections 1, 2, 3 below MUST be established before a Conditional Use Permit can be granted. (Explain in detail wherein your case conforms to the following requirements.)

- I. THAT THE SITE FOR THIS PROPOSED USE IS ADEQUATE IN SIZE AND SHAPE AND TOPOGRAPHY: (EXPLAIN)
  - a. Size: the site area, width, depth and yards comply with the requirements of zone C-3R Development Standards as outlined in Chapter 17.28, section 17.28.040 of the City of Bell Zoning Code,
  - b. Shape & Topography: The site is rectangular and flat which make it adequate for the proposed use.
  
- II. THAT THE SITE HAS SUFFICIENT ACCESS TO STREET AND HIGHWAY, ADEQUATE WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND QUALITY OF TRAFFIC GENERATED BY THE PROPOSED USE:
  - a. The site is a corner lot and has access to both corner streets via two driveways.
  - b. Highways: Direct access to I-5 via Gage Ave and to I-710 via Chanslor Ave to Florence Ave.
  - c. Pavement type: Site pavement will designed to meet current applicable standards for the intended use.
  
- III. THAT THE PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT UPON ADJACENT PROPERTIES:
  - a. The proposed the use will convert an abandoned land into a community service type of facility which will add value to the adjacent properties.
  - b. Noise: No adverse noise effect as Bell Islamic Center functions will primarily be indoor
  - c. Parking: No adverse effect as the proposed project includes adequate parking spaces that meet the municipal code requirements.

# ENVIRONMENTAL INFORMATION

(To be completed by applicant,)

Date filed: 6/23/11

Project Permit Number: CUP 2011-02

Subject Site Zone: C-3R

## GENERAL INFORMATION:

1. Name, address, and telephone number of developer or project sponsor:
  - a. Bell Islamic Center
2. Name, address, and telephone number of person to be contacted concerning this project if different from above:
  - a. Haitham A. Hafeez, 1451 S. Hacienda St, Anaheim Ca 92804
  - b. (714) 225-4565 ~~★~~
3. Address of project: 5232, 5234 & 5250 Gage Ave  
Assessor's Block and Lot Number: Lot 1 of Tract 4620, Lots 1 & 2 of Tract 10075
4. Proposed project description:  
5955 square foot building to be utilized as a Temple/Place of Worship and Religious Education
5. List and describe an other related permits and/or other public approvals required for this project, including those required by city, regional, state and federal agencies:  
Fire Department

## PROJECT DESCRIPTION:

6. Site Size: 22761 sq ft
7. Square footage: 5955 sq ft
8. Number of floors of construction: 2
9. Amount of off-street parking provided: 48
10. Are project Plans attached: Yes
11. Proposed scheduling:
12. Associated projects: None

13. Anticipated incremental development:

One new driveway on the north side

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14. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: N/A

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15. If commercial, indicate type, whether neighborhood, city, or regionally oriented, square footage of sales area, and loading facilities: N/A

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16. If industrial, indicate type, estimated employment per shift, and loading facilities: N/A

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17. If institutional, indicate the major functions, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

Major functions: typical religious functions such as prayer services, counseling, weekend school,

Estimated employment per shift: Two

Estimated occupancy: 400

18. If project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:

Pursuant to Bell Municipal Code Title 17 (Zoning Code), section 17.96.030.16 churches, temples, and other places of worship, require the approval of a Conditional Use Permit.

Are the following applicable to the project or its effects? Discuss below all the items checked YES (attach additional sheets as necessary)

YES NO

\_\_\_ NO 19. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours

\_\_\_ NO 20. Change in scenic views or vistas from existing residential areas or public lands or roads

\_\_\_ NO 21. Change in pattern, scale or character of general area of project

\_\_\_ NO 22. Significant amounts of solid waste or litter

\_\_\_ NO 23. Change in dust, ash, smoke, fumes or odors in vicinity

\_\_\_ NO 24. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns

\_\_\_ NO 25. Substantial change in existing noise or vibration levels in the vicinity

\_\_\_ NO 26. Site on filled land or on slope of 10 percent or more

\_\_\_ NO 27. Use of disposal of potentially hazardous materials such as, toxic substances, flammables, or explosives

- \_\_\_ **NO** 28. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)
- \_\_\_ **NO** 29. Substantially increased fossil fuel consumption (electricity, oil, natural gas, etc.)
- \_\_\_ **NO** 30. Relationship to a larger project or series of projects.

**ENVIRONMENTAL SETTING**

31. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be required:

General: The site is composed of three abandoned commercial lots.

Topography: Flat

Plants & animals: Weeds and a few trees

Scenic aspects: None

Existing structures: abandoned show room, bathroom, two-car garage and storage

32. Describe the surrounding properties, including information on plants and animals, any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid will be required:

Type of land use: Residential

Intensity: One-Family

Plants & animals: No animals,

Setbacks: property to the south 5ft, property to the west 3ft

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 6/23/2011 Signature: Haidar A. Hafeez  
 Title: Project Engineer

Owner's Name: Bell Islamic Center

Owner's Representative:

Name: Thomas ALKAM

Signature: [Handwritten Signature]

Date: 6/23/11

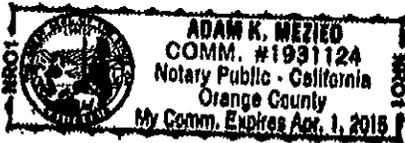
**NOTARIZATION**

**STATE OF CALIFORNIA            }**  
**COUNTY OF ORANGE            } SS'**

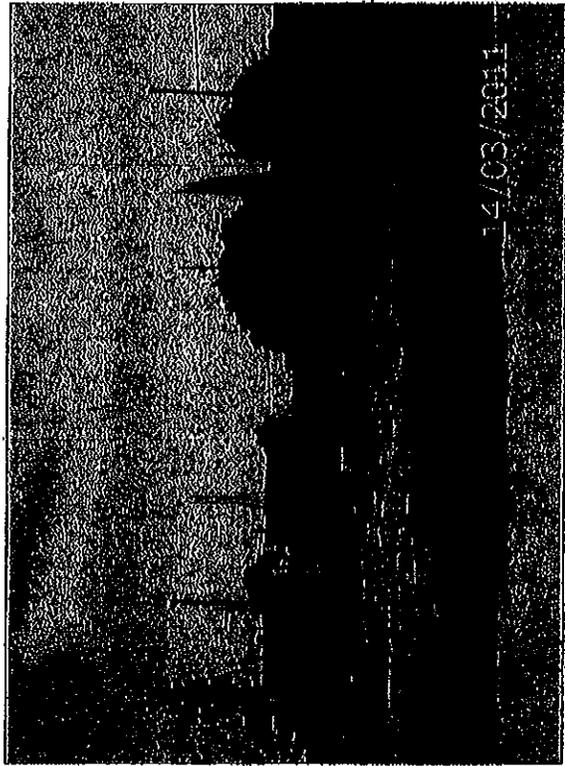
On June 23, 2011, before me, ADAM K. MEZIED, a notary public for the state, personally appeared Thomas Alkam , who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity on behalf of which the person acted, executed the instrument.

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

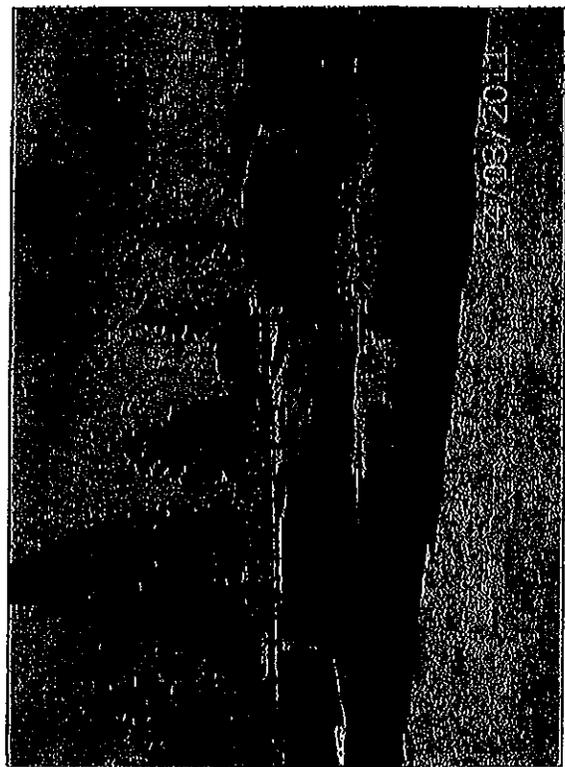
WITNESS my hand and official seal.



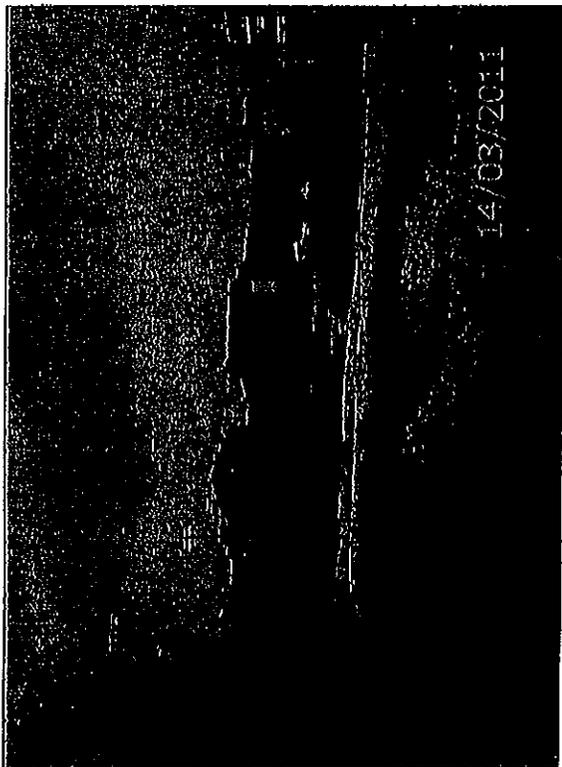
  
ADAM K. MEZIED



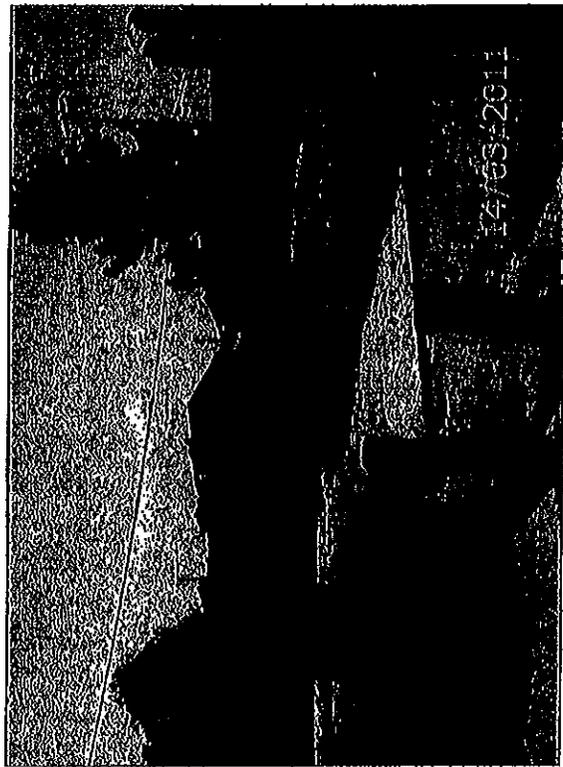
View looking toward east



View looking toward north



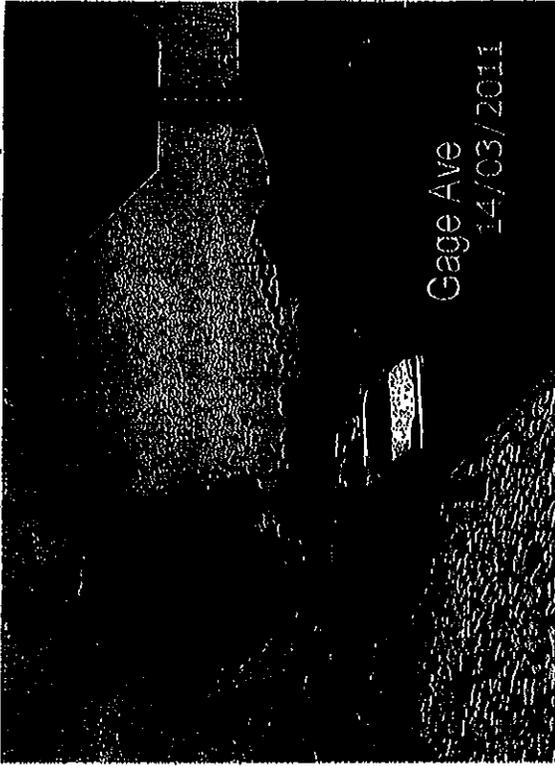
View looking toward west



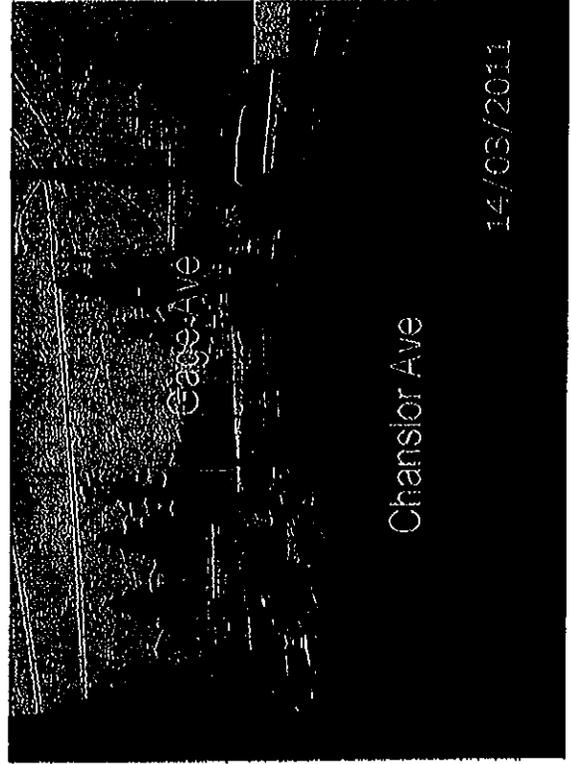
View looking toward south



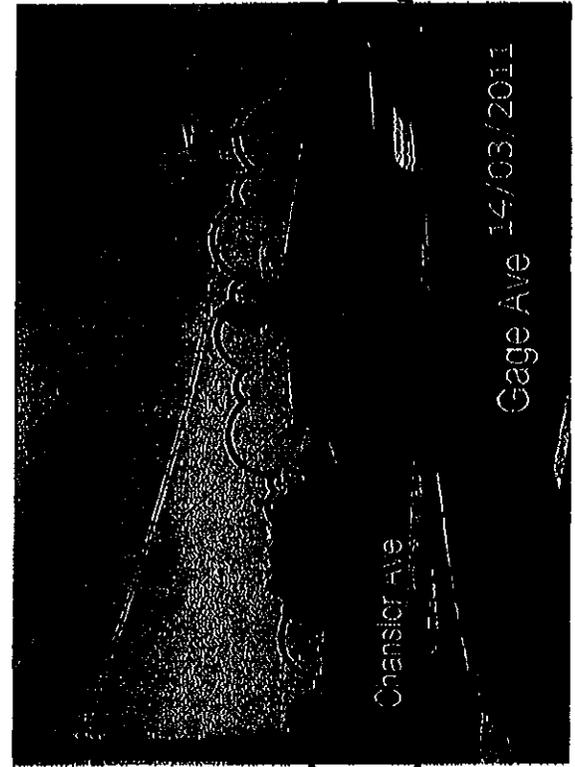
Gage Ave  
14/03/2011



Gage Ave  
14/03/2011



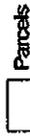
Chanslor Ave  
14/03/2011



Chanslor Ave  
14/03/2011



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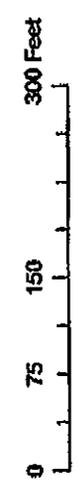
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Los Angeles County Office of the Assessor  
500 W Temple Street, Room 291  
Los Angeles, CA 90012



300 - FOOT VICINITY MAP  
FROM AIN # 6327-030-001  
6327-032-001 & 6327-032-002



## RESOLUTION 2011-42

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A PLACE OF WORSHIP AND RELIGIOUS EDUCATION CENTER KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.**

### **A. RECITALS**

**WHEREAS**, The Bell Islamic Center (the Applicant") filed a complete application requesting the approval of Conditional Use Permit 2011-02 described herein ("Application");

**WHEREAS**, the Application pertains to an approximate 22,761 square foot site on Los Angeles County Assessor's Parcel numbers 6327-030-001, 6327-032-001, and 6327-032-002 more commonly known as 5232, 5234 and 5250 Gage Avenue, Bell, California ("Property") respectively;

**WHEREAS**, the Applicant requests approval of a Conditional Use Permit to allow a place of worship and religious education center pursuant to Bell Municipal Code, Chapter 17.96.030.; and

**WHEREAS**, an environmental assessment form was submitted by the Applicant pursuant to pertinent City requirements. Based upon the record as a whole, including, without limitation, information received and Staff's assessment, it is the City Council's independent judgment and analysis that there is no substantial evidence that the project will have a significant environmental impact on the environment. Staff has determined that the proposed project will require the adoption of a Negative Declaration in accordance with the California Environmental Quality Act, CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; declaring that adoption of the project will not have an adverse effect upon the environment. Consequently, the staff has prepared a Notice of Determination; and

**WHEREAS**, on September 28, 2011, the Planning Commission of the City of Bell conducted a duly noticed Public Hearing on the Application, and all legal pre-requisites to the adoption of this resolution have occurred.

### **B. RESOLUTION**

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

1. All of the facts set forth in the recitals, Part A of this resolution, are true and correct and are incorporated herein by reference.

## RESOLUTION 2011-42

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2011-02 TO ALLOW THE CONSTRUCTION OF A TWO STORY, 5,955 SQUARE FOOT BUILDING TO BE USED AS A TEMPLE/ PLACE OF WORSHIP AND RELIGIOUS EDUCATION KNOWN AS THE BELL ISLAMIC CENTER, ON AN EXISTING 22,761 SQUARE FOOT SITE LOCATED AT 5232-5250 GAGE, BELL, CA.**

### **A. RECITALS**

**WHEREAS**, Rene Agüero, on behalf of Bell Islamic Center (the Applicant”) filed a complete application requesting the approval of Conditional Use Permit 2011-02 described herein (“Application”);

**WHEREAS**, the Application pertains to an approximate 22,761 square foot site on Los Angeles County Assessor’s Parcel numbers 6327-030-001, 6327-032-001, and 6327-032-002 more commonly known as 5230, 5234 and 5250 Gage Avenue, Bell, California (“Property”) respectively;

**WHEREAS**, the Applicant requests approval of a Conditional Use Permit to allow a private vocational nursing school pursuant to Bell Municipal Code, Chapter 17.96.030.; and

**WHEREAS**, an environmental assessment form was submitted by the Applicant pursuant to pertinent City requirements. Based upon the information received and Staff’s assessment, the project was determined to have a less than significant environmental impact on the environment. Staff has determined that the proposed project will require the adoption of a Negative Declaration in accordance with the California Environmental Quality Act, CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; declaring that adoption of the project will not have an adverse effect upon the environment. Consequently, the staff has prepared a Notice of Determination; and

**WHEREAS**, on September 28, 2011, the Planning Commission of the City of Bell conducted a duly noticed Public Hearing on the Application, and all legal pre-requisites to the adoption of this resolution have occurred.

### **B. RESOLUTION**

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

1. All of the facts set forth in the recitals, Part A of this resolution, are true and correct and are incorporated herein by reference.
2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Bell.

3. Upon independent review and consideration of all pertinent information and the information contained in the Notice of Determination for the CUP, the Planning Commission hereby finds and determines that the proposed project will require the adoption of a Negative Declaration in accordance with the California Environmental Quality Act, CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; declaring that adoption of the project will not have an adverse effect upon the environment. The Planning Commission further finds that the proposed project will not result in direct or indirect significant impact on the environment. Accordingly, the Planning Commission adopts the Negative Declaration and directs the Staff to file the Notice of Determination as required by law.
4. Based upon substantial evidence presented to this Commission during the September 28, 2011 public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:
  - a) The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use. The site is adequate in size in that it is able to accommodate the required number of parking spaces for the intended use.
  - b) The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue which is a major arterial street that can handle the current and future generated traffic for the existing facility. The site has been designed to have three driveways to allow for sufficient ingress and egress from the property. Furthermore, the site is located on the most southerly portion of Gage Avenue which has a substantially less amount of traffic versus if the property was located on the main thoroughfare. Therefore the traffic impact will be less than significant.
  - c) The new buildings and structures will remain architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site. Specifically, the proposed new Building and facility will encourage a high level of quality in construction and site design features including using standard materials for the exterior of the building. The colors of the exterior have been designed with earth tones to blend with the surrounding properties.
  - d) The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Gage Avenue. Temples and Places of Worship are permitted in the C-3R Zone, subject to receiving approval of a Conditional use Permit, and are compatible with the commercial mixed uses in the C-3R Zones surrounding the project site.

- e) The conduct of the proposed use is in compliance with the applicable provisions of the General Plan of the City of Bell. The proposed use will be promoting cultural solidarity through the provision of an additional service to Bell residents desiring to attend and Islamic Place of Worship.

Based upon the foregoing findings, the Planning Commission hereby approves Conditional Use Permit No. 2011-02, subject to the following conditions:

**C. CONDITIONS OF APPROVAL**

1. The property shall be maintained in accordance with:
  - A. The Application and Exhibits thereto (“A” through “E”) attached to this Agenda Report, and on file in the office of the Clerk of the City of Bell; and
  - B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, specifically Chapter 17, as the same may be amended from time to time; and
  - C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-02.
2. The Bell Islamic Center is the sole holder of this entitlement.
3. The Bell Islamic Center will be allowed to construct the 5,955 square foot building with a valid conditional use permit (CUP No. 2011-02), and any approvals that may be required by other entities having jurisdiction over the construction of the building including but limited to public utility providers and fire department.
4. This Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO.
5. Any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170. Upon recommendation of the director, the body which originally granted the Conditional Use Permit shall conduct a noticed public hearing to determine whether such permit should be revoked.
6. Any increase in the use permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit pursuant to the modification procedures in Bell Municipal Code Section 17.96.190.
7. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal
8. The Applicant shall also be responsible for paying any required City fees and fees from other associated agencies prior to the issuance of a building, grading, demolition or encroachment permits.

9. That all textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board.
10. That before the issuance of any permits for this project, that the applicant shall consolidate the lots with parcel numbers 6327-030-001, 6327-032-001 and 6327-032-002 to be held as one by filing a lot merger application with the City Engineer's Office
11. That all exterior building surfaces, including but not limited to doors and windows shall be properly cleaned and maintained at all times, and
12. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
13. That no vehicles (commercial or otherwise) shall be:
  - a. Parked on the property except in marked parking spaces; and
  - b. Parked on the property unless owned and operated by patrons and/or employees of the building; and
  - c. Parked overnight; and
14. The Applicant guarantees that there will be no deviation from the approved minimum number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided, and that the project will at all times conform to the parking plan indicated in Exhibit "A" -"Site Plan".
15. That Applicant, agrees to maintain the property and all related on-site improvements and landscaping thereon, including, without limitation, buildings, parking areas, lighting, signs and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) sweeping and trash removal; (ii) the care and replacement of all shrubbery, plantings, and other landscaping in a healthy condition; and (iii) the repair, replacement and restriping of asphalt or concrete paving using the same type of material originally installed, to the end that such paving, at all times be kept in a level and smooth condition.

16. The applicant will guarantee that they will remove and replace all offsite improvements including but not limited to all driveway approaches, full width sidewalks, curb and gutter, and new handicap ramps along both street frontages (Gage and Chanslor Avenues). Plan shall be submitted for review and approval by the City Engineer.
17. That the proposed project shall comply with the provisions outlined in the National Pollution Discharge Elimination System (NPDES);
18. That clarifiers or filters shall be placed at strategic locations in the parking area to prevent illicit discharge of substances into storm drains.
19. The Applicant agrees to maintain proper security lighting on the property that promotes a secure and safe environment. Prior to the installation of any new exterior lighting, a lighting plan shall be submitted for review and approval by the City's Police Chief and the Planning and Building Department. Any new and existing exterior lighting shall be fully shielded to ensure no glare will be emitted to the surrounding properties.
20. The Applicant agrees that all new improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code.
21. That any required inspections shall be requested 48 hours in advance and the cost shall be the responsibility of the Applicant.
22. That all activities related to the business shall be conducted inside of the proposed structure.
23. That adequate security fencing shall be installed before construction begins.
24. That no storage shall occur on the premises outside of the building storage area.
25. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.
26. Before the demolition of and grading phase of the project is conducted, the applicant will provide a waste management plan to verify compliance of the mandated recycling ordinance 1157 which requires that all projects recycle at least 50% of the total project waste.
27. That any work shall be performed in accordance with the requirements of the *Standard Specifications for Public Works Construction*, 2010 edition, and any supplements or amendments thereto.

28. That any public improvements damaged as a result of construction activities on the site shall be removed and replaced in accordance with City Standards
29. That the Applicant agrees that any subsequent tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code.
30. There shall be no public telephones located on the property except within an enclosed building. The term "building," as used herein, shall not include telephone booths.
31. All trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures and shall be located in a manner that will not impede vehicular motion on the property and shall be properly screened with department approved materials including but not limited to landscaping, shrubs, trees and or vines.
32. Any additional signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code.
33. The Applicant or an authorized representative shall execute an Affidavit indicating that he/she is aware of all of the terms of this Conditional Use Permit, and accepts all the conditions imposed by this Conditional Use Permit.
34. Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell.
35. That the applicant shall agree to defend, indemnify and hold harmless, the City of Bell, its agents, officers and employees from any claim, action or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the applicant of any such claim, action or proceeding against the City of bell and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

**D:That the City of Bell Clerk shall certify the adoption of this Resolution and shall forward a copy of this Resolution to Bell Islamic Center.**

ADOPTED this 26th Day of Octobe, 2011

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Ali Saleh  
Mayor

ATTEST:

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Rebecca Valdez, CMC  
City Clerk

I CERTIFY that the foregoing Resolution No. 2011-42 was adopted by the Planning Commission of the City of Bell at a regular meeting thereof held on the 26<sup>th</sup> day of October, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Rebecca Valdez, CMC  
City Clerk

# City of Bell Agenda Report

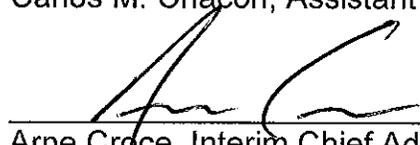
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DATE: October 26, 2011

TO: Honorable Chair and Planning Commission Members

FROM: Carlos M. Chacon, Assistant City Planner

APPROVED  
BY:

  
Arne Croce, Interim Chief Administrative Officer

SUBJECT: PUBLIC HEARING FOR AND CONSIDERATION OF CONDITIONAL USE PERMIT NO 2011-06 TO CONSIDER A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE SALE FOR OFF-PREMISES CONSUMPTION OF BEER AND WINE AT A PROPOSED RETAIL GROCERY LOCATED WITHIN AN EXISTING 4,000 SQUARE FOOT BUILDING ON AN 11,362 SQUARE FOOT LOT. THE SUBJECT PROPERTY IS LOCATED AT 6399 ATLANTIC AVENUE WITHIN THE C-3 ZONING DISTRICT.

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## **RECOMMENDATION**

Staff recommends that the application be reviewed, the public hearing be conducted, and that the Planning Commission adopt Planning Commission Resolution No. PC 2011-47 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL FOR CONDITIONAL USE PERMIT 2011-06 TO CONSIDER A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW OFF-SALE OF BEER AND WINE AT A PROPOSED RETAIL GROCERY LOCATED WITHIN AN EXISTING 4,000 SQUARE FOOT BUILDING ON AN 11,362 SQUARE FOOT LOT. THE SUBJECT PROPERTY IS LOCATED AT 6399 ATLANTIC AVENUE WITHIN THE C-3 ZONING DISTRICT.**

## **DISCUSSION**

The applicant, Jose Gomez on behalf of Fresh & Easy Neighborhood Market, is requesting that the City of Bell Planning Commission consider a request for Conditional Use Permit 2011-06 to consider a Determination of Public Convenience or Necessity to allow Off-sale of Beer and Wine at a proposed Retail Grocery located within an existing 4,000 square foot building on an 11,362 square foot lot. The Subject property is located at 6399 Atlantic Avenue within the C-3 zoning district.

## **BACKGROUND**

The applicant, Fresh & Easy Neighborhood Market is a chain of Grocery Stores found only in the western United States whose headquarters are located in El Segundo, California. Since their founding in 2007, Fresh & Easy has grown to establish 128 stores in California. They are considered environmentally responsible and have made a commitment to establishing stores that are energy efficient and are built according to Leadership Energy and Environmental Design certifications.

Fresh & Easy Neighborhood Market currently employs an average of 20-30 employees per store for an average-sized store. However, given the size of this proposed store, they will create positions for 12 to 14 employees at 5 employees per shift. Employees are offered health insurance benefits as part of their compensation.

## **DESCRIPTION OF PROPERTY AND IMPROVEMENTS**

The property is located on the North West corner of Atlantic and Gage Avenues and is part of the Bell Palm Plaza which currently has approximately 313,459 square feet or 7.19 acres of shopping facilities and adjacent parking. The property consists of parcel 6317-018-407 with a total of 11,362 square feet. The lot measures 88 linear feet of street frontage along Gage Avenue and 117 linear feet facing Atlantic Avenue. The site is currently developed with a building which is located on the corner of Gage and Atlantic with a total of 4,212 square feet and is approximately 27 feet high. This building is currently established as a Blockbuster Video Rental store.

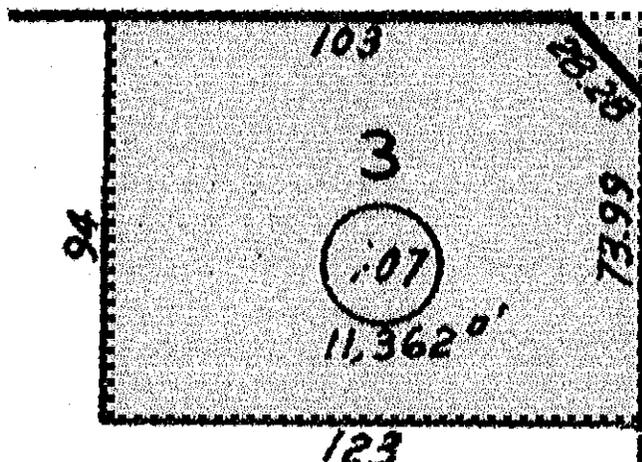
The site has multiple access driveways along Gage Avenue and along Atlantic Avenue via the other driveways located within the Bell Palm Plaza. There is one ingress and egress driveway located on the gage avenue side and the other multiple driveways are located on the Atlantic Avenue side.

The applicant proposes to locate a Fresh & Easy Express Neighborhood Market as reflected on Attachment "C" within the existing building's square footage. The applicant will remodel the existing 4,000 square foot building to match the company's color theme 'herb garden', 'Philadelphia Cream', and 'California Hills'. The applicant will also be seeking approval for a Type 20 Alcoholic Beverage Control License for the sale of beer and wine for off-site consumption along with the tenant improvement to accommodate an onsite bakery within the proposed grocery market.

The proposed hours of operation are from 6:00 AM to 11:00 PM. Delivery of product and goods are limited by the current approval of Resolution 90-25. According to condition of approval No. 43, "all commercial deliveries to the property [Bell Palm Plaza] shall be prohibited between the hours of 2:00 PM and 6:00 PM, Mondays through Fridays".

LA COUNTY ASSESSOR'S PARCEL MAP

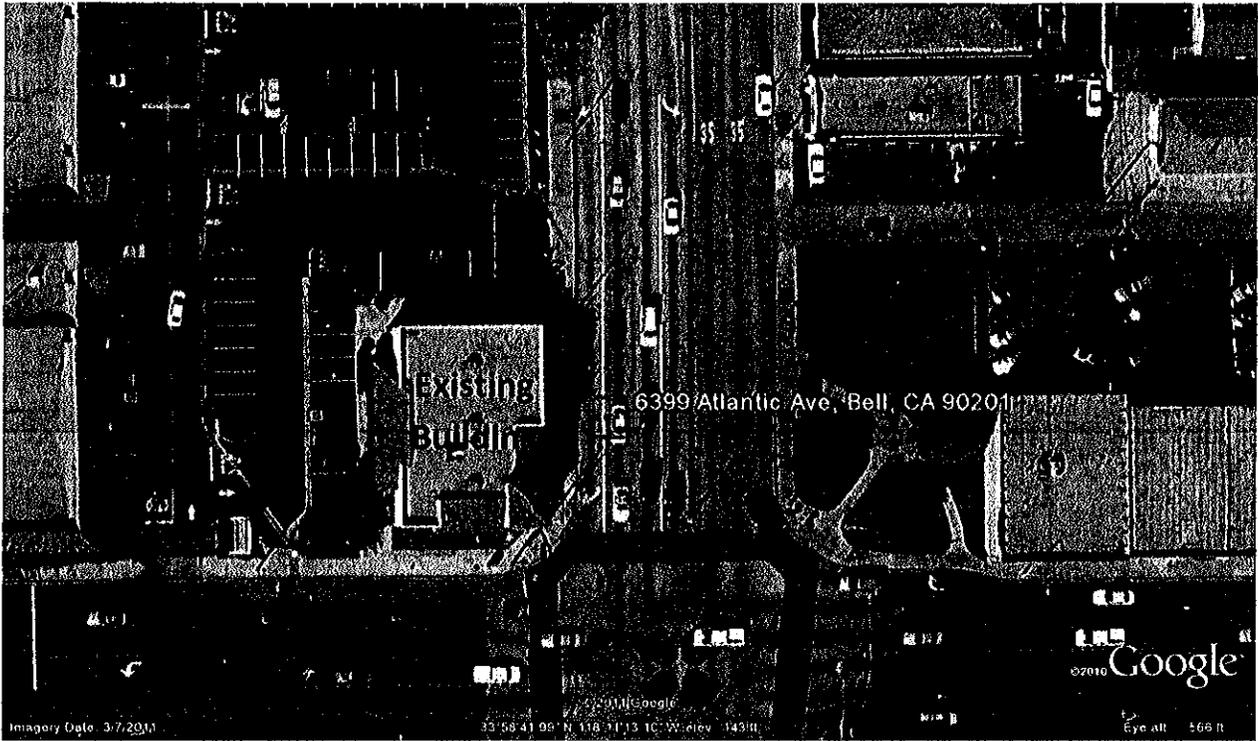
ATLANTIC AVENUE



AERIAL PHOTO  
(General Location)



**AERIAL PHOTO  
(Detailed)**



**STREET VIEW**



### SURROUNDING LAND USES

Direction	Land Use Designation	Use
North	C-3	Heavy Commercial
South	C-3	Heavy Commercial
East	C-3	Heavy Commercial
West	C-3	Heavy Commercial

### **PARKING**

Bell Municipal Code section 17.76.020, General Commercial and Office Areas only require a parking ratio of 1 parking stall for every 200 square feet of gross floor area up to 5,000 square feet. Using this ratio, staff determined the parking requirement for each building as noted on the Land Use Statistics table below. Currently the site has adequate parking for the current use. Once the tenant improvements are conducted the Parking layout will be modified to accommodate the new store entrance location and all accessible parking will be adjusted accordingly.

### LAND USE STATISTICS

Total Lot Area (square feet)	11,362 sq. ft.
Building Area (square feet)	4,212 sq. ft.
Grocery Sales Area	2,813 sq. ft.
Total Number Parking Spaces Required for Gross Floor Area of Building	21 spaces
Total Number of Parking Spaces Existing	20 Standard + 1HC= 21 spaces

## **GENERAL PLAN CONSISTENCY**

The City's General Plan Land Use Element designates the subject property for Commercial use. The proposed use would be consistent with the General Plan and does not conflict with the established goals and objectives of the Land Use Element which states that Grocery Markets are a permitted use in the C-3 zone in which the subject property is located. Pursuant to Bell Municipal Code section 17.96.030(2)(c), any proposed retail establishment, other than a gas station, consisting of less than 23,000 square feet in gross floor area, and which proposes to sell for off-site consumption beer and wine, shall require a Conditional Use Permit.

The proposed Commercial tenant improvement will be adequate for the site and will meet the general Plan policy 2 in which the project will promote economic stability through the diversification of the commercial base and will develop new employment opportunities.

## **EXISTING CONDITIONS OF APPROVAL**

The proposed grocery market is proposed to be located on the existing Blockbuster Video site that was previously approved through Resolution 90-25 in which condition of approval number 46 states, "That except as provided in condition No. 47, no use shall be located, commenced, or maintained on Parcel No. 3, as shown on the Tentative Parcel Map marked Exhibit 'B', without the prior approval of the Agency [Bell Community Redevelopment Agency], to assure compliance with the Plan [Development Plan] and to assure compatibility with surrounding and adjacent uses;".

## **ARCHITECTURAL REVIEW**

The structures are pre-existing commercial buildings with access being provided by existing parking driveways and parking lots at the rear and the side of the property. There will be no additions made to the buildings. The only modification that will be made will be to the interior layout and an exterior façade remodel.

## **PUBLIC CONVENIENCE OR NECESSITY**

Pursuant to sections 23958 and 23958.4 of Business and Professions Code the Department of Alcoholic Beverage Control will not issue an alcoholic beverage license to a grocery facility located in an area of "undue concentration" unless the local government entity first makes a finding of "Public Convenience or Necessity" for the sale of alcoholic beverages at that location.

The project is located within Census Tract 5336.01, which allows up to three (3) off-site sales type 20 Department of Alcoholic Beverage Control (ABC) Licenses. According to ABC records, as of June 2011, there are currently three (3) existing licenses within the

Census Tracts. Therefore a finding of Public Convenience or Necessity will be required for this site in order for the Department of Alcoholic Beverage Control to issue the new license.

### **CRIME STATISTICS**

A study was conducted to determine the local crime statistics for the surrounding locations that currently have ABC Licenses, to which staff found to be negligible. In the last 2 years there has been only one incident involving a person consuming alcohol in public which was cited at 3727 Gage Avenue on June 18, 2011.

### **PUBLIC NOTICE**

In conformance with applicable law, staff sent out notices to all the surrounding property owners within 500 feet of the project location. A total of 53 owners were notified of the proposed application and project proposal. The notices were also posted at three specific sites and were published on October 14, 2011 in a newspaper of general circulation which is adjudicated in the city for public notice.

### **ENVIRONMENTAL REVIEW**

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

### **FINDINGS OF FACT**

Pursuant to Chapter 17.96.040 of the Bell Zoning Code, staff has provided the following findings that the following circumstances are applicable to the subject site:

1. The proposed use is consistent with the project site because the proposed site plan showed no modifications to the current building except for colored signs and themed painting on the existing building. There will be a tenant improvement for the interior of the store.
2. The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue and Atlantic Avenue which are major arterial streets that can handle the current and future generated traffic for this existing facility. Additionally, the site is arranged to provide adequate circulation for ingress and egress from Gage and Atlantic Avenues, effectively eliminating any direct traffic incidents on Atlantic Avenue.

3. The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Atlantic and Gage Avenues. The proposed sale of beer and wine for off-site consumption will not adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare in that the surrounding area is composed of other similar commercial uses that sell beer and wine.
4. The conduct of the proposed use is in compliance with the applicable provisions of the general plan of the City of Bell. The proposed use will be promoting economic stability through the provision of an additional service to patrons which will result in the diversification of the commercial base along the Gage and Atlantic Avenue corridors.
5. The proposed use of the site including the sale of beer and wine for off-site consumption is deemed to be of necessity to the applicant's business plan and part of the desired services offered to the public as a convenience while shopping at the proposed market.

### **CONDITIONS OF APPROVAL**

If the Conditional Use permit is granted, that the following conditions be attached to the Conditional Use Permit:

That the property shall be maintained in accordance with:

- A. The Applications and Exhibits thereto, "A" through "D" included in this report on file in the office of the Clerk of the City of Bell; and
  - B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, Specifically Chapter 17, as the same exist as of the date of approval of this Application or as the same may hereafter be amended; and
  - C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-06; and
1. That Fresh & Easy Neighborhood Market is the sole holder of this entitlement; and
  2. That Fresh & Easy Neighborhood Market will operate a retail grocery store as "Fresh & Easy Express Neighborhood Market" only with a valid conditional use permit (CUP No. 2011-06); and

3. That the applicant's total yearly alcohol sales shall make up no more than twenty five (25) percent of the establishment's total yearly gross sales;
4. That prior to March 1 of each year the establishment shall submit to the City's director of development services yearly financial statements for the prior calendar year, demonstrating compliance with Chapter 17.96, subsection 17.96.030 (2)(c)(iii)(A) along with a fee to be established by the City, to pay for processing of said financial statements;
5. That notwithstanding submittal of a financial statement as provided in Condition No. 6, if in the opinion of the director of development services or his designee a financial audit of the restaurant is necessary to determine compliance under Condition No. 5, the applicant must pay the entire reasonable cost for such audit with the auditor to be selected by the director of development services or his or her designee;
6. That the chief of police has the power to determine if a continuing police problem exists at the restaurant and if he or she determines such, he or she may require that the restaurant pay the actual and reasonable cost for police services used and/or may require the presence of a police-approved doorman and/or security personnel;
7. That any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170. Upon recommendation of the director, the body which originally granted the Conditional Use Permit shall conduct a noticed public hearing to determine whether such permit should be revoked;
8. That the Conditional Use Permit conditions shall be placed on the property in a location where employees can easily read the conditions;
9. That all alcoholic beverages sold must be bagged in clear plastic bags. Use of brown paper or other opaque bags or packaging is prohibited;
10. That any increase in the use permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit pursuant to the modification procedures in Bell Municipal Code Section 17.96.190;
11. That this Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO; and
12. That any violation of any of the conditions of approval shall constitute a revocation of this permit; and
13. That any (i) substantial modification to a building or structure located on the property, or (ii) intensification of use so as to make the parking inadequate, as

determined by the Chief Administrative Officer or designee, shall be referred to the Planning Commission for review and approval; and

14. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal; and
15. That all conditions of approval, as requested in writing by the Los Angeles County Fire Department, the Los Angeles County Health Department, and in compliance with the 2010 California Building Code, regarding but not limited to hazardous/flammable storage of chemicals and/or materials, access, fire flow, and maximum occupancy requirements for the property shall be complied with or guaranteed prior to the issuance of building permits for improvements of the property; and
16. That any graffiti placed on any building or structure located on the property shall be removed promptly after its placement; failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and
17. That no vehicles (commercial or otherwise) shall be:
  - i. Parked on the property except in marked parking spaces; and
  - ii. Parked on the property unless owned and operated by patrons and/or employees of the building; and
  - iii. Parked overnight; and
18. That all textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board and/or Planning Commission; and
19. That the Applicant guarantees that there will be no deviation from the approved number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided, and that the project will at all times conform to the parking plan indicated in Exhibit "C" to the Agenda Report accompanying this Resolution; and
20. That the applicant agrees to maintain proper lighting on the property that promotes a secure and safe environment; and

21. That the Applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code; and
22. That there shall be no public telephones located on the property except within an enclosed building. Building as used herein shall not include telephone booths; and
23. That all trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures, shall be located in a manner that will not impede vehicular motion on the property, and shall conform to the site plan attached as Exhibit "C" to the Agenda Report accompanying this Resolution; and
24. That any signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code; and
25. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper business and contractor's licenses from the City of Bell; and
26. Applicant, agrees to maintain the property and all related on-site improvements and landscaping thereon, including, without limitation, buildings, parking areas, lighting, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) building surfaces and structures shall be painted and kept in good repair; (ii) signs shall be maintained in a first class condition of repair; (iii) sweeping and trash removal shall be performed regularly; (iv) shrubbery, plantings, and other landscaping shall be cared for and kept in a healthy condition, and replaced as needed; and (v) asphalt or concrete paving shall be repaired, replaced and restriped using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition; and
27. That all commercial deliveries to the Property shall be prohibited between the hours of 2:00 p.m. to 6:00 p.m., Mondays through Fridays; and
28. Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell; and

29. That the Applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed upon this Conditional Use Permit; and
30. That the applicant shall agree to defend, indemnify and hold harmless, the City of Bell, its agents, officers and employees from any claim, action or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the applicant of any such claim, action or proceeding against the City of bell and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### Attachments

- Exhibits:
- "A" – Conditional Use Permit Application
  - "B" – Environmental Notice of Exemption
  - "C" – Site Plan, Floor Plan and Elevations
  - "D" – Radius Map



# CITY OF BELL

## CONDITIONAL USE PERMIT APPLICATION

(Note: Obtain instructions as to the preparation of maps and other information required for this application from the Planning Department before filing this petition.)

CUP2011-06

PLANNING COMMISSION,  
CITY OF BELL, CALIFORNIA

The applicant (s) JOSE GOMEZ (ADOLPH ZIEMPA, AIA & ASSOCIATES, INC.)  
is/are REPRESENTATIVE FOR THE LESSEE, FRESH AND EASY NEIGHBORHOOD MARKET.  
(State whether owner, lessee, purchaser, or agent for any of the foregoing. If applicant is the agent for any of the foregoing, written authorization must be attached, together with a copy of the contract to purchase where appropriate.)

of the property situated at 6399 S. ATLANTIC AVE. BELL, CA 90201  
(street address)

between CAGE AVE. and RANDOLPH ST.  
(street) (street)

exact legal description of the said property PARCEL 3 OF THE PARCEL MAP 20500, IN THE CITY OF BELL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 241, PAGES 87 AND 88 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER (take legal description from deed or policy of title insurance) OF SAID COUNTY. 6317-018-41

→ A. Above described property was acquired by applicant on 01-26-1999  
(month, day, year)

→ B. What original deed restrictions concerning type of improvements permitted, if any, were placed on the property involved? Give date said restrictions expire. SEE ATTACHED

(You may attach copy of original printed restrictions in answer to this question after properly underscoring those features governing the type and class of uses permitted thereby.)

C. REQUEST: The applicant requests that a Conditional Use Permit be granted to use the above described property for the following purposes:

1. PROPOSED USE: RETAIL GROCERY MARKET WITH ALCOHOL SALES (BEER + WINE)

2. PRESENT ZONING: C-3 HEAVY COMMERCIAL

3. NATURE OF BUSINESS: N/A

(Use this space ONLY to state exactly what is intended to be done on or with the property which does not conform with existing zoning regulations. If a building is involved, a sketch or plan to scale with photographic or other suitable description should accompany this application.)

# PROPERTY OWNER'S AFFIDAVIT

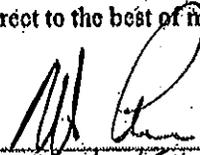
COUNTY OF LOS ANGELES

SS.

STATE OF CALIFORNIA

I MARK LEEVAN, Being duly sworn depose and say that I am an owner of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed



9459 WILSHIRE BLVD.

Mailing Address

Phone Number

310-274-9403

City

Beverly Hills CA

State

90212

Zip

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Notary Public

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me this 12th day of September, 2011 by Mark Leevan proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Shigeru Kenneth Hayakawa



My Commission Expires: May 7, 2015

CITY OF BELL  
PLANNING COMMISSION

NOTE: The Code requires that the conditions set forth in the following three Sections 1, 2, 3, below MUST be established before a Conditional Use Permit can be granted. (Explain in detail wherein your case conforms to the following requirements.)

I. THAT THE SITE FOR THIS PROPOSED USE IS ADEQUATE IN SIZE AND SHAPE AND TOPOGRAPHY: (EXPLAIN)

THE SUBJECT SITE IS LOCATED ON THE NORTH-WEST CORNER OF ATLANTIC AVE AND GAGE AVE. IT IS APPROXIMATELY 0.26 ACRES IN SIZE WITH AN EXISTING VIDEO RENTAL STORE THAT WILL BE REMODELED AND REPLACED WITH A 4000<sup>sq</sup> FRESH AND EASY-EXPRESS MARKET. NO ADDITIONAL SQUARE FOOTAGE TO THE EXISTING BUILDING IS BEING PROPOSED.

II. THAT THE SITE HAS SUFFICIENT ACCESS TO STREET AND HIGHWAYS, ADEQUATE IN WIDTH AND PAVEMENT TYPE TO CARRY THE QUANTITY AND QUALITY OF TRAFFIC GENERATED BY THE PROPOSED USE: (EXPLAIN)

THE SUBJECT SITE IS PART OF BELL PALM PLAZA WHICH IS APPROXIMATELY 313,459<sup>sq</sup> FT OR 7.19 ACRES IN SIZE AND HAS ADEQUATE PARKING AND STREET ACCESS TO ACCOMMODATE THE PROPOSED USE. PARKING WILL ONLY BE SLIGHTLY MODIFIED TO PROVIDE CLOSER ADA ACCESS TO THE FRONT ENTRY TO THE STORE.

III. THAT THE PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT UPON ADJACENT PROPERTIES: (EXPLAIN)

THE PROPOSED SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH THE NEW FRESH & EASY STORE WILL NOT CREATE ADVERSE IMPACTS TO THE CHARACTER OF DEVELOPMENT IN THE IMMEDIATE NEIGHBORHOOD. THE STORE WILL PROVIDE THE COMMUNITY WITH A NEW RETAIL FACILITY WITH ON-SITE PASTRY AND A HOST OF COMPETITIVELY PRICED PRODUCTS. THE PROPERTY IS ZONED FOR SUCH A USE AND THE PROPOSED USE IS COMPATIBLE WITH THE DEVELOPMENT OF THE COMMUNITY.

# ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant)

Date filed 9-19-11  
Project Permit Number CVP 2011-06  
Subject Site Zone C3 (HEAVY COMMERCIAL)

## GENERAL INFORMATION

1. Name, address, and telephone number of developer or project sponsor:  
MARK LEEVAN (MARK LEEVAN INVESTMENT, CO.)  
9454 WILSHIRE BLVD. #600, BEVERLY HILLS, CA 90212 (310) 274-9403
2. Name, address, and telephone number of person to be contacted concerning this project if different from above:  
JOSE GOMEZ (ADOLPH ZIEMBA, AIA & ASSOCIATES, INC.)  
601 S. GLENDALES BLVD. #400, BURBANK, CA 91502 (818) 841-2515
3. Address of project: 12399 S. ATLANTIC AVE. BELL, CA. 90201  
Assessor's Block and Lot Number: \_\_\_\_\_
4. Proposed project description:  
TENANT IMPROVEMENT AND CHANGE OF USE FROM EXISTING  
VIDEO RENTAL STORE TO GROCERY MARKET.
5. List and describe any other related permits and/or other public approvals required for this project, including those required by city, regional, state and federal agencies:  
HEALTH DEPARTMENT AND RELATED BUILDING & SAFETY  
APPROVALS ARE REQUIRED.

## PROJECT DESCRIPTION

6. Site Size: 11,362  $\pm$
7. Square footage: 4000  $\pm$
8. Number of floors of construction: ONE (1)
9. Amount of off-street parking provided: 21 PARKING SPACES
10. Are Project Plans attached: YES
11. Proposed scheduling: 6 AM. TO 11 PM.
12. Associated projects: - NA -

13. Anticipated incremental development:  
NO ADDITIONAL SQUARE FOOTAGE.
14. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:  
COMMERCIAL.
15. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, and loading facilities:  
GROCERY MARKET W/ 2,813 # SALES AREA AND  
 1,187 # OF WAREHOUSE AREA.
16. If industrial, indicate type, estimated employment per shift, and loading facilities:  
N/A
17. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:  
N/A
18. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:  
REQUIRES CONDITIONAL USE PERMIT FOR REVIEW OF PROPOSED  
 USE AND OFF-SITE ALCOHOL SALES.

Are the following items applicable to the project or its effects? Discuss below all the items checked YES (attach additional sheets as necessary)

- | YES                      | NO                                  |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Change in scenic views or vistas from existing residential areas or public lands or roads.                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in pattern, scale or character of general area of project.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Significant amounts of solid waste or litter.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Change in dust, ash, smoke, fumes or odors in vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Change in ocean, bay, lake, stream or round water quality or quantity, or alteration of existing drainage patterns.        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Substantial change in existing noise or vibration levels in the vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Site on filled land or on slope of 10 percent or more.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Use of disposal of potentially hazardous materials such as, toxic substances, flammables, or explosives.                   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)                                    |

- X 29. Substantially increased fossil fuel consumption (electricity, oil, natural gas, etc.)
- X  30. Relationship to a larger project or series of projects. (BELL PALM PLAZA)

**ENVIRONMENTAL SETTING**

31. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be required.

EXISTING BLOCKBUSTER VIDEO RENTAL STORE. BUILDING FOOTPRINT WILL NOT INCREASE AND EXTERIOR ALTERATIONS WILL TAKE PLACE. PROVIDING ADDITIONAL GLAZING ON THE ATLANTIC AVE AND GAGE ELEVATIONS, WITH A DISTINCTIVE "SAIL" PARAPET ABOVE THE RELOCATED ENTRY.

32. Describe the surrounding properties, including information on plants and animals, any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be required.

PROJECT IS LOCATED ON THE NORTH-WEST CORNER OF ATLANTIC AVE. AND GAGE AVE. THE SUBJECT PROPERTY IS AN EXISTING VIDEO RENTAL STORE AND PART OF BELL PALM PLAZA. IT IS SURROUNDED BY ADJACENT COMMERCIAL LAND USES ON ALL SIDES.

**CERTIFICATION:** I hereby certify that the statements furnished above and in the attached exhibits present the date and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 9-19-11 Signature: [Signature]  
 Title: ASST. PROJECT MANAGER.

# NOTICE OF EXEMPTION

TO:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: City of Bell  
6330 Pine Avenue  
Bell, CA 90201

County Clerk  
County of Los Angeles  
12400 Imperial Highway  
Norwalk, CA 90650

PROJECT TITLE: CUP 2011-06  
PROJECT LOCATION - Specific: 6399 Atlantic Ave  
PROJECT LOCATION - City: Bell, CA 90201  
PROJECT LOCATION - County: Los Angeles County

### DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Project proposes to allow Conditional Use Permit 2011-06 to consider a Determination of Public Convenience or Necessity to allow Off-sale of Beer and Wine at a proposed Retail Grocery located within an existing 4,000 square foot building on an 11,362 square foot lot.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Bell  
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of Bell

### EXEMPT STATUS: (Check one)

- Ministerial (Sec.21080(b)(1):15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: 15301  
 Statutory Exemption. Sate code number:

### REASONS WHY THE PROJECT EXEMPT:

The project, as proposed involves negligible or no expansion of an existing commercial building and negligible or no expansion of use as a neighborhood grocery market beyond that existing at this time. The entitlement permit will only allow the building to be occupied by Fresh & Easy Neighborhood Market with the sale of beer and wine for off-site consumption.

LEAD AGENCY CONTACT PERSON: Carlos M. Chacon (323) 588-6211

### IF FILED BY APPLICANT:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?

YES  NO

SIGNATURE:   
DATE: 10/12/11  
TITLE: ASSISTANT CITY PLANNER

Signed By Lead Agency

Date Received for filing at OPR: \_\_\_\_\_

Signed By Applicant



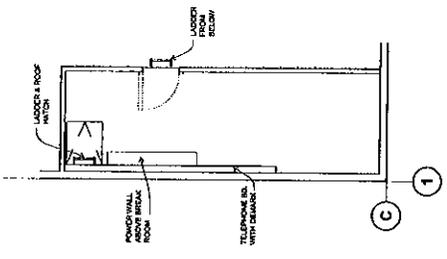
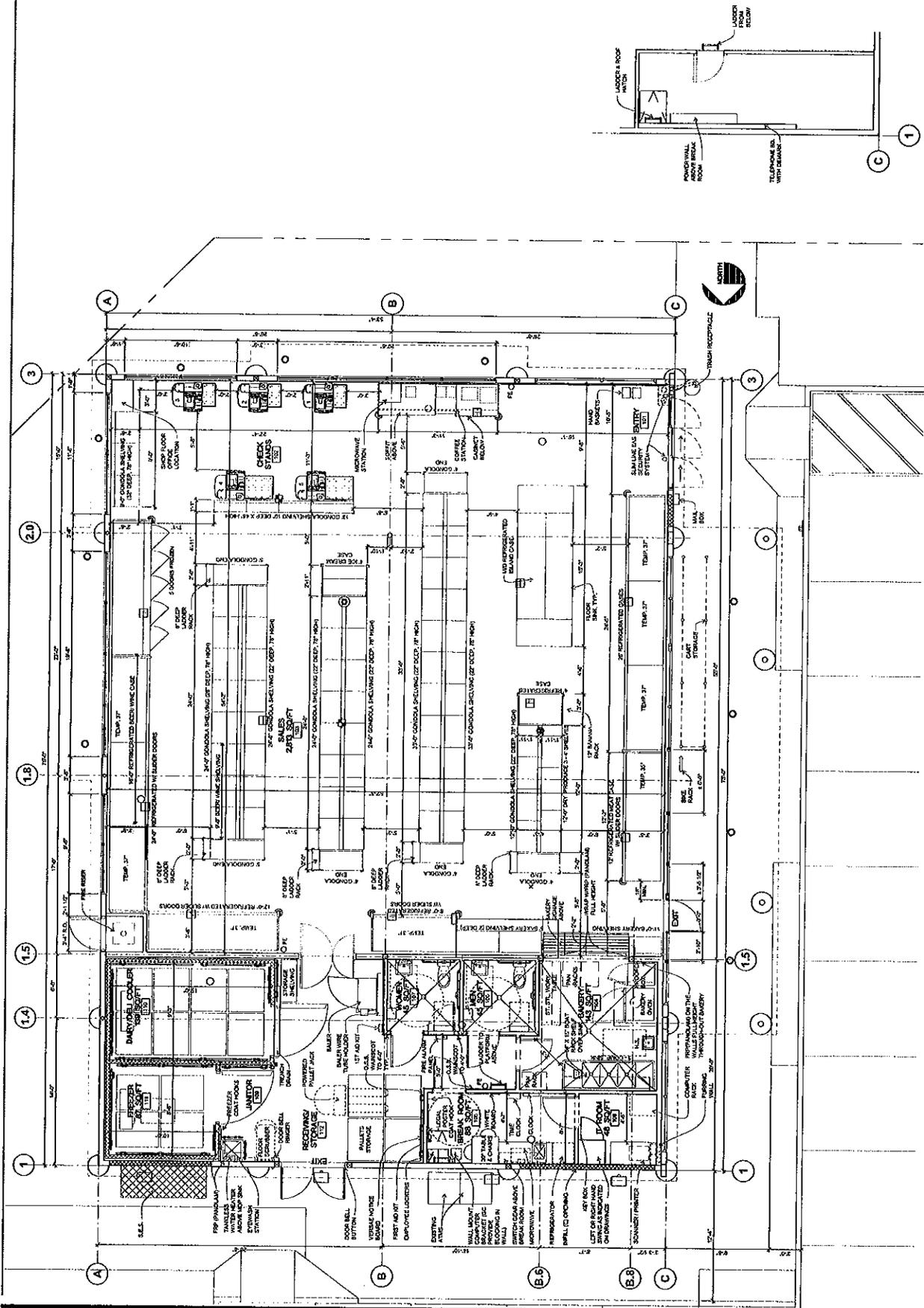
ADOLPH ZIRKHA, AIA  
 & ASSOCIATES, INC.  
 601 SOUTH GERRARD AVENUE, SUITE 400  
 BURLINGTON, ONTARIO L7R 4K7  
 TEL: (416) 693-8478  
 FAX: (416) 693-8479  
 E-MAIL: zirkha@adolphzirkha.com



6399 S. ATLANTIC AVE.  
 BELL, CA 94021  
 NWC-ATLANTIC AVE.  
 & GAGE AVE.

**F1.1**  
 FIXTURE PLAN  
 PROJECT NUMBER  
 DATE  
 DRAWING NUMBER  
 REVISIONS

**F1.1-01** FIXTURE PLAN SCALE 1/4" = 1'-0"  
**F1.1-02** POWER WALL PLATFORM SCALE 1/4" = 1'-0"



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43. That all commercial deliveries to the Property shall be prohibited between the hours of 2:00 p.m. to 6:00 p.m., Mondays through Fridays; and

44. That the Applicant shall submit to the City a traffic flow plan indicating the permitted ingress/egress of all delivery trucks and, that said plan shall be subject to the approval of the Director; the plan shall prohibit all delivery truck access from Atlantic Avenue; all such deliveries shall be made, exclusively, from Gage Avenue and Randolph Street; after approval with such plan, Applicant shall comply with all provisions thereof;

45. That all Conditions of Approval set forth herein, shall be noted on the construction drawings; and

46. That except as provided in Condition No. 47, no use shall be located, commenced or maintained on Parcel No. 3, as shown on the Tentative Parcel Map, marked Exhibit B, without the prior approval of the Agency, to assure compliance with the Plan and to assure compatibility with surrounding and adjacent uses; and

47. That the placement of a retail automotive parts store, as requested by Chief Auto Supply, on Pad 1 of Parcel 3, is hereby approved, subject to the following:

- (a) That representatives of Chief execute the appropriate documents with the Agency formalizing the settlement of all of Chief's claims in the pending condemnation action, Los Angeles Superior Court Case No. C690215, entitled "Bell Redevelopment Agency vs. Agency Douraghi et al.;" and
- (b) That representatives of Chief execute an owner Participation Agreement; and
- (c) that Chief shall submit to the Director for approval a plan for prohibiting the repair or maintenance of motor vehicles by its customers on the Property; and a plan for the recycling of petroleum product; after the Director's approval of such plans, Chief shall comply with all of the provisions thereof; and

48. The Applicant shall submit to the Director for approval, a plan for the "Food Court Plaza", which shall include:

- (a) decorative light fixtures, landscaped planters, potted plants, seating areas, including decorative tables, umbrellas, and chairs; and

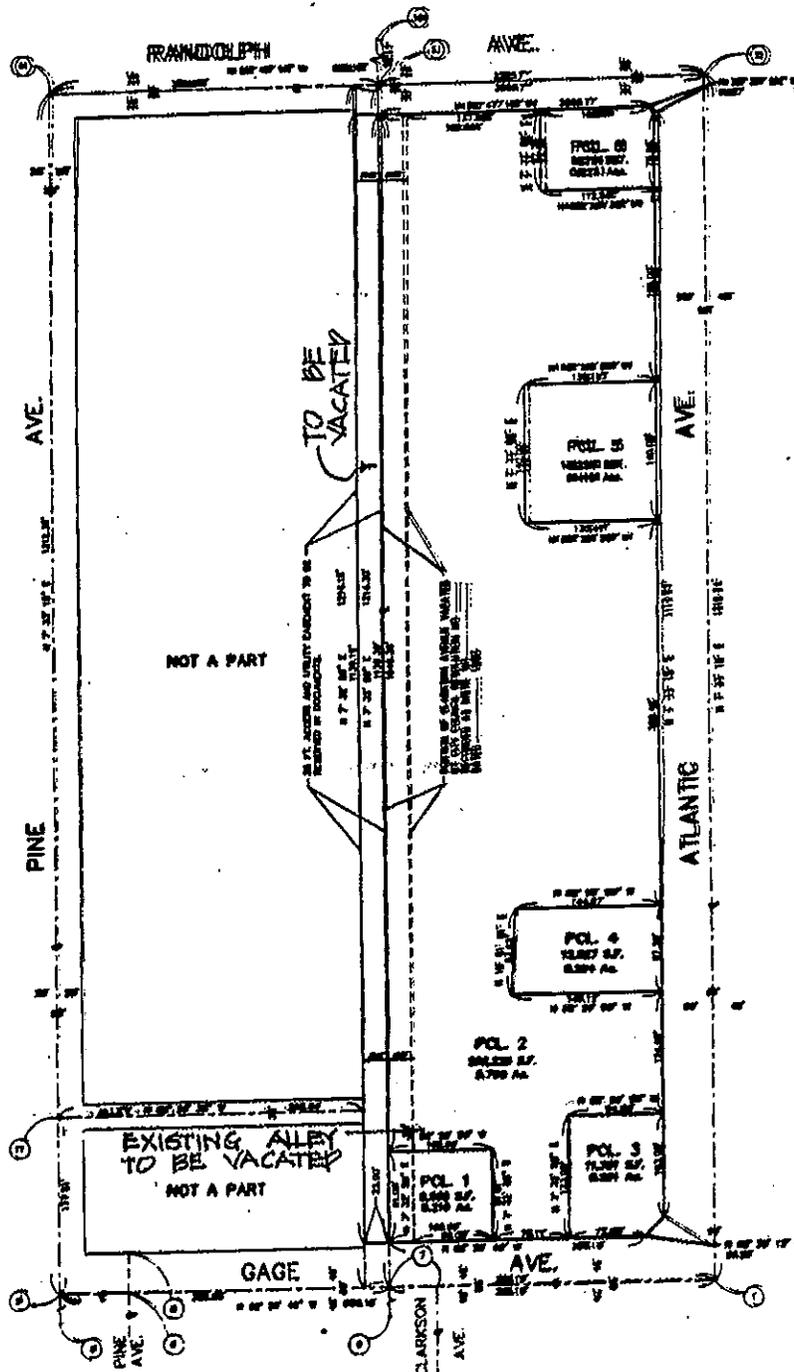
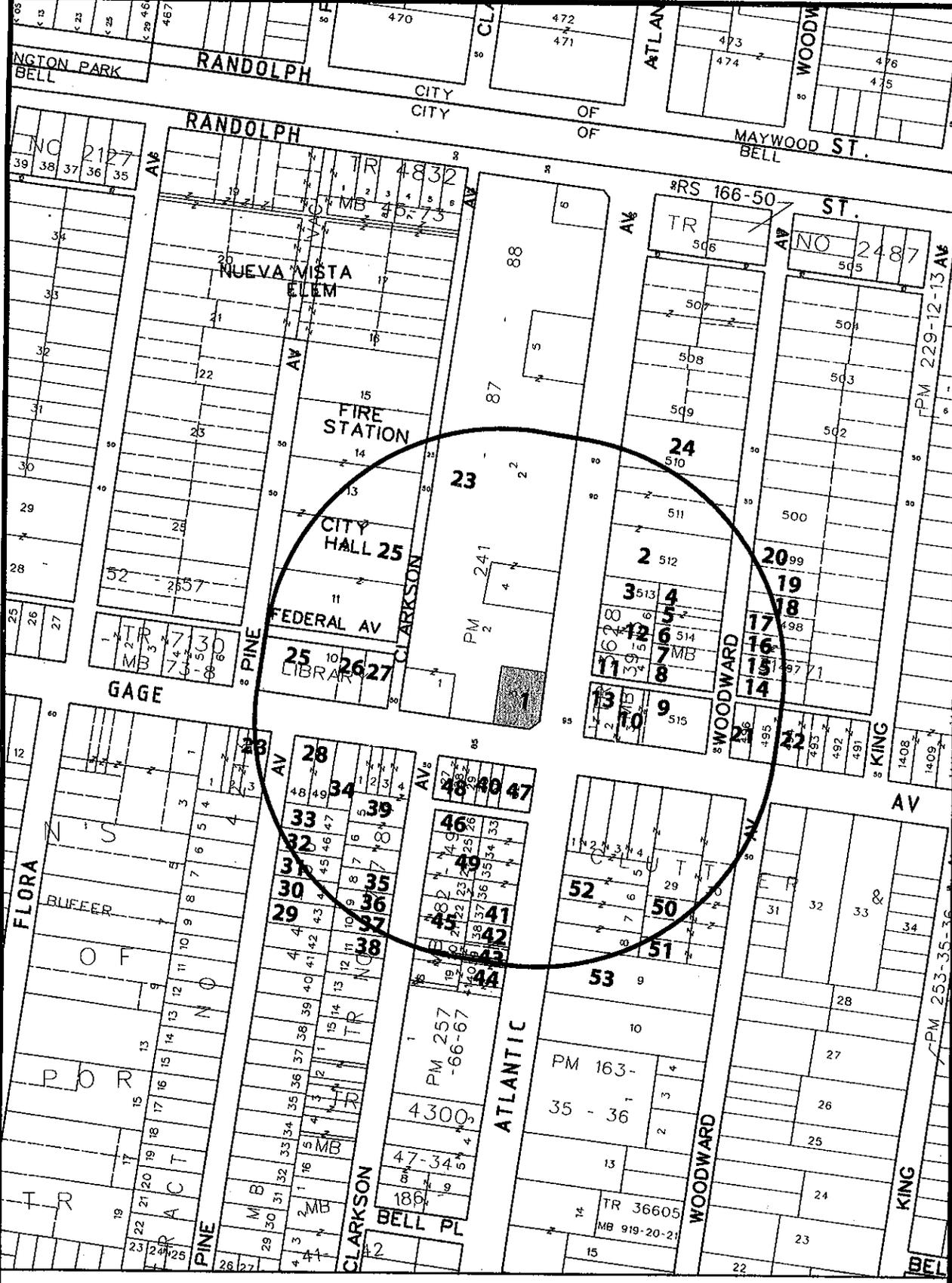


EXHIBIT "B"  
 TENTATIVE PARCEL MAP 20500



# 500 FT. RADIUS MAP

ADDRESS: 6399 S. ATLANTIC AVENUE



Quality Mapping Service

14549 Archwood St. Suite 301  
 Van Nuys, California 91405  
 Phone (818) 997-7949 - Fax (818) 997-0351  
 qmapping@qasqms.com

CASE NO:

DATE: 08-24-11

SCALE: 1" = 200'

QMS 11-145



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**RESOLUTION 2011-47**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL FOR CONDITIONAL USE PERMIT 2011-06 TO CONSIDER A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE SALE FOR OFF-PREMISES CONSUMPTION OF BEER AND WINE AT A PROPOSED RETAIL GROCERY LOCATED WITHIN AN EXISTING 4,000 SQUARE FOOT BUILDING ON AN 11,362 SQUARE FOOT LOT. THE SUBJECT PROPERTY IS LOCATED AT 6399 ATLANTIC AVENUE WITHIN THE C-3 ZONING DISTRICT IN BELL, CA.**

**A. RECITALS**

**WHEREAS**, Fresh & Easy Neighborhood Market (the Applicant”) filed a complete application requesting the approval of Conditional Use Permit 2011-06 described herein (“Application”);

**WHEREAS**, the Application pertains to an approximate 11,362 square foot property on Los Angeles County Assessor’s parcel number 6317-018-407, more commonly known as 6399 Atlantic Avenue, Bell, California (“Property”);

**WHEREAS**, the Applicant requests approval of a Conditional Use Permit to allow for Conditional Use Permit 2011-06 to consider a Determination of Public Convenience or Necessity to allow Off-sale of Beer and Wine at a proposed Retail Grocery located within an existing 4,000 square foot building, pursuant to Bell Municipal Code, Chapter 17.96.030.2.c and

**WHEREAS**, an environmental assessment form was submitted by the Applicant pursuant to pertinent City requirements. Based upon the information received and Staff’s assessment, the project was determined not to have a significant environmental impact on the environment and is categorically exempt from the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 210000 et seq.) and pursuant to Section 15301 of the CEQA guidelines, Title 14, Chapter 3 of the California Code of Regulation; and

**WHEREAS**, on October 26, 2011, the Planning Commission of the City of Bell conducted a duly noticed Public Hearing on the Application, and all legal pre-requisites to the adoption of this resolution have occurred.

**B. RESOLUTION**

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

1. All of the facts set forth in the recitals, Part A of this resolution, are true and correct and are incorporated herein by reference.

2. All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Bell.
3. Upon independent review and consideration of all pertinent information and the information contained in the Notice of Exemption for the CUP, the Planning Commission hereby finds and determines that the proposed project is exempt from California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) pursuant to the Class 1 categorical exemption in Section 15301(a) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) in that the project involves the occupation of an existing building. The Planning Commission further finds that the proposed project will not result in direct or indirect significant impact on the environment. Accordingly, the Planning Commission adopts the Notice of Exemption and directs the Staff to file the Notice of Exemption as required by law.
4. Based upon substantial evidence presented to this Commission during the October 12, 2011 public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:
  - a) The proposed use is consistent with the project site being that the proposed site plan showed no modifications to the current building except for colored signs and themed painting on the existing building. There will be a tenant improvement for the interior of the store.
  - b) The subject site has sufficient access to public streets and highways adequate in width and pavement type, to carry the quantity and quality of vehicular and pedestrian traffic expected to be generated by the proposed use. The subject site is located on Gage Avenue and Atlantic Avenue which are major arterial streets that can handle the current and future generated traffic for this existing facility. Additionally, the site is arranged to provide adequate circulation for ingress and egress from Gage and Atlantic Avenues, effectively eliminating any direct traffic incidents on Atlantic Avenue.
  - c) The location of the proposed use on the site is compatible with existing and proposed uses along the commercial corridor along Atlantic and Gage Avenues. The proposed sale of beer and wine for off-site consumption will not adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare in that the surrounding area is composed of other similar commercial uses that sell beer and wine.

- d) The conduct of the proposed use is in compliance with the applicable provisions of the general plan of the City of Bell. The proposed use will be promoting economic stability through the provision of an additional service to patrons which will result in the diversification of the commercial base along the Gage and Atlantic Avenue corridors.
- e) The proposed use of the site including the sale of beer and wine for off-site consumption is deemed to be of necessity to the applicant's business plan and part of the desired services offered to the public as a convenience while shopping at the proposed market.

Based upon the foregoing findings, the Planning Commission hereby approves Conditional Use Permit No. 2011-04, subject to the following conditions:

### **C. CONDITIONS OF APPROVAL**

1. That the property shall be maintained in accordance with:
  - A. The Applications and Exhibits thereto, "A" through "D" included in this report on file in the office of the Clerk of the City of Bell; and
  - B. All applicable laws, including, but not limited to, Bell Municipal Code and the Bell Zoning Code, Specifically Chapter 17, as the same exist as of the date of approval of this Application or as the same may hereafter be amended; and
  - C. All of the conditions of approval as set forth in this Conditional Use Permit No. 2011-06; and
2. That Fresh & Easy Neighborhood Market is the sole holder of this entitlement; and
3. That Fresh & Easy Neighborhood Market will operate a retail grocery store as "Fresh & Easy Express Neighborhood Market" only with a valid conditional use permit (CUP No. 2011-06); and
4. That the applicant's total yearly alcohol sales shall make up no more than twenty five (25) percent of the establishment's total yearly gross sales;
5. That prior to March 1 of each year the establishment shall submit to the City's director of development services yearly financial statements for the prior calendar year, demonstrating compliance with Chapter 17.96, subsection 17.96.030 (2)(c)(iii)(A) along with a fee to be established by the City, to pay for processing of said financial statements;

6. That notwithstanding submittal of a financial statement as provided in Condition No. 6, if in the opinion of the director of development services or his designee a financial audit of the restaurant is necessary to determine compliance under Condition No. 5, the applicant must pay the entire reasonable cost for such audit with the auditor to be selected by the director of development services or his or her designee;
7. That the chief of police has the power to determine if a continuing police problem exists at the restaurant and if he or she determines such, he or she may require that the restaurant pay the actual and reasonable cost for police services used and/or may require the presence of a police-approved doorman and/or security personnel;
8. That any violation of any of the conditions of approval may subject the Conditional Use Permit to the revocation procedures established by Bell Municipal Code Section 17.96.170. Upon recommendation of the director, the body which originally granted the Conditional Use Permit shall conduct a noticed public hearing to determine whether such permit should be revoked;
9. That the Conditional Use Permit conditions shall be placed on the property in a location where employees can easily read the conditions;
10. That all alcoholic beverages sold must be bagged in clear plastic bags. Use of brown paper or other opaque bags or packaging is prohibited;
11. That any increase in the use permitted as a part of this Conditional Use Permit shall be cause to review the Conditional Use Permit pursuant to the modification procedures in Bell Municipal Code Section 17.96.190;
12. That this Conditional Use Permit is subject to annual review by the appropriate City of Bell Departments, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO; and
13. That any violation of any of the conditions of approval shall constitute a revocation of this permit; and
14. That any (i) substantial modification to a building or structure located on the property, or (ii) intensification of use so as to make the parking inadequate, as determined by the Chief Administrative Officer or designee, shall be referred to the Planning Commission for review and approval; and
15. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal; and

16. That all conditions of approval, as requested in writing by the Los Angeles County Fire Department, the Los Angeles County Health Department, and in compliance with the 2010 California Building Code, regarding but not limited to hazardous/flammable storage of chemicals and/or materials, access, fire flow, and maximum occupancy requirements for the property shall be complied with or guaranteed prior to the issuance of building permits for improvements of the property; and
17. That any graffiti placed on any building or structure located on the property shall be removed promptly after its placement; failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and
18. That no vehicles (commercial or otherwise) shall be:
  - i. Parked on the property except in marked parking spaces; and
  - ii. Parked on the property unless owned and operated by patrons and/or employees of the building; and
  - iii. Parked overnight; and
19. That all textures, materials, and colors utilized on exterior elevations of the building are subject to review by the City of Bell Architectural Review Board and/or Planning Commission; and
20. That the Applicant guarantees that there will be no deviation from the approved number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided, and that the project will at all times conform to the parking plan indicated in Exhibit "C" to the Agenda Report accompanying this Resolution; and
21. That the applicant agrees to maintain proper lighting on the property that promotes a secure and safe environment; and
22. That the Applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2010 California Building Code; and
23. That there shall be no public telephones located on the property except within an enclosed building. Building as used herein shall not include telephone booths; and

24. That all trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures, shall be located in a manner that will not impede vehicular motion on the property, and shall conform to the site plan attached as Exhibit "C" to the Agenda Report accompanying this Resolution; and
25. That any signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code; and
26. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper business and contractor's licenses from the City of Bell; and
27. Applicant, agrees to maintain the property and all related on-site improvements and landscaping thereon, including, without limitation, buildings, parking areas, lighting, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) building surfaces and structures shall be painted and kept in good repair; (ii) signs shall be maintained in a first class condition of repair; (iii) sweeping and trash removal shall be performed regularly; (iv) shrubbery, plantings, and other landscaping shall be cared for and kept in a healthy condition, and replaced as needed; and (v) asphalt or concrete paving shall be repaired, replaced and restriped using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition; and
28. That all commercial deliveries to the Property shall be prohibited between the hours of 2:00 p.m. to 6:00 p.m., Mondays through Fridays; and
29. Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell; and
30. That the Applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed upon this Conditional Use Permit; and
31. That the applicant shall agree to defend, indemnify and hold harmless, the City of Bell, its agents, officers and employees from any claim, action or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the applicant of any such

claim, action or proceeding against the City of bell and the applicant will either undertake defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- D. That the City of Bell Clerk shall certify the adoption of this Resolution and shall forward a copy of this Resolution to Fresh & Easy Neighborhood Market.**

ADOPTED this 26<sup>th</sup> Day of October, 2011

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Rebecca Valdez, CMC  
City Clerk

I CERTIFY that the foregoing Resolution No. 2011-47 was adopted by the Planning Commission of the City of Bell at a regular meeting thereof held on the 26<sup>th</sup> day of October, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Rebecca Valdez, CMC  
City Clerk