

## RESOLUTION 2015-03-PC

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL AMENDING RESOLUTION 2014-62-PC MODIFYING CONDITIONS THREE AND FOUR FOR CONDITIONAL USE PERMIT NO. 2014-06 FOR THE CONSTRUCTION OF A 3,005 SQUARE FOOT BUILDING FOR A JIFFY LUBE AUTO SERVICE CENTER AT 4201 FLORENCE AVENUE, BELL, CA.

**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 21000 et seq.) under Section 15332 of the CEQA Guidelines, Title 14, Division 6, Chapter 3 of the California Code of Regulation; and

**WHEREAS**, on November 12, 2014, the Planning Commission of the City of Bell concluded a duly noticed Public Hearing and adopted Resolution 2014-62-PC approving a conditional use permit ("CUP") to allow construction of a 3,005 square foot commercial building for a Jiffy Lube auto service center on an approximately 14,400 square foot property located at 4201 Florence Avenue, Bell, California ("Property"); and

**WHEREAS**, on December 23, 2014, the applicant submitted an application to modify two conditions of approval (Conditions 3 and 4) Resolution 2014-62-PC for CUP Permit No. 2014-06 relating to number employees allowed per shift and the prohibition of heavy mechanical repairs on the site ("Application"); and

**WHEREAS**, none of the proposed changes alters the findings made by the Planning Commission with regard to CEQA; and

**WHEREAS**, on January 14, 2015, the Planning Commission of the City of Bell concluded a duly noticed Public Hearing on the Application, and all legal pre-requisites to the adoption of this resolution have occurred.

### **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, and the decision herein is based on the evidence presented.
3. Conditions of Approval of Resolution 2014-62-PC for CUP Permit No. 2014-06 is hereby amended as so that conditions 3 and 4 read in their entirety as follows:

"3. That the operator will employ approximately 4 to 6 employees per shift during regular business hours which consist of operating from 7 a.m. to 7 p.m. seven days a week."

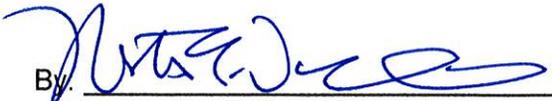
"4. The operator will conduct automotive maintenance and light repairs. However, the operator will not perform heavy mechanical repairs such as engine or transmission rebuilding. No vehicle shall be kept in the parking lot overnight. Examples of automotive maintenance and light repairs would be Oil/Fluid Changes, Air Conditioning Services, Air and Fuel Filtration Services, Battery Replacement Services, Brake Service & Repair, Cooling/Radiator System Services, Drivetrain Services, Electrical and Lighting System Services, Engine Services, Fuel, System Services, Suspension/Alignment , State Inspections & Emissions Testing, Tire Rotation Service, Tire Services, Tune-up Services, Transmission Services, Windshield Repair and Wiper Replacement Services."

4. Upon independent review and consideration of all pertinent information and the information contained in the Notice of Exemption for the Conditional Use Permit, the Planning Commission hereby finds and determines that the proposed project, as amended by the Application, is exempt from California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et seq.) pursuant to the Class 32 categorical exemption in Section 15332 of the CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations) in that the project involves the rebuilding of an existing building site. 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.

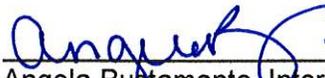
This Commission finds that the all of the findings in Resolution 2014-62-PC remain the same for this project as amended by this Application and hereby approves the modifications to Conditional Use Permit No. 2014-06 by this Resolution as set forth in section 3 above.

**B. That the City of Bell Clerk shall certify the adoption of this Resolution and shall forward a copy of this Resolution to Mid-City Land Company, LLC.**

**PASSED, APPROVED and ADOPTED this 14<sup>th</sup> day of January, 2015.**

By:   
Nestor Enrique Valencia, Mayor

ATTEST:

  
\_\_\_\_\_  
Angela Bustamante, Interim City Clerk

APPROVED AS TO FORM

By:   
\_\_\_\_\_  
David Aleshire, City Attorney

**CERTIFICATE OF ATTESTATION AND ORIGINALITY**

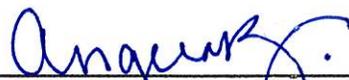
I, Angela Bustamante, Interim City Clerk of the City of Bell, hereby attest to and certify that the foregoing Resolution No. 2015-03-PC is the original resolution adopted by the Bell Planning Commission at its regular meeting held on the 14<sup>th</sup> day of January, 2015 by the following vote:

AYES: Councilmembers Alvarez, Saleh, Vice Mayor Romero and Mayor Valencia

NOES: Councilmember Quintana

ABSENT: None

ABSTAIN: None

  
\_\_\_\_\_  
Angela Bustamante, Interim City Clerk