



DRAFT GOALS & POLICIES REPORT

CITY OF BELL 2030 GENERAL PLAN



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

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1. INTRODUCTION TO THE POLICIES REPORT

As part of the City of Bell's current General Plan update, it is time to take an inventory of both the "unfinished business" as well as those challenges that face the City in the coming years. Some of the issues and challenges the City will face in the coming years are shared with the neighboring cities while others are unique to Bell.

The scope and content of a general plan prepared by a local government, as well as the process that must be followed in its adoption and amendment, is governed by the State of California planning laws.¹ In addition, the courts have further refined the interpretation of the legislature's intent over the past decades. At present, the general plan represents the cornerstone in the long-range planning for land use and development. The importance of the general plan is clearly stated in the government code which indicates the general plan is designed to "serve as the constitution of the local government for which it has been prepared." The foundation of the United States Constitution rests on the Bill of Rights and its 26 Amendments. As with the Nation's constitution, the Bell General Plan's foundation rests on the policies contained within it. With regard to policies, the State of California General Plan Guidelines indicates the following:

The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principals, standards, and plan proposals. A development policy is a general plan statement that guides action. Development policies include goals, objectives, principals, plan proposals, and standards. Therefore, with regard to general plans, "policy" has both a specific and general meaning.²

The purpose of this report is to outline those policies that have been recommended by the project team involved in the updating of the Bell General Plan. On the pages that follow, a number of policies are provided for decision-makers to review.³ The aforementioned General Plan Guidelines prepared by the State provide some valuable guidance when formulating and reviewing policies by indicating the following:

- ❑ A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan's goals and objectives as well as the analysis of data.

¹ California, State of. Government Code §65302.

² California, State of. General Plan Guidelines – 1990. Chapter 1: The Nature, Content, and Format of the General Plan. Page 14. 1990.

³ According to the General Plan Guidelines, general plans prepared by local governments, shall at a minimum, contain the following elements: land use, housing, circulation, open space, conservation, noise, and safety. State law does permit general plans to deviate from this format, as long as the issues applicable to the community are addressed. The City of Bell General Plan will be reformatted to include a Community Development Element (land use), an Infrastructure Element (circulation), a Housing Element (housing), a Resource Management Element (open space and conservation), and a Health and Safety Element (noise and safety).



- ❑ A policy is effectuated by implementation measures. Consequently, a realistic policy is one that is adopted by local legislators who are mindful of the general plan's implementation.
- ❑ For a policy to be useful as a guide to the decision-makers, it must be clear and unambiguous. The practice of adopting broadly drawn and vague policies is unacceptable. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with a general plan.
- ❑ When writing policies, local officials need to be aware of the difference between “shall” and “should.” “Shall” indicates an unequivocal directive. “Should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. Use of the word “should”, to give the impression of more commitment than actually intended, is a common though unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone.
- ❑ Solid policy is based on solid information. The analysis of data collected as part of a general plan's development should provide local officials with a knowledge of trends, existing conditions, and projections they need to formulate policy. If projected community conditions are not in line with a general plan's goals and objectives, local legislative bodies may adopt policies that will help bring about a more desirable future.⁴

The remainder of this report includes two sections. The first section, *Existing Policies*, includes a listing of policy statements contained in the current adopted General Plan arranged according to the elements that will comprise the new draft General Plan along with the project team's recommendations. The second section, *Policy Recommendations*, indicates revised policy language the General Plan Committee may wish to consider. This report will provide a record of those adopted policies that will be eliminated or revised as part of the current General Plan Update. Reviewers of this Report are being asked to carefully read the individual policies to ensure they reflect the City's policy direction. Once the policies have been refined, the next step will involve the identification of those specific programs and measures that will be required to implement each policy.

Section 65302 et seq. of the California Government Code requires that a general plan contain the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The City of Bell General Plan is comprised of the following elements that conform to the State's General Plan requirements:

- ❑ The *Land Use Element* establishes land use regulations and standards that govern future development in the City. This element also includes a map indicating the location and extent of future development.

⁴ California, State of. General Plan Guidelines – 1990. Chapter 1: The Nature, Content, and Format of the General Plan. Page 17. 1990



- ❑ The *Housing Element* provides a blueprint in how the City’s future housing needs will be accommodated. The focus of the Element is housing conservation, new housing development, and the identification of programs to address housing affordability and need.
- ❑ The *Mobility and Circulation Element* is concerned with the identification of programs and infrastructure that will be effective in addressing existing and future transit needs. The Element also includes standards related to traffic operations and the construction of new roadway improvements.
- ❑ The *Resource Management Element* meets the requirements for the local open space and conservation elements. The Resource Management Element focuses on water resources, soil resources, cultural resources, and urban forest issues. This Element also identifies park facilities, recreational open space, and recreational services that will meet both the existing and future demand. This Element also indicates future trails and bikeways in the City.
- ❑ The *Safety Element* addresses a variety of manmade and natural hazards that must be considered as a part of any future planning effort. Key issues include seismicity, flooding, and manmade hazards.
- ❑ The *Noise Element* is concerned with the noise environment and how this noise may affect residents and development in the City.

The remaining sections of this report identify the existing and recommending policies for the aforementioned elements. The *existing* policies included in the adopted elements are stated verbatim as they appear in the current General Plan. Below the existing policy recommended text changes are indicated. Finally, space is provided below the *proposed* policy for additional comments and changes that may be desired.



2. LAND USE ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Land use Element. The Land Use Element is concerned with the location and extent of permitted land uses and development in the City, economic development, urban design, and sustainability.

Existing Land Use Element Policy 1. Ensure that development activities are consistent with the General Plan.

Proposed Land Use Element Policy 1. The City of Bell will promote development and land uses that are consistent with the General Plan.

Existing Land Use Element Policy 2. Promote economic stability by diversifying the commercial base and developing employment opportunities.

Proposed Land Use Element Policy 2. The City of Bell will promote economic stability of the commercial base while promoting new employment opportunities.

Existing Land Use Element Policy 3. Prevent incompatibility among land uses for the health and safety of occupants and the protection of property values.

Proposed Land Use Element Policy 3. The City of Bell will prevent incompatibility among land uses for the health and safety of occupants and the protection of property values.



Existing Land Use Element Policy 4. Encourage a high level of quality in construction and site design features.

Proposed Land Use Element Policy 4. The City of Bell will encourage a high level of quality in construction and site design features.

Existing Land Use Element Policy 5. Encourage quality residential development to achieve neighborhood stability.

Proposed Land Use Element Policy 5. The City of Bell will encourage quality residential development to achieve neighborhood stability.

Existing Land Use Element Policy 6. Allow for a mix of residential land uses to accommodate a variety of housing types.

Proposed Land Use Element Policy 6. The City of Bell will promote a range of residential land uses (single-family, multiple-family, etc.) to accommodate existing and future housing needs.

Existing Land Use Element Policy 7. Upgrade and strengthen commercial and industrial uses through redevelopment.

Proposed Land Use Element Policy 7. The City of Bell will strengthen commercial and industrial uses through public-private partnerships.



Existing Land Use Element Policy 8. Encourage the clustering of businesses with landscaping, shared parking, and other techniques that will improve the visual continuity and efficiency of the “strip commercial” business district along arterial roadways.

Proposed Land Use Element Policy 8. The City of Bell will promote design and development strategies (landscaping, shared parking, mixed-use development, etc.) to address the strip commercial development found along arterial roadways.

Existing Land Use Element Policy 9. Provide incentives for consolidation of lots.

Proposed Land Use Element Policy 9. The City of Bell will develop strategies, such as increased floor area ratios, density bonuses, relaxed parking requirements, etc., to encourage the market to consolidate parcels in the City’s commercial areas.

Existing Land Use Element Policy 10. Expand public facilities to meet community needs and demands.

Proposed Land Use Element Policy 10. The City of Bell will review the need for new or expanded public facilities to address the City’s changing demographic character.



Existing Land Use Element Policy 11. Continue and strengthen the use of rehabilitation to improve and stabilize existing and conforming residential and commercial uses.

Proposed Land Use Element Policy 11. The City of Bell will explore new programs and revenue sources for the financing commercial and residential rehabilitation.

Existing Land Use Element Policy 12. Minimize the expansion of non-conforming uses.

Proposed Land Use Element Policy 12. The City of Bell will strive to minimize expansion of non-conforming uses and ensure that those presenting a health and safety hazard are brought into code compliance.

Existing Land Use Element Policy 13. Actively pursue, solicit, assist and approve development which will present a quality image and serve as a stable, economic asset.

Proposed Land Use Element Policy 13. The City of Bell shall actively solicit and facilitate development that will benefit the City in terms of quality design, employment, and revenue.



Existing Land Use Element Policy 14. Review zoning and development standards to ensure their adequacy for current needs.

Proposed Land Use Element Policy 14. The City of Bell will undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs.

Existing Land Use Element Policy 15. Evaluate traffic and circulation needs to plan for future capital improvements.

Proposed Land Use Element Policy 15. The City of Bell will consider traffic generation, parking demand, alternative forms of transportation, and sustainability when reviewing development projects.

Existing Land Use Element Policy 16. Pursue opportunities to influence development decisions concerning Federally-owned properties.

Proposed Land Use Element Policy 16. The City of Bell will work with the Federal government to influence development decisions in the Cheli district.



Existing Land Use Element Policy 17. Maintain compatibility in commercial and industrial areas by the development of a Specific Plan for sites of four acres or larger.

Existing Land Use Element Policy 17. The City of Bell will require all new industrial and commercial development to prepare a specific plan when the land area of such development is four acres or more.

Existing Land Use Element Policy 18. Recognize that recycling refuse is a viable method of managing solid waste.

Proposed Land Use Element Policy 18. The City of Bell will require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources.

Existing Land Use Element Policy 19. Cooperate closely with agencies responsible for public services and facilities.

Proposed Land Use Element Policy 19. The City of Bell will ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community.

Existing Land Use Element Policy 20. Review City services and facilities to ensure quality levels of service and cost effectiveness.

Proposed Land Use Element Policy 20. The City of Bell will periodically review City services, programs, and facilities to ensure that service to new land uses and development can be provided.



Existing Land Use Element Policy 21. Ensure the provision of adequate public facilities through capital improvement and redevelopment programs.

Proposed Land Use Element Policy 21. The City of Bell will strive to provide adequate public facilities through capital improvement strategies, grants, and other funding programs.

Existing Land Use Element Policy 22. Participate in regional planning efforts.

Proposed Land Use Element Policy 22. The City of Bell will continue to participate in regional planning efforts such as those being undertaken by the Southern California Association of Governments (SCAG) and the Gateway Cities Council of Governments.

Existing Land Use Element Policy 23. Promote recycling as a means of reducing solid waste.

Proposed Land Use Element Policy 23. The City of Bell will continue to promote recycling as a means of reducing solid waste.

Existing Land Use Element Policy 24. Upgrade the City's street light system to state-of-the-art levels to improve traffic safety and promote energy conservation.

Proposed Land Use Element Policy 24. The City of Bell will continue to support the ongoing improvements to the local roadway system while-protecting local neighborhoods and businesses.



Proposed Land Use Element Policy 25. The City of Bell will promote alternative parking strategies such as shared parking, in its commercial districts.

Proposed Land Use Element Policy 26. The City of Bell will continue to promote and support revitalization of the commercial districts in the City. The City will continue to enhance the “Central City Area”, promote the creation of smaller commercial neighborhood centers at key intersections, and discourage further strip commercial development.

Proposed Land Use Element Policy 27. The City of Bell will encourage mixed use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels.

Proposed Land Use Element Policy 28. The City of Bell will continue to promote and support industry that provides jobs for the local labor force.



Proposed Land Use Element Policy 29. The City of Bell will strive to attract businesses that generate new jobs and tax revenue.

Proposed Land Use Element Policy 30. The City of Bell will protect existing industrial areas from intrusion of dissimilar uses through the implementation of the General Plan's land use policy.



3. HOUSING ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Housing Element. The policies listed below were intended to meet the housing needs of the community in terms of the conservation of the existing housing, the housing needs of current residents, opportunities for new housing, the removal of governmental constraints, and the promotion of equal housing opportunity.

Existing Housing Element Policy 1. Encourage the maintenance of the existing sound housing stock.

Proposed Housing Element Policy 1. The City of Bell shall promote the maintenance of the existing housing units throughout the City.

Existing Housing Element Policy 2. Maintain housing in sound condition in neighborhoods that are safe, healthful and aesthetically pleasing.

Proposed Housing Element Policy 2. The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition.

Existing Housing Element Policy 3. Encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of houses usable by lower income residents.

Proposed Housing Element Policy 3. The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of housing units.



Existing Housing Element Policy 4. Continue participating in programs that offer assistance to low income families.

Proposed Housing Element Policy 4. The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.

Existing Housing Element Policy 5. Encourage an adequate supply of dwelling units to meet the needs of all income groups.

Proposed Housing Element Policy 5. The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy.

Existing Housing Element Policy 6. Ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.

Proposed Housing Element Policy 6. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.



Existing Housing Element Policy 7. Minimize displacement in revitalization areas and provide for expeditious and equitable replacement.

Proposed Housing Element Policy 7. The City of Bell will minimize displacement in future development activities, while at the same time, promoting the expeditious and equitable housing replacement.

Existing Housing Element Policy 8. Assist developers in identifying, aggregating, and preparing land suitable for housing developments for medium and lower income families and individuals.

Proposed Housing Element Policy 8. The City of Bell shall assist developers in the identification of land suitable for new housing developments for all income.

Existing Housing Element Policy 9. Use available Federal and State assistance programs in promoting an adequate supply of affordable housing.

Proposed Housing Element Policy 9. The City of Bell shall use available Federal and State assistance programs to promote the development of an adequate supply of affordable housing.

Existing Housing Element Policy 10. Encourage the development and expansion of job opportunities of *existing* lower income households.

Proposed Housing Element Policy 10. The City of Bell shall encourage the development of new housing for all households including lower-income households.



Existing Housing Element Policy 11. Promote design and construction of rental housing to accommodate large families.

Proposed Housing Element Policy 11. The City of Bell shall require quality design and sound construction of new rental housing.

Existing Housing Element Policy 12. Encourage design of residential developments to foster a secure living environment.

Proposed Housing Element Policy 12. The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment.

Existing Housing Element Policy 13. Maintain reasonable governmental costs which are consistent with the health and safety requirements of City residents, and with the need to protect significant environmental resources.

Proposed Housing Element Policy 13. The City of Bell will promote sustainable development and protection of significant environmental resources.



Existing Housing Element Policy 14. Continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.

Proposed Housing Element Policy 14. The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty.

Existing Housing Element Policy 15. Periodically review and update codes and standards to minimize their impact on development.

Proposed Housing Element Policy 15. The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation.

Existing Housing Element Policy 16. Ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.

Proposed Housing Element Policy 16. The City of Bell shall ensure adequate housing services for all persons regardless of income, age, race, sex, marital status, or ethnic background.



Proposed Housing Element Policy 17. The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.

Proposed Housing Element Policy 18. The City of Bell will work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.

Proposed Housing Element Policy 19. The City of Bell will ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City.

Proposed Housing Element Policy 20. The City of Bell will assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans.

Proposed Housing Element Policy 21. The City of Bell will protect the existing residential neighborhoods from the intrusion of incompatible uses.



Proposed Housing Element Policy 22. The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority.

Proposed Housing Element Policy 23. The City of Bell will continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City.

Proposed Housing Element Policy 24. The City of Bell will ensure that new higher-density residential projects are compatible in design with adjacent residential areas.

Proposed Housing Element Policy 25. The City of Bell will explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.



Proposed Housing Element Policy 26. The City of Bell will work to ensure that potential sites for residential development, located in those areas that were previously occupied by nonresidential land uses, are investigated to determine whether or not previous on-site uses present potential health risks.

Proposed Housing Element Policy 27. The City of Bell will explore new land use designations, such as mixed use, for key areas of the City that could accommodate such development.

Proposed Housing Element Policy 28. The City of Bell will vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination.



4. MOBILITY ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Mobility and Circulation Element. These policies are similar to those adopted in 1986.

Existing Circulation Element Policy 1. Continue to participate in regional transportation planning efforts.

Proposed Mobility Element Policy 1. The City of Bell will continue to participate in regional transportation planning efforts.

Existing Circulation Element Policy 2. Continue to work with adjacent cities to improve area-wide circulation.

Proposed Mobility Element Policy 2. The City of Bell will continue to work with adjacent cities to improve area-wide circulation.

Existing Circulation Element Policy 3. Continue to pursue the construction of a Slauson Avenue interchange at Interstate 710.

Proposed Mobility Element Policy 3. The City of Bell will continue to support the construction of a Slauson Avenue interchange at Interstate 710.



Existing Circulation Element Policy 4. Continue to initiate the design and engineering of roadway improvement projects.

Proposed Mobility Element Policy 4. The City of Bell will continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan.

Existing Circulation Element Policy 5. Continue to pursue and access State, Federal and County funding sources for improving the circulation system.

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

Existing Circulation Element Policy 6. Establish a Level of Service (LOS) "C" as the acceptable standard.

Proposed Mobility Element Policy 6. The City of Bell will establish a Level of Service (LOS) "D" as the acceptable standard where such a standard is appropriate.

Existing Circulation Element Policy 7. Continue to require new development proposals to include design features which will mitigate any adverse impact upon the circulation system.

Proposed Mobility Element Policy 7. The City of Bell will require new developments to include design features to mitigate adverse impacts upon the local circulation system.



Existing Circulation Element Policy 8. Continue to monitor cumulative increases in traffic volume through periodic review of ADT levels and LOS ratings.

Proposed Mobility Element Policy 8. The City of Bell will monitor cumulative increases in traffic volumes in the City.

Existing Circulation Element Policy 9. Continue to encourage the use of public transportation and other transportation systems management (TSM) measures.

Proposed Mobility Element Policy 9. The City of Bell will require the consideration of public transportation and other transportation systems management (TSM) measures in the review of new development.

Existing Circulation Element Policy 10. Continue to evaluate and improve traffic control signalization and signage.

Proposed Mobility Element Policy 10. The City of Bell will continue to evaluate and improve traffic control signalization and signage throughout the City.

Existing Circulation Element Policy 11. Continue to encourage bicycle ridership.

Proposed Circulation Element Policy 11. The City of Bell will encourage bicycle usage through the creation of a new citywide bicycle system and the associated improvements.



Existing Circulation Element Policy 12. Continue to consider traffic and parking restriction along narrow streets.

Proposed Mobility Element Policy 12. The City of Bell will consider parking restriction in those residential areas that have narrow streets.

Existing Circulation Element Policy 13. Continue to consider the feasibility of including bikeways during the planning and construction stages of roadway improvements.

Proposed Mobility Element Policy 13. The City of Bell will consider the feasibility of including bikeways during the planning and construction stages of roadway improvements.

Existing Circulation Element Policy 14. Continue to promote the separation of pedestrian, bicycle, and motor vehicle traffic.

Proposed Mobility Element Policy 14. The City of Bell will continue to promote the separation of pedestrian, bicycle, and motor vehicle traffic on Randolph Street.

Existing Circulation Element Policy 15. Continue to encourage new developments to accommodate bicycles as a mode of transportation.

Proposed Mobility Element Policy 15. The City of Bell will require new commercial and industrial developments to provide bicycle racks and/or lockers.



Existing Circulation Element Policy 16. Continue to consider the closure or abandonment of certain streets or rights-of-way to promote the separation of commercial and residential traffic and to remove existing hazardous circulation patterns.

Proposed Mobility Element Policy 16. The City of Bell will consider the closure or abandonment of certain streets or rights-of-way to promote the separation of commercial and residential traffic and to remove existing hazardous circulation patterns.

Existing Circulation Element Policy 17. Continue to explore the feasibility of parking districts as an option to address parking needs.

Proposed Mobility Element Policy 17. City of Bell will explore the feasibility of parking districts as an option to address parking needs.



5. RESOURCE MANAGEMENT ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Open Space, Conservation, and Recreation Element.

Existing Open Space, Conservation, Recreation Element Policy 1. The City of Bell will recognize the social, economic and aesthetics benefits which accrue from the preservation of open space.

Proposed Resource Management Element Policy 1. The City of Bell will recognize the social, economic, and aesthetics benefits which accrue from the preservation of open space.

Existing Open Space, Conservation, and Recreation Element Policy 2. The City of Bell will provide a balanced range of recreational opportunities for all age levels within the community.

Proposed Resource Management Element Policy 2. The City of Bell will provide a balanced range of recreational opportunities for all age levels within the community.

Existing Open Space, Conservation, and Recreation Element Policy 3. The City of Bell will maintain a high level of maintenance for all recreational facilities.

Proposed Resource Management Element Policy 3. The City of Bell will maintain a high level of maintenance for all public recreational facilities.



Proposed Resource Management Element Policy 4. The City of Bell will strive to maintain utility rights-of-way in open space uses that do not conflict with utility needs but provide attractive open space for the community, such as parks, tree farms, nurseries, trails, etc.

Proposed Resource Management Element Policy 5. The City of Bell will require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need.

Proposed Resource Management Element Policy 6. The City of Bell will pursue a landscape program to improve the open space areas located next to the Los Angeles River.

Proposed Resource Management Element Policy 7. The City of Bell will require special design and landscaping treatments along major roadways and other scenic corridors.

Proposed Resource Management Element Policy 8. The City of Bell will continue to maintain a recreation program that is responsive to the interests and needs consistent with the General Plan.



Proposed Resource Management Element Policy 9. The City of Bell will maintain existing joint use agreements with the Los Angeles Unified School District so that school facilities may be used for community recreation.

Proposed Resource Management Element Policy 10. The City of Bell will require the dedication of parkland in lieu fees for all new residential development.

Proposed Resource Management Element Policy 11. The City of Bell will negotiate agreements with the Southern California Edison Company, the Los Angeles Department of Water and Power, the Pacific Electric Railway Company and the Los Angeles County Flood Control District for the establishment of trails, recreational use, and appropriate landscaping within their respective rights-of-way.

Resource Management Element Policy 12. The City of Bell will seek to develop connections to park facilities and trails through the use of power line/rail line easements.

Resource Management Element Policy 13. The City of Bell will initiate a cultural arts and facilities program to enhance the City image.



Resource Management Element Policy 14. The City of Bell will explore the feasibility of establishing a community art program as part of the review of new developments.

Resource Management Element Policy 15. The City of Bell will identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City.

Resource Management Element Policy 16. The City of Bell will continue to cooperate with the other agencies that are charged with improving air and water quality in the region.

Resource Management Element Policy 17. The City of Bell will continue to cooperate with surrounding cities in the formulation and implementation of regional resource management plans and programs.



6. SAFETY ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Safety Element.

Existing Safety Element Policy 1. The City will encourage educational programs which inform residents and businesses in the City concerning procedures to follow in the event of a major earthquake.

Proposed Safety Element Policy 1. The City of Bell will encourage educational programs which inform residents and businesses in the City concerning procedures to follow in the event of a major disaster.

Existing Safety Element Policy 2. The City will establish and enforce standards to reduce unacceptable levels of fire and geologic risk.

Proposed Safety Element Policy 2. The City of Bell will establish and enforce standards that are designed to reduce the level of risk.

Existing Safety Element Policy 3. The City will reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue.

Proposed Safety Element Policy 3. The City of Bell will work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue.



Existing Safety Element Policy 4. The City will continue participation in community programs that train policemen, foremen, and civil defense volunteers how to perform effectively after earthquake.

Proposed Safety Element Policy 4. The City of Bell will continue participation in community programs that train local residents and workers to perform effectively after earthquake.

Existing Safety Element Policy 5. The City will review and improve disaster preparedness and emergency response capabilities.

Proposed Safety Element Policy 5. The City Bell will review and improve its disaster preparedness and emergency response capabilities.

Proposed Health and Safety Element Policy 6. The City of Bell will work to identify and improve existing buildings that do not meet fire or earthquake standards.

Proposed Health and Safety Element Policy 7. The City of Bell will identify areas of high risk (high densities, older structures, fire hazards) so that disaster response may be prioritized.



Proposed Health and Safety Element Policy 8. The City of Bell will establish an inventory of alternative emergency resources in the City (portable water, water delivery systems, communication, security, waste collection, and emergency power for critical facilities).

Proposed Health and Safety Element Policy 9. The City of Bell will develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake.

Proposed Health and Safety Element Policy 10. The City of Bell will require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements.

Proposed Health and Safety Element Policy 11. The City of Bell shall continue to require pre-1933 structures to meet current seismic building codes.

Proposed Health and Safety Element Policy 12. The City of Bell will strive to protect life and property from fire damage through the enforcement of the applicable building and fire codes.



Proposed Health and Safety Element Policy 13. The City of Bell will require contemporary fire protection for multi-story structures and larger industrial facilities. County

Proposed Health and Safety Element Policy 14. The City of Bell will cooperate with other local law enforcement agencies to suppress crime.

Proposed Health and Safety Element Policy 15. The City of Bell will support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police.

Proposed Health and Safety Element Policy 16. The City of Bell will strive to continue the development of youth programs.

Proposed Health and Safety Element Policy 17. The City of Bell will incorporate defensible space design principles and other security measures into new development in the City.



7. NOISE ELEMENT POLICIES

This section includes a listing of the policies that are presently included in the adopted Noise Element.

Existing Noise Element Policy 1. Noise barriers will be constructed along the Southern Pacific and Union Pacific rail line corridors where residences exist adjacent to the main tracks.

Proposed Noise Element Policy 1. The City of Bell will request that noise barriers will be constructed along the Southern Pacific and Union Pacific rail line corridors where residences are located adjacent to the main tracks.

Existing Noise Element Policy 2. The City will consider planning guidelines which include noise control for all new residential developments and condominium conversion projects.

Proposed Noise Element Policy 2. The City of Bell will consider planning guidelines which include noise control for all new residential developments and condominium conversion projects.

Existing Noise Element Policy 3. Future projects within the City will reflect a consciousness on the part of the City regarding the reduction of unnecessary noise near existing noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc.

Proposed Noise Element Policy 3. The City of Bell will require that future development projects and existing land uses reduce unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc.



Existing Noise Element Policy 4. The City will develop a policy for noise abatement and control of residential, commercial and industrial activities within the City such that intrusive noise is limited to acceptable standards.

Proposed Noise Element Policy 4. The City will implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards.

Existing Noise Element Policy 5. The City will encourage the reduction of noise throughout Bell.

Proposed Noise Element Policy 5. The City of Bell will encourage the reduction of noise throughout the City in the review of new development.

Proposed Noise Element Policy 6. The City of Bell will strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise.

Proposed Noise Element Policy 7. The City of Bell will cooperate with State and Federal agencies so as to minimize transportation related noise.

Proposed Noise Element Policy 8. The City of Bell will ensure that the design and improvement of future master planned roadway links in the City is accomplished in a manner that minimizes noise impacts on adjacent noise sensitive land uses.



Proposed Noise Element Policy 9. The City of Bell will promote the development of a compatible noise environment throughout the City.

Proposed Noise Element Policy 10. The City of Bell will continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic.