

RESOLUTION 2016-04-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING CONDITIONAL USE PERMIT NO. 2015-02 AND TENTATIVE TRACT MAP NO. 73802 TO ALLOW THE CONSTRUCTION OF SEVEN (7) CONDOMINIUM TOWNHOME RESIDENTIAL UNITS APPROXIMATELY 1,291 SQUARE FEET IN SIZE ON A 19,837 SQUARE FOOT LOT LOCATED AT 6516 WALKER AVENUE, BELL, CA.

WHEREAS, Douglas Westhoff, on behalf of Westhoff Walker Avenue, LLC, (the Applicant") filed a complete application requesting the approval of Conditional Use Permit No. 2015-02 and Tentative Tract Map No. 73802 described herein ("Application");

WHEREAS, the Application pertains to an approximate 19,837 square foot property on Los Angeles County Assessor's Parcel number 6327-030-014, more commonly known as 6516 Walker Avenue respectively, Bell, California ("Property");

WHEREAS, the Applicant requests approval of a Conditional Use Permit application to allow the construction of seven new condominium townhomes approximately 1,291 square feet in size, pursuant to the Bell Municipal Code;

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.) and pursuant to Section 15332 of the CEQA guidelines, Title 14, Chapter 3 of the California Code of Regulation; and

WHEREAS, February 10, 2016, the Planning Commission of the City of Bell opened a duly noticed Public Hearing on the Application, and continued the public hearing to the March 9, 2016 meeting;

WHEREAS, on March 9, 2016, the Planning Commission of the City of Bell re-opened a duly noticed Public Hearing on the Application, and at the request of the applicant, the item was continued to the March 23, 2016, Planning Commission meeting to allow more time to address the Commission's concerns regarding parking and circulation;

WHEREAS, on March 23, 2016, the Planning Commission of the City of Bell re-opened 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. RECITALS:** 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. HEARINGS:** 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. CEQA COMPLIANCE: Upon independent review and consideration of all pertinent information and the information contained in the Notice of Exemption for the Conditional Use Permit application and Tentative Tract Map 73802, 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 15332 of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) in that the project involves the development of an infill project of an existing developed 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.

4. FINDINGS: Based upon substantial evidence presented to this Commission during the March 23, 2016 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 proposed building conforms to the City's zoning regulations and is consistent with the purpose and intent of the general plan. The existing site will provide parking at the rear of the property accommodating the additional use of the site.
- 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 Walker Avenue which is an arterial street that can handle the minimal increased traffic for this facility. Additionally, the site is arranged to provide adequate circulation for ingress and egress from Walker Avenue.
- c) The location of the proposed use on the site is compatible with existing and proposed uses along the residential corridor along Walker Avenue. The proposed construction will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare in that the surrounding area is composed of other similar residential including other town homes, apartments and other multi-family residential uses that complement the proposed use.
- d) This project is exempt from the provisions of the California Environmental Quality Act as a Class 1 Categorical Exemption – Section 15332 – Infill Developments which meet the minimum criteria of the following:
 - (1) The project is consistent with the applicable General Plan designation and all applicable General Plan polices as well as applicable zoning designation and regulations. The site is zoned R-3 which allows residential uses including multi-family developments which is the primary function of the development proposal.
 - (2) The proposed undertaking will occur within the City limits on a project site of not more than five acres that is substantially surrounded by urban uses. The site is a total of 19,837 square feet and currently stands as a vacant piece of

land, which was previously built out as four dwellings units. The project site has no value as habitat for endangered, rare or threatened species.

(3) The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site has been reviewed by the City Engineer and the public works division and will not be an impact on traffic and general site circulation. The generated noise is less than or equal to the existing operation and water run-off from the site will be minimized by a LID compliant development.

(4) The site can be adequately served by all required utilities and public services.

5. CONDITIONS: Based upon the foregoing findings, the Planning Commission hereby approves Conditional Use Permit No. 2015-02 and Tentative Tract Map No. 73802, subject to the following conditions:

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. 2015-02; and
2. That *Westhoff Walker Avenue LLC* is the sole holder of this entitlement.
3. This entitlement 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, and City Manager.
4. That any violation of any of the conditions of approval shall constitute the approval to be subject to the review process as noted in Bell Municipal Code section 17.60.40
5. 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.

6. A set of TTM (Tentative Tract Map No. 73802) shall be submitted. The development plan or subdivision plan shall show name, address and telephone number of developer, applicant and engineer; scale; north arrow; vicinity map showing the site location; existing and proposed property lines of the entire properties; width of adjacent streets and distance to the centerline; existing and proposed easements; area of each parcel (gross and net); and right of way or easement dedications.
7. Prior to approval of Final Parcel Map, the developer shall process and record a Certificate of Compliance or Conditional Certificate of Compliance in accordance with the provisions of Section 664989.35 of Subdivision Map Act.
8. The applicant/developer shall ensure that the Association is established for the purpose of maintaining all private common areas and utilities. The Association documents including any necessary Covenant Conditions and Restrictions (CC & Rs) shall be subject to the review and approval of the Planning and Engineering Services Division and the City Attorney. If no map is proposed for the project, CC & R shall be recorded prior to issuance of building permit.
9. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of building permits, where no map is involved.
10. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or shared parking areas shall be provided by CC & R's and shall be recorded concurrent with, the final map.
11. If private drainage easements for accommodating cross-lot drainage shall be provided, the final map shall delineate with proper note for private drainage easement.
12. Developer shall provide to the City Engineer for review a preliminary Title Report no older than 60 days from the Final Parcel Map submittal date.
13. Subdivision Improvement Agreement for Monumentation only with accompanying securities as required, except in the case that Monumentation be established prior to approval of the map by City Council.
14. Prior to approval of the Final Parcel Map, pursuant to the Subdivision Improvement Agreement for Public Improvements, the developer shall provide security in an amount specified in writing by the qualified Registered Civil Engineer or a Licensed Land Surveyor of record. The developer shall enter into an agreement providing for the necessary right-of-way, design and construction of missing public improvements, which shall be constructed in coordination with adjacent existing improvements prior to occupancy of the development and subject to review and approval by the City Engineer.

15. Prior to the exoneration of any security, the developer shall submit one (1) duplicate mylar of the Final Parcel Map and all as built public improvement plans, in a manner acceptable to the City Engineer.
16. Provide underground utility services including sanitary sewerage system, water, gas (optional), electric power, telephone, and cable TV in accordance with the Utility Standards. Easements shall be provided as required.
17. The developer shall be responsible for the relocation of existing utilities to underground.
18. Water and sewer plans shall be designed and constructed to meet the requirements of the Los Angeles County Sanitation District (Sanitation District), California Water Service Company (Cal Water), and the County of Los Angeles Fire Department (Fire Department). Letters of compliance from the Sanitation District, Cal Water, and the Fire Department are required prior to final map approval or issuance of permits, whichever occurs first. Such letters must have been issued by the water district within 90 days prior to final map approval.
19. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map will be subject to any requirements that may be received from them.
20. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
21. Covenants, Conditions, and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, particularly relating to any conditions affecting the on-going use of the property, and shall be enforceable by City, and recorded prior to development of any parcels. An initial deposit of \$5,000 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
22. Copies of the signed Planning Commission Resolutions of Approval; Conditions of Approval; and all environmental conditions shall be included and printed as general notes on the front pages of the approved set of building plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
23. Approval of tentative tract map or tentative parcel map shall expire 24 months from the date of this resolution, unless extension of time (12 months) is granted by the Planning Commission or unless a complete final map is filed with the City

Engineer within 2-years from the date of adoption of this resolution pursuant to California Government Codes Sec. 65864 through Sec. 65869.5 or Sec. 66452.6.

24. Conditional Use Permit approval shall expire if building permits are not issued or approved use has not commenced within 2-years from the date of approval.
25. The site shall be developed and maintained in accordance with the approved plans which include tract map, site plans, architectural elevations, exterior materials and colors, landscaping and grading on file in the Community Development Department, the conditions contained herein, and the Zoning Code.
26. Applicant shall submit a site plan showing detailed plans for a picnic/playground area. Detailed plans for the area shall include tables and seating, shade structures, trash receptacles, playground equipment, barbecues, lighting and landscaping for review and approval of the Community Development Director.
27. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination.
28. The developer shall submit a construction access plan and work schedule for the development of the project for Community Development Director and City Engineer approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
29. Prior to issuance of building permits the applicant shall demonstrate that the project is designed and will be built to meet the California 2010 Green Building Standards Code (CALGREEN) requirements for the appropriate building size category and use type.
30. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Director.
31. 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 City Manager or designee, shall be referred to the Planning Commission for review and approval.
32. Applicant shall exercise best management practices to minimize any noise impacts on adjacent properties during construction. In the event of any complaints concerning the construction operations, the operator shall work with staff to develop a mitigation and improvement plan. If a mitigation plan cannot remedy such impacts, then the approval may be amended by the Planning Commission.
33. 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.
34. 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.

35. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency with each other and for consistency with the requirements and standards of the City of Bell; prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.).
36. 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.
37. No motor vehicles, commercial or otherwise, shall be parked on the property except in the proposed marked parking spaces, including any vehicles owned by property owners and their guests.
38. 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. The building will be improved with stucco and/or paint with matching colors on all elevations. The applicant shall utilize decorative construction materials including but not limited to cultured stone wainscoting, banding, decorative stucco banding, metal and canvas awnings and lighting as well as other design elements as designated and approved by the Community Development Director. All approvals must be obtained prior to installation.
39. Where there are existing perimeter walls, the applicant shall raise the existing walls to a 6' height and shall stucco the walls, subject to the approval by the Community Development Director.
40. That the Applicant guarantees that there will be no deviation from the approved number of parking spaces within an approved two car garage, including guest parking, compact parking, trash loading spaces, and any other ancillary forms of parking provided.
41. That the applicant shall provide a total of 3 guest vehicle parking spaces measuring a minimum of 9' by 20' and one two car garage measuring 20 feet by 20 feet equaling a 400 square foot minimum per dwelling unit.
42. That the applicant agrees to maintain proper lighting on the property that promotes a secure and safe environment. A lighting plan, including a photometric diagram, shall be submitted with the building and site plans prior to issuance of a building permit. The lighting plan shall demonstrate that all on-site lighting will be shielded and that direct light will be confined within site boundaries. Parking area and security lighting shall be clearly identified and be full cut-off fixtures preventing light above the horizontal plane of the fixture. Direct light spill-off shall not be permitted onto public rights of way or adjacent properties or be allowed to create a

public nuisance. All such light fixtures shall be noted on project plans. The Plan shall be reviewed and approved by the Community Development Director and Police Department prior to the issuance of building permits.

43. Stamped and stained concrete shall be installed within the front setback of each entry driveway and in front on garage areas. The color and design shall be approved by the Community Development Department.
44. All driveway and parking areas shall not incorporate center swales. All drainage in parking lot areas shall be underground and shall not incorporate open gutters or center swales.
45. That the Applicant agrees that all 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.
46. That there shall be no public telephones located on the property.
47. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
48. That the applicant agrees to install a minimum of 3,519 square feet of landscaping at the front of the building and throughout the site including common areas. The front and rear setback areas will include a minimum of 36" box trees, mounded sod, foundation planting and shrubs. A detailed landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted for Community Development Director for review and approval prior to the issuance of building permits. A minimum of 20% of trees planted within the project shall be specimen size trees - 24-inch box or larger. Within guest parking spaces, trees shall be planted at a rate of one large 24" box tree for every parking stall. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping and meet all applicable City standards.
49. All landscaping on the site shall include automatic irrigation systems at the direction of the Planning Department. The applicant shall submit a landscaping plan to be approved separately. No mature trees shall be removed without the permission of the Director of Community Development. The landscaping shall be maintained in a healthy and good condition, and any diseased or dead landscaping shall be replanted with the same plant materials and in mature condition. All common area landscaping shall be maintained at the cost of the home owner's association created by the adopted and approved conditions, covenants, and restrictions.
- 49a. Landscape median adequate in width to permit tree planting shall be constructed down the center of the parking area. The curbs and berms shall be an adequate barrier to prevent cars from crossing. The final landscape plan shall be subject to the director's approval.

50. A central trash, garbage and refuse storage area shall be provided for the project as follows:
 - a. That the applicant agrees that as part of the development of the site, the trash enclosure shall include automatic locking solid metal doors and a decorative cover subject to the approval of the Community Development Department.
 - b. Trash containers shall be provided having the equivalent capacity of not less than forty-five (45) gallons per dwelling unit; and
 - c. All garbage, trash and refuse receptacles shall be regularly cleaned and maintained in a sanitary condition. Tight-fitting lids shall be provided for each container; and
 - d. All trash storage areas shall be located for convenient vehicular access, pickup and disposal; and
 - e. The trash collection area shall not be located in a required front or side yard area, nor shall such trash area obstruct, or eliminate, required parking spaces, turning radii or driveway.
51. Not less than two hundred (200) cubic feet of enclosed accessory storage space shall be provided within the garage for each dwelling unit. All storage, including any equipment, supplies and storage racks will be located within the buildings and no outside storage will be allowed.
52. All parkways, open areas, and landscaping shall be permanently maintained by the Home Owner's Association through the adoption of the Covenants Conditions and Restrictions, and as acceptable to the City
53. That any project 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.
54. The installation of exterior security doors, gates and window coverings, including but not limited to bars, grills, gates and overhead roll down doors, or any exterior mounted covering of any type, shall be prohibited.
55. All parking, common, and open areas shall be lighted to maintain a minimum of 1-foot candle power. These areas should be lighted from sunset to sunrise and be on photo sensor cell and utilize energy saving LED type lights.
56. All buildings shall have minimal security lighting to eliminate dark areas around the buildings, with direct lighting to be provided by all entryways. Lighting shall be consistent around the entire development.
57. Lighting in exterior areas shall be in vandal-resistant fixtures.
58. All loading and unloading shall be conducted within the interior of the subject property. Loading and unloading is prohibited on City of Bell public streets.
59. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the

Planning Division. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Community Development Director. Any roof-mounted mechanical equipment and/or ductwork that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building.

60. All building drainage shall be interior with no exterior downspouts or gutters. All building details shall be included in building plans.
61. Applicant shall observe all City noise standards at all times.
62. Construction related truck trips shall not occur between the hours of 7:00 AM – 9:00 AM and 4:00 PM– 6:00 PM.
63. All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch Mylar and signed by the registered civil engineer or other registered professional as required. Prior to the issuance of a grading permit, the applicant shall prepare a Low Impact Development (LID) and Green Street specifically identifying the Best Management Practices (BMP's) that will be used on site to control predictable pollutant runoff. The plan shall identify the types of structural and non-structural measures to be used. The plan shall comply with the City of Bell Watershed Management Program accompanying LID Ordinance and Green Street Policies. The MS4 Permit (Order No. R-2012-0175) was adopted by the California Regional Water Quality Control Board, Los Angeles Region on November 8, 2012 and became effective on December 28, 2012. Particular attention should be addressed to the appendix section "Best Management Practices for Post Development." The LID shall clearly show the locations of structural BMP's, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Agreement). The plan shall be prepared to the general form and shall be submitted to the City Engineer for review and approval.
64. Prior to the issuance of a certificate of occupancy, the developer shall demonstrate that all structural Best Management Practices (BMP) and Green Street described in the project's LID have been constructed and installed. In addition, the developer is prepared to implement all non-structural BMP's described in the LID. Two (2) copies of the LID shall be available on-site. Prior to the issuance of a certificate of occupancy, all equipment shall be in place and in good working order as indicated in the SUSMP.
65. During construction, tire scrubs or other track out system approved by the City Engineer will be utilized at every entry/exit point to the subject property.
66. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. Prior to issuance of grading permit by the City of Bell, the final grading (precise grading) plan shall be in substantial conformance with the approved grading plan showing building

footprints, new and revised pads and elevations of finished grades, drainage routes, retaining walls, erosion and sediment control, Best Management Practices (BMPs) conforming to the approved Watershed Management Program accompanying LID and Green Street Policies

67. A preliminary soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work.
68. Prior to issuance of any Grading Permit, the City Engineer and the Chief Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site
69. The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Division prior to the issuance of building permits.
70. A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer.
71. Prior to the issuance of any grading or building permits, the Project Applicant shall prepare a Traffic Management Plan (TMP) to address traffic and safety concerns resulting from any lane closure(s) necessary to implement the Conditions of Approval. At a minimum, the TMP shall include measures to accomplish the following:
 - i. Clearly denote lane closures, detours, and turning restrictions, with appropriate signs and other traffic control devices to alert travelers;
 - ii. Ensure vehicular and emergency access to the project area is maintained during construction;
 - iii. Maintain pedestrian circulation; and
 - iv. Construction equipment traffic shall be controlled by flaggers, as appropriate.
72. The TMP (Traffic Monitoring Plan) shall be reviewed and approved by the City Engineer for compliance with the California Manual on Uniform Traffic Control Devices. The TMP shall be implemented by a qualified contractor holding a valid C31 license.
73. 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.
74. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters and transformers are prohibited

in the front yard setback. ALL Electrical panels, transformers and meters shall be screened with landscaping as approved by the City.

75. The location of all utility and backflow devices shall be approved by the City prior to installation. Backflow devices shall be painted and screened with landscaping as approved by the City. Backflow devices shall be located greatest distance possible from the property line.
76. Except as set forth in the conditions, development shall take place as shown on the approved site plans and elevations. Any deviation must be approved by the Director of Community Development before any construction occurs.
77. If the site warrants an easement, that the applicant shall coordinate with the adjacent property owner to provide a reciprocal access for utility and/or fire department access and shall complete the recording of the access within 180 days from the date of approval of entitlements.
78. Applicant shall coordinate with the all utility companies to verify access and all points of connection and entry to the sites for the multiple parcels.
79. Applicant shall coordinate with the adjacent property owner to determine the security gate access installations and common perimeter walls, as well as any ingress and egress on and off the sites.
80. Applicant shall ensure that all materials for the construction of the site, including all perimeter block walls, will match the adjacent parcel in quality and aesthetics, including but not limited to the following descriptions: exterior wainscoting shall be natural stone by manufacturer Eastwest Stone© or of equal or superior quality. Exterior Paint shall be of Glidden©, Dunn Edwards©, Olympic©, or of similar or superior quality brand. Roofing Material will be Spanish tile Eagle Roofing© or of similar or superior quality brand. Decorative trim material will be provided around all eaves of homes and around windows/sills. All decorative trim material will be covered with stucco finish and painted. All materials are subject to approval of the Community Development Director.
81. No exterior structural alteration or building color change, other than the colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.
82. Applicant shall contact the Los Angeles County Fire Department for compliance with Fire regulations. Prior to issuance of building permits, proof of plan check including fire sprinkler plan approval is required.
83. Applicant shall agree 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 of all shrubbery,

plantings, and other landscaping in a healthy condition and replacement of diseased or dead plant material with new material at an age similar to the material being replaced; (iii) maintenance of all irrigation systems in properly operating condition; and (iv) 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.

84. 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.

85. 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 Permit.

6. **DECISION:** Based on the findings in section D, and subject to the conditions of Section E, the City Council hereby approves the Conditional Use Permit 2015-02 and Tentative Tract Map 73802.

7. **CITY CLERK:** That the City of Bell Clerk shall certify the adoption of this Resolution and shall forward a copy of this Resolution to Douglas Westhoff, of Westhoff Walker Avenue, LLC.

PASSED, APPROVED and ADOPTED this 23rd day of March, 2016.

By: 
Alicia Romero, Chair

APPROVED AS TO FORM

By: 
David Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

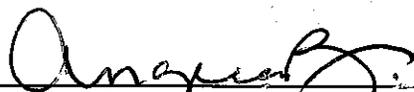
I, Angela Bustamante, Interim City Clerk of the City of Bell, hereby attest to and certify that the foregoing Resolution No. 2016-04-PC is the original resolution adopted by the Bell Planning Commission at its regular meeting held on the 23rd day of March, 2016 by the following vote:

AYES: Councilmembers Quintana, Saleh, Valencia, Vice Mayor Gallardo Mayor Romero

NOES: None

ABSENT: None

ABSTAIN: None



Angela Bustamante, Interim City Clerk