

**RESOLUTION NO. 2012-64-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING ARCHITECTURAL REVIEW BOARD NO. 2012-03 FOR THE KARMOS PLAZA DEVELOPMENT PROJECT. THE ARCHITECTURAL REVIEW BOARD PROVIDES THE STANDARDS FOR CONSTRUCTION AND OPERATION OF A 3,393 SQUARE FOOT COMMERCIAL RETAIL BUILDING WITH 21 VEHICULAR PARKING SPACES, 1 LOADING SPACE AND 924 SQUARE FEET OF LANDSCAPING; TO BE CONSTRUCTED ON ONE 12,500 SQUARE FOOT PARCEL,; GENERALLY LOCATED BETWEEN PROSPECT AND VINEVALE AVENUES; 4714 GAGE AVENUE, CITY OF BELL, CA 90201 (APN: 6326-007-012)**

**WHEREAS**, an application for Architectural Review Board No. 2012-03, for the Karmos Plaza Development, including construction and operation of a 6 unit, 3,393 square foot retail building, including the review of building elevations and other site improvements. The project site is located within the southwestern portion of the City of Bell at 4714 Gage Avenue in the City of Bell, more generally located on the south side of Gage Avenue between Prospect Avenue to the west and Vinevale Avenue to the east; and

**WHEREAS**, the activity anticipated by the proposed Architectural Review Board permit is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

**WHEREAS**, after completion of an Initial Study, the Community Development Director determined that the Project required preparation of a Mitigated Negative Declaration, attached as Exhibit 2 and Mitigation Monitoring and Reporting Program, attached as Exhibit 3, for the proposed project in compliance with the provisions of CEQA; and

**WHEREAS**, based on information contained in the final Initial Study/Mitigated Negative Declaration, the impacts of the Karmos Plaza Development Project have been reduced to a less than significant level; and

**WHEREAS**, the City of Bell on October 5, 2012, published a legal notice in compliance with State law concerning Architectural Review Board No. 2012-03, in a local newspaper of general circulation. In addition, a public hearing notice was mailed to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for Architectural Review Board No. 2012-03 in accordance with state law; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on October 17, 2012 at which public testimony was received concerning the Architectural Review Board No. 2012-03, at which time the Planning Commission considered the environmental impacts as analyzed in the final Initial Study/Mitigated Negative Declaration for the proposed project; and

**WHEREAS**, no new environmental impacts or issues were raised during the public hearing.

**NOW, THEREFORE, the Planning Commission of the City of Bell does hereby resolve, determine and order as follows:**

Section 1 - The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses provided, the proposed Mitigation Monitoring and Reporting Program and other substantial evidence (within the meaning of Public Resources Code § 21080(e) and § 21082.2) within the record and/or provided at the public hearing, hereby finds and determines as follows:

- a) Review Period: That the City has provided the public review period for the Mitigated Negative Declaration for the duration required under CEQA Guidelines Sections 15073 and 15105; and
- b) Compliance with Law: That the Mitigated Negative Declaration and Mitigation Monitoring Program were prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.) and the local CEQA Guidelines; and
- c) Independent Judgment: That the Initial Study/Mitigated Negative Declaration for the Karmos Plaza Development Project represents the independent judgment of the City of Bell; and
- d) Mitigation Monitoring and Reporting Program: That the Mitigation Monitoring and Reporting Program is designed to ensure compliance during project implementation in that changes to the project and/or mitigation measures have been incorporated into the project and are fully enforceable through permit conditions, agreements or other measures; and
- e) No Significant Effect: That revisions made to the project plans agreed to by the applicant and mitigation measures imposed as conditions of approval on the project, avoid or mitigate any potential significant effects on the environment identified in the Initial Study to a point below the threshold of significance. Furthermore, after taking into consideration the revisions to the project and the mitigation measures imposed, the Planning Commission finds that there is no substantial evidence, in light of the whole record, from which it could be fairly argued that the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Therefore, the Planning Commission determines that the project will not have a significant effect on the environment.

Section 2 - Pursuant to the Bell Municipal Code and in light of the record before it including the staff report dated October 17, 2012, and all evidence and testimony heard at the public hearing for this item, the City Council make the following findings pertaining to Architectural Review Board No. 2012-03:

Finding 1: The Site for the proposed use is adequate in size, shape and topography to accommodate the proposed use.

Evidence: The site is flat and has been developed previously as a single family dwelling site with detached garage. The site is surrounded by other commercial retail and office uses and the development of a commercial retail building as proposed is compatible with the surrounding land uses. The site is currently comprised of one parcel with 12,500 square feet, which is above the 5,000 square foot minimum parcel size required in the C-3R Zone. The parcel size and shape are adequate to construct the proposed commercial retail building and accommodate all associated parking, landscaping and circulation needs for the proposed project.

Finding 2: The 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.

Evidence: The site is served by an existing driveway on Gage Avenue. The Driveway will be relocated to the western side of the property for access into the proposed parking lot. This proposed driveway is adequate to provide movement of vehicles, trucks and pedestrians on and off local streets serving the project. The proposed project has been designed to meet all City standards applicable to commercial uses which include satisfactory pedestrian, vehicular, and truck circulation, emergency vehicle access and on-site and off-site public improvements. Further, all streets, utilities, and drainage facilities have been designed and are required to be constructed in conformance with applicable standards of the City of Bell.

Finding 3: All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architectural compatible with existing and prospective uses of land located in the immediate vicinity of the site.

Evidence: The site is located in a commercial corridor of the City and is surrounded on three sides by other commercial uses. The architectural plans for the proposed structure were reviewed by an Architectural Review Board assembled for this particular project, which included city staff, who reviewed the elevation and recommended changes and enhancements that are reflected in the proposed elevations. The proposed building is a typical type V framing structure that has been enhanced through the introduction of various materials, colors and textures to created a harmonious and modern appearance that is architecturally compatible with existing and prospective used of land located in the immediate vicinity of the site.

Finding 4: The location of the proposed use on the site will be compatible with existing and prospective uses of land in the immediate vicinity of the site.

Evidence: The site is located in a commercial area of the City and is surrounded on three sides by other retail, office, and commercial uses. The adjacent land uses include commercial to the north, commercial to the east, residential uses to the south and commercial to the west. Access to the site is achieved through proposed relocated driveway entrance on Gage Avenue. The entrance design and traffic circulation to and from the project have been reviewed to the satisfaction of the City Engineering Division. The proposed commercial use and project design, with applied conditions of approval, will ensure that the proposed development of the use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site.

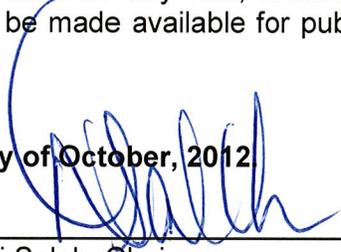
Finding 5: That the conduct of the proposed use will be in compliance with the applicable provisions of any specific plan applicable to such site, and with the City's General Plan. (ord. 1129 (part), 1997: prior code § 9266)

Evidence: The Current General Plan Land Use Designation for the project site is "Commercial", which is consistent with its zoning designation of "C-3R" (Commercial) Zone. Development standards for parcels in the "C-3R" Zone allow commercial uses as proposed. The project meets the development standards of the "C-3R" Zone, relative to setbacks, parking, loading, and landscaping. The project site is not in a specific plan.

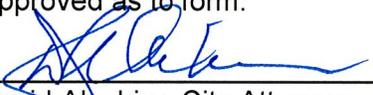
Section 3: Based upon the findings outlined in Section 2 above, the Planning Commission of the City of Bell hereby takes the following actions:

- a) Approve Permits: Approve Architectural Review Board No. 2012-03 for the construction and operation of a 6 unit 3,393 square foot retail building, including the review of building elevations and other site improvements.; to be constructed on one 12,500 square foot parcel, subject to the Conditions of Approval attached and incorporated herein by reference as Exhibit 1 ; and
- b) Filing Notice: Authorizes the filing of a Notice of Determination; and
- c) Location of Document: The development plans and documents incorporated therein and forming the record of decision therefore, shall be filed with the City of Bell Community Development Department at the Bell City Hall, located at 6330 Pine Avenue, Bell, California, 90201, and shall be made available for public review upon request.

**PASSED, APPROVED AND ADOPTED this 17th day of October, 2012**

  
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Ali Saleh, Chairman

Approved as to form:

  
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David Aleshire, City Attorney

(Attestation by City Clerk on Separate Page)

**CITY OF BELL  
COMMUNITY DEVELOPMENT DEPARTMENT  
CONDITIONS OF APPROVAL**

PROJECT #: ARB 2012-03  
SUBJECT: Karmos Plaza Development  
APPLICANT: Angelo Karmos  
LOCATION: 4714 Gage Avenue, Bell CA 90201 • APN: 6326-007-012

**A. ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT. APPLICANT SHALL CONTACT THE PLANNING DIVISION, (323) 588-6211, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:** General Requirements Completion Date

1.  If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval. \_ / \_ / \_
  
2.  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. All applicable development fees are due prior to the issuance of building permits.
  
3.  Indemnification. The applicant shall indemnify the City and its elected boards, commissions, officers, agents and employees and will hold and save them and each of them harmless from any and all actions, suites, claims, liabilities, losses, damages, penalties, obligations and expenses (including but not limited to attorneys' fees and costs) against the City and/or Agent for any such Claims or Litigation and shall be responsible for any judgment arising therefrom. The City shall provide the applicant with notice of the pendency of such action and shall request that the applicant defend such action. The applicant may utilize the City Attorney's office or use legal counsel of its choosing, but shall reimburse the City for any necessary legal cost incurred by City. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant. The applicant's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the parties must mutually agree as to whether any appeal will be taken or defended. The applicant shall

have the right, within the first 30 days of the service of the complaint, in its sole and absolute discretion, to determine that it does not want to defend any litigation attacking the City's approvals in which case the City shall allow the applicant to settle the litigation on whatever terms the applicant determines, in its sole and absolute discretion, but applicant shall confer with City before acting and cannot bind City. In that event, the applicant shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the Parties shall confer in good faith as to how to proceed. Notwithstanding the applicant's indemnity for claims and litigation, the City retains the right to settle any litigation brought against it in its sole and absolute discretion and the applicant shall remain liable.

- 4.  All planning conditions of approval shall be blue printed as general notes on the front page of the approved set of building plans. \_\_\_/\_\_\_/\_\_\_
  
- 5.  Except as set forth in conditions, development shall take place as shown on the approved set of plans and elevations. Any deviations must be approved by the Community Development Director before construction. \_\_\_/\_\_\_/\_\_\_
  
- 6.  Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any deviations must be approved by the Community Development Director before construction.
  
- 7.  Copies of the signed Planning Commission Resolutions of Approval of Conditions of Approval; and all environmental mitigations shall be included on the 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 \_\_\_/\_\_\_/\_\_\_
  
- 8.  The applicant shall be required to pay any applicable Fish and Game fees as shown below. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to the Planning Commission hearing:
  - a)  Notice of Exemption - \$50 \_\_\_\_\_
  - b)  Notice of Determination - \$50 \_\_\_\_\_
  - c)  Mitigated Negative Declaration - \$ 2,151.50 \_\_\_\_\_
  - d)  Environmental Impact Report - \$2,969.00 \_\_\_\_\_\_\_\_/\_\_\_/\_\_\_

9.  Prior to issuance of building permits, the following note shall be shown of the final site plan:

Vehicular and truck traffic shall not be blocked or restricted except as noted on the approved site plan or as approved by the Community Development Director and County of Los Angeles Fire Department.

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**B. Time Limits**

1.  Conditional Use Permit, Architectural Review Board approval shall expire if building permits are not issued or approved use has not commenced within 1 year from the date of approval.

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**C. Site Development**

1.  The site shall be developed and maintained in accordance with the approved plans which include, 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. No exterior structural alteration or building color change, other than those colors or building treatments originally approved by this application, shall be permitted without the prior approval of the Director of Community Development.

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2.  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.

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3.  Occupancy of the facilities shall not commence until such time as all Uniform Building Code and State Fire regulations have been complied with. Prior to occupancy, plans shall be submitted to the County of Los Angeles County Fire Department and the Building and Safety Division to show compliance. The buildings shall be inspected for compliance prior to occupancy.

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4.  Revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Community Development Director for review and approval prior to the issuance of building permits.

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5.  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.).

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6.  Approval of this request shall not waive compliance with all sections of the Bell Municipal Code, all other applicable City Ordinances, and Development Codes in effect at the time of building permit issuance.

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- 7.  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 lot 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. \_ / \_ / \_
- 8.  Trash receptacle(s) are required and shall meet City standards. The trash enclosure shall include a decorative cover and automatic locking solid metal doors. The final design, locations, and the number of trash receptacles shall be subject to Community Development Director review and approval prior to the issuance of building permits. \_ / \_ / \_
- 9.  All ground-mounted utility appurtenances such as transformers, AC condensers, back flow prevention devices, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Community Development Director. The location of all electrical panels and meters shall be approved by the City prior to installation. Electrical panels and meters are prohibited in the front yard setback. Electrical panels and meters shall be screened with landscaping as approved by the City. \_ / \_ / \_
- 10.  Stamped and stained concrete shall be installed within the front setback of each entry driveway. The color and design shall be approved by the Community Development Department. \_ / \_ / \_
- 11.  All parkways, open areas, and landscaping shall be permanently maintained by the property owner, or other means acceptable to the City. \_ / \_ / \_
- 12.  All driveway and parking areas shall not incorporate center swales. All drainage in common and private use areas shall be underground and shall not incorporate open gutters or center swales. \_ / \_ / \_
- 13.  Walls and fencing shall be developed consistent with the approved site plan and any applicable conditions of approval. \_ / \_ / \_
- 14.  Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side yard setback areas, rear yard areas and over driveways and in parking and circulation areas. \_ / \_ / \_
- 15.  Graffiti shall be removed within 72 hours at the sole cost and expense of the property owner. \_ / \_ / \_
- 16.  The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours. \_ / \_ / \_

**D. Building Design**

- 1.  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.

- 2.  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.
- 3.  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. All building drainage shall be interior with no exterior downspouts or gutters. All building Details shall be included in building plans.

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**E. Parking and Vehicular Access (indicate details on building plans)**

- 1.  Handicap accessible stalls shall be provided as called for in the Bell Municipal Code.
- 2.  Prior to Issuance of Building Permits, the applicant shall demonstrate compliance with the parking requirements for the project at the following ratios:
  - a. *Office - 1 space per 200 square feet*
  - b. *Commercial - 1 space per 200 square feet*
  - c. *Restaurant- 1 space per 100 square feet*

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**F. Landscaping**

- 1.  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.
- 2.  A minimum of 20% of trees planted within industrial projects shall be specimen size trees - 24-inch box or larger.
- 3.  Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every two parking stalls.

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- 4.  The final design of the parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Community Development Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Cities of Bell \_\_\_/\_\_\_/\_\_\_
- 5.  Landscaping and irrigation systems required to be installed within the public right-of-way on the perimeter of this project area shall be continuously maintained by the developer. \_\_\_/\_\_\_/\_\_\_
- 6.  Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping and meet all applicable standards for the Cities of Bell. \_\_\_/\_\_\_/\_\_\_

**G. Signs**

- 1.  The signs indicated on the submitted plans are conceptual only and not a part of this approval. Any signs proposed for this development shall comply with the Sign Ordinance and shall require separate application and approval by the Community Development Director prior to installation of any signs. \_\_\_/\_\_\_/\_\_\_

**H. Environmental**

- 1.  Mitigation measures are required for the project. The applicant is responsible for the cost of implementing said measures, including monitoring and reporting.. Applicant shall be required to post cash, letter of credit, or other forms of guarantee acceptable to the Community Development Director, prior to the issuance of building permits, guaranteeing satisfactory performance and completion of all mitigation measures. These funds may be used by the City to retain consultants and/or pay for City staff time to monitor and report on the mitigation measures. Failure to complete all actions required by the approved environmental documents shall be considered grounds for forfeit. \_\_\_/\_\_\_/\_\_\_
- 2.  In those instances requiring long term monitoring (i.e.) beyond final certificate of occupancy), the applicant shall provide a written monitoring and reporting program to the Community Development Director prior to issuance of building permits. Said program shall identify the reporter as an individual qualified to know whether the particular mitigation measure has been implemented. \_\_\_/\_\_\_/\_\_\_
- 3.  The following measures shall be implemented during construction to substantially reduce NOX related emissions. They shall be included in the Grading Plan, Building Plans, and contract specifications. Contract specification language shall be reviewed by the City prior to issuance of a grading permit. \_\_\_/\_\_\_/\_\_\_
  - a. *Off-road diesel equipment operators shall be required to shut down their engines rather than idle for more than five minutes, and shall ensure that all off-road equipment is compliant with the CARB in-use off-road diesel vehicle regulation and SCAQMD Rule 2449.*
  - b. *Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the lead agency determines that 2010 model year or newer diesel trucks cannot be obtained the lead agency shall use trucks that meet EPA 2007 model year NOX emissions*

*requirements*

- c. *The following note shall be included on all grading plans: During project construction, all internal combustion engines/construction, equipment operating on the project site shall meet EPA-Certified Tier 3 emissions standards, or higher according to the following:*
- 1) *January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 hp shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.*
  - 2) *Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.*
  - 3) *A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.*
- d. *The contractor and applicant, if the applicant's equipment is used, shall maintain construction equipment engines by keeping them tuned and regularly serviced to minimize exhaust emissions.*
- e. *Use low sulfur fuel for stationary construction equipment. This is required by SCAQMD Rules 431.1 and 431.2.*
- f. *Utilize existing power sources (i.e., power poles) when available. This measure would minimize the use of higher polluting gas or diesel generators.*
- g. *Configure construction parking to minimize traffic interference.*
- h. *Minimize obstruction of through-traffic lanes and provide temporary traffic controls such as a flag person during all phases of construction when needed to maintain smooth traffic flow. Construction shall be planned so that lane closures on existing streets are kept to a minimum.*
- i. *Schedule construction operations, affecting traffic, for off-peak hours to the greatest extent possible.*
- j. *Develop a traffic plan to minimize traffic flow interference from construction activities (the plan may include advance public notice of routing, use of public transportation and satellite parking areas with a shuttle service.)*
- k. *Construction-related equipment, including heavy-duty equipment, motor vehicles,*

and portable equipment, shall be turned off when not in use for more than five minutes.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

NOTE: ANY REVISIONS MAY VOID THESE REQUIREMENTS AND NECESSITATE ADDITIONAL REVIEW(S)

**I. General Requirements**

1.  Submit three complete sets of plans including the following:
  - a. *Site/Plot Plan;*
  - b. *Foundation Plan;*
  - c. *Floor Plan;*
  - d. *Ceiling and Roof Framing Plan;*
  - e. *Electrical Plans including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;*
  - f. *Plumbing and Sewer Plans, including isometrics, underground diagrams, water and waste diagram, sewer system location, fixture units, and heating and air conditioning; and*
  - g. *Planning Division Project Number (i.e., CUP#, ARB #) clearly identified on the outside of all plans.*
2.  Submit two sets of structural calculations, energy conservation calculations, and a soils report. Architect's/Engineer's stamp and "wet" signature are required prior to plan check submittal.
3.  Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
4.  Separate permits are required for fencing and/or walls.
5.  Business shall not open for operation prior to posting the Certificate of Occupancy issued by the Building and Safety Division.

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**J. Site Development**

1.  Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number. The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application.
2.  Prior to issuance of building permits for a new commercial or industrial development project or major addition, the applicant shall pay development fees at the established rate. Applicant shall provide a copy of the school fees receipt to the Building and Safety Division prior to permits issuance.

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- 3.  Construction activity shall not occur between the hours of 8:00 p.m. and 6:00 a.m. Monday through Saturday, with no construction on Sunday or holidays. \_\_\_/\_\_\_/\_\_\_
- 4.  Construction related truck trips shall not occur between the hours of 7:00 – 9:00 AM and 4:00 – 6:00 PM. \_\_\_/\_\_\_/\_\_\_

**K. New Structures**

- 1.  Provide compliance with the 2010 California Building Code (CBC) for property line clearances considering use, area, and fire-resistiveness. \_\_\_/\_\_\_/\_\_\_
- 2.  Provide compliance with the 2010 California Building Code for required occupancy separations. \_\_\_/\_\_\_/\_\_\_
- 3.  Upon tenant improvement plan check submittal, additional requirements may be needed. \_\_\_/\_\_\_/\_\_\_

**L. Existing Structures**

- 1.  Existing sewage disposal facilities shall be removed, filled and/or capped to comply with the California Building and Plumbing Codes. \_\_\_/\_\_\_/\_\_\_
- 2.  Underground on-site utilities are to be located and shown on building plans submitted for building permit application. \_\_\_/\_\_\_/\_\_\_
- 3.  Upon tenant improvement plan check submittal, additional requirements may be required. \_\_\_/\_\_\_/\_\_\_
- 4.  Prior to the issuance of a grading or building permit, a Certified Environmental Professional shall confirm the presence or absence of ACMs and LBPs prior to structural demolition/renovation activities. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriately permitted facility. \_\_\_/\_\_\_/\_\_\_

**M. Grading**

- 1.  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 Standard Urban Stormwater Management Plan (SUSMP), and other pertinent information. \_\_\_/\_\_\_/\_\_\_
- 2.  A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. \_\_\_/\_\_\_/\_\_\_

3.  Prior to grading plan approval, the Project Applicant shall ensure that the project complies with Chapter 13.08, Stormwater and Urban Runoff Control, of the City of Bell Municipal Code. Water quality features intended to reduce construction-related erosion impacts shall be clearly denoted on the grading plans for implementation by the construction contractor.
4.  Prior to issuance of any grading permit, the Grading Plan shall incorporate all engineering identified by the City Engineer. \_/\_/\_
5.  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. Implementation of the following measures will reduce short-term fugitive dust impacts on nearby sensitive receptors and shall be noted on the grading plans: \_/\_/\_
  - a. *All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed migrating from the project site to prevent excessive amounts of dust;*
  - b. *Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;*
  - c. *Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;*
  - d. *All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;*
  - e. *Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;*
  - f. *Gravel bed trackout aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock-berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes;*
  - g. *On-site vehicle speed shall be limited to 15 miles per hour;*
  - h. *All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;*
  - i. *Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;*
  - j. *All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;*

- k. *Reroute construction trucks away from congested streets or sensitive receptor areas;*
- l. *Track-out devices shall be used at all construction site access points; and*
- m. *All delivery truck tires shall be watered down and/or scraped down prior to departing the job site.*

6.  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. \_\_\_/\_\_\_/\_\_\_

7.  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. \_\_\_/\_\_\_/\_\_\_

8.  The following note shall be places on the grading plan prior to issuance of grading permit: \_\_\_/\_\_\_/\_\_\_

In the event human remains are found during construction, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5.determined; within two working days of notification of the discovery. If the County Coroner determines that the remains are or believed to be Native American, the County Coroner shall notify the Native American Heritage Commission in Sacramento within 48 hours. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC must immediately notify those persons it believes to be the most likely descended from the deceased Native American. The descendents shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains

9.  The following note shall be places on the grading plan prior to issuance of grading permit: \_\_\_/\_\_\_/\_\_\_

The final grading plan for this parcel shall be substantially the same, specifically with regard to pad elevations, size, and configuration. If there is a significant deviation between the two plans the Community Development Director and the City Engineer will review the plans and determine if a finding of substantial conformance can be made prior to the issuance of a grading permit. The Community Development Director and the City Engineer may refer the matter to the Planning Commission for an opinion before making a decision.

10.  The following note shall be placed on the grading plan prior to issuance of grading permit: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

In the event that paleontological resources are unearthed during subsurface construction activities, a Los Angeles County-certified paleontologist shall be retained to evaluate the discovery prior to resuming grading in the immediate vicinity of the find. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the City of Bell and property owner, which ensure proper exploration and/or salvage. A technical report shall be prepared and include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Project Applicant shall prepare excavated material to the point of identification and shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis.

11.  Prior to issuance of a grading permit, the developer shall guarantee completion of grading by posting adequate security and entering into a grading agreement with the City. \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

APPLICANT SHALL CONTACT THE ENGINEERING DIVISION, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

**N. Traffic**

1.  All approved project driveways shall remain open to traffic during business hours and all other times when vehicles are expected to enter or exit the site. \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
2.  On-street parking or staging of vehicles will not be permitted to occur in conjunction with operation of the project facility. If actual parking or loading demand exceeds that provided, the project applicant shall either reconfigure the site to accommodate the demand or provide additional parking offsite within a reasonable walking distance. The design and construction of any site reconfiguration is subject to City review and approval. The arrangements for offsite parking, as well as any associated design and construction, are subject to City review and approval. \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
3.  Prior to issuance of a Certificate of Occupancy by the City of Bell, the project applicant shall construct/reconstruct improvements as necessary to provide sidewalk across the entire Gage Avenue frontage to the satisfaction of the City Engineer. Obstructions such as power poles shall be relocated as part of these improvements. \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**O. Street Improvements**

1.  Prior to issuance of Certificate of Occupancy, Improvement Plans and Construction shall be completed:
- a. *Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Division, in addition to any other permits required.* \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

- b. *Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards.* \_\_\_/\_\_\_/\_\_\_
- c. *All driveway approaches, ADA ramps, sidewalk, curb, gutter, signs, median, landscape and street lights shall conform to the applicable City of Bell standards, ordinances and policies.* \_\_\_/\_\_\_/\_\_\_
- 2.  Water improvement plans including distribution system and appurtenances shall be approved by the County of Los Angeles Fire Marshal, the Water District/Company, and the City Engineer. Sanitary sewer plans shall be approved by the Los Angeles Sanitary Sewer District and the City Engineer. \_\_\_/\_\_\_/\_\_\_

**P. Drainage and Flood Control**

- 1.  Prior to the issuance of a grading permit, the applicant shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) 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 Los Angeles County Stormwater Management Plan. Particular attention should be addressed to the appendix section "Best Management Practices for New Development." The SUSMP 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 content shown in the Los Angeles County SUSMP template and shall be submitted to the City Engineer for review and approval. \_\_\_/\_\_\_/\_\_\_
- 2.  Prior to the issuance of a certificate of occupancy, the developer shall demonstrate that all structural Best Management Practices (BMP) described in the project's Standard Urban Stormwater Management Plan (SUSMP) have been constructed and installed. In addition, the developer is prepared to implement all non-structural BMP's described in the project's SUSMP. Two (2) copies of the SUSMP 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. \_\_\_/\_\_\_/\_\_\_
- 3.  Upon completion of project construction, the project applicant shall submit a Notice of Termination (NOT) to the State Water Resources Quality Control Board (SWRCB) to indicate that construction is completed. \_\_\_/\_\_\_/\_\_\_

**Q. Utilities**

- 1.  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. \_\_\_/\_\_\_/\_\_\_
- 2.  The developer shall be responsible for the relocation of existing utilities as necessary. \_\_\_/\_\_\_/\_\_\_
- 3.  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, Golden State Water, and the Fire Department are required.

4.  Prior to the release of utilities or service connections, final building, electrical, plumbing, and/or mechanical approval, the owner or general contractor shall submit a list of all contractors and/or subcontractors performing work on this project or development to the Community Development Department. All Contractors shall obtain a business license to work and/or do business in the City of Bell.

\_\_\_/\_\_\_/\_\_\_

**R. General Requirements and Approvals**

1.  All improvement and grading plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required.
2.  Prior to issuance of Certificate of Occupancy, all existing and new utilities including overhead power lines adjacent to and on-site shall be placed underground.
3.  The applicant shall consult the Public Works Department regarding such required off-site improvements as streets lights, sidewalks, street trees, parkway improvements and curb and gutters. Plans shall illustrate all required public improvements.

\_\_\_/\_\_\_/\_\_\_

\_\_\_/\_\_\_/\_\_\_

APPLICANT SHALL CONTACT THE POLICE DEPARTMENT AND OBTAIN WRITTEN APPROVAL FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

**S. Security Lighting**

1.  All parking, common, and storage 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 cells.
2.  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.
3.  Lighting in exterior areas shall be in vandal-resistant fixtures.

\_\_\_/\_\_\_/\_\_\_

\_\_\_/\_\_\_/\_\_\_

\_\_\_/\_\_\_/\_\_\_

**T. Building Numbering**

1.  Numbers and the backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.

\_\_\_/\_\_\_/\_\_\_

**U. County of Los Angeles Fire Department**

1.  APPLICANT SHALL CONTACT THE LOS ANGELES COUNTY FIRE DEPARTMENT, FOR COMPLIANCE WITH FIRE REGULATIONS. PRIOR TO ISSUANCE OF BUILDING PERMIT PROOF OF PLAN CHECK INCLUDING FIRE SPRINKLER PLAN APPROVAL IS REQUIRED.

\_\_\_/\_\_\_/\_\_\_

**EXHIBIT 2  
Mitigated Negative Declaration**

**AND**

**EXHIBIT 3  
Mitigated Monitoring and Reporting Program**

**ARE UNDER SEPARATE COVER**

## CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Rebecca Valdez, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original Resolution No. 2012-64-PC adopted by the Bell City Council at its regular meeting held on the 17<sup>th</sup> day of October, 2012, by the following vote:

AYES: Councilmember Harber, Quintana, Valencia, Vice Mayor Alvarez  
and Mayor Saleh

NOES: None

ABSENT: None

ABSTAIN: None



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Rebecca Valdez, CMC, City Clerk