

RESOLUTION 2016-30-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL ADOPTING MITIGATED NEGATIVE DECLARATION, APPROVE CONDITIONAL USE PERMIT 2015-03, TENTATIVE PARCEL MAP NO. 74296, ZONING VARIANCE 2016-01, AND RECOMMENDATION TO THE CITY COUNCIL TO APPROVE ZONE CHANGE 2016-01, TO ALLOW A 65 UNIT AFFORDABLE HOUSING DEVELOPMENT KNOWN AS THE SALVATION ARMY BELL OASIS APARTMENTS LOCATED AT 5600 RICKENBACKER RD IN THE CITY OF BELL.

WHEREAS, The Applicant/Developer of the site filed a complete application requesting the approval of Conditional Use Permit 2015-03 described herein ("Application");

WHEREAS, the Application pertains to an approximate 22 AC property on Los Angeles County Assessor's parcel numbers 6332-002-036, more commonly known as 5600 Rickenbacker Rd, Bell, California ("Property") is located within the CM- Commercial Manufacturing zoning district; and

WHEREAS, the developer, Pursuant to the Subdivision Map Act, proposes to file and create a new 1.57 acre parcel for the project as a subdivision from the existing Parcel through the recordation of Tentative Parcel Map 74296; and

WHEREAS, the developer requests approval of a development plan to construct an affordable housing development consisting of 65 residential units, 64 of which will be constructed as studio units and one will be a 2 bedroom unit designated for the onsite manager of the facility. The proposed project consists of the construction of 44,908 sq. ft. within 3 buildings within the 1.57-acre project site; and

WHEREAS, the current General Plan identifies this site as Industrial, in which uses within this land use designation are characterized by manufacturing and processing, warehousing and distribution, wholesaling and retailing, and office uses; and

WHEREAS, the zoning of the parcel on which the project is being proposed is zoned Commercial Manufacturing (CM). The purpose of the CM Zone per Bell Municipal Code (BMC) section 17.36.010 is to provide for the development of heavy commercial-manufacturing areas to all properties classified in zone C-M; and

WHEREAS, the project as proposed is not an approved use by right in accordance with the zoning ordinance designation; and in order for the project to become a permitted use or to be consistent with the zoning ordinance, the Applicant is seeking a zone change of the project site to C3-R zone; and

WHEREAS, pursuant to section 17.28.020.55 residential uses shall be allowed in zone C-3R provided a conditional use permit, pursuant to the provisions of Chapter 17.96 are obtained; and

WHEREAS, the applicant filed for a Conditional Use Permit for the construction and operation of the proposed project will consist of two three-story residential buildings, referred to as Building A and Building B, and a one-story community building, referred to as Building C. The three structures will have a total floor area 44,908 square feet. Building A and B will contain the residential units and Building C will house administrative offices and community services such as social and medical services; and

WHEREAS, the required number of parking spaces for the residential units and guest parking and office spaces proposed are 177 spaces; and

WHEREAS, the applicant for the project is also seeking for a zone variance to reduce the amount of required parking due to a unique unusable flood channel area found on the site which prevents a full use of the site to create additional on-site parking; and

WHEREAS, staff has determined that the flood channel represents approximately 15 percent of the total project area and a variance could be supported to account for 27 parking spaces that would otherwise be included onsite in place of the flood channel; and

WHEREAS, upon further consideration staff has determined that a parking ratio of one space per unit is appropriate given the occupancy type and anticipated parking needs for the proposed project; and

WHEREAS, based on the required newly calculated amount of parking spaces for the project, the applicant is deficient 30 spaces;

WHEREAS the applicant has agreed to locate 30 spaces within 300 feet of the project site to accommodate residential, staff and guest parking for the project; and

WHEREAS, the Applicant has agreed to record a "Shared Parking Agreement" covenant for the offsite parking to ensure the spaces are available for residents, staff and guests; and

WHEREAS, an environmental assessment form was submitted by the Applicant pursuant to pertinent City requirements; the Initial Study/Mitigated Negative Declaration contained mitigation measures designed to reduce environmental impacts to a less than significant level; and,

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

WHEREAS, the Planning Commission held a duly noticed public hearing on April 27, 2016 and continued the hearing to the June 8, 2016 meeting; and

WHEREAS, on June 8, 2016 the Planning Commission conducted a duly noticed public hearing for the project and considered the environmental impacts as analyzed in the final Initial Study/Mitigated Negative Declaration; and

WHEREAS, on the date of the public hearing, there were no new environmental impacts or issues were raised concerning the project.

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

1. 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
2. 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
3. Independent Judgment: That the Initial Study/Mitigated Negative Declaration for the Salvation Army Bell Oasis Apartment Project represents the independent judgment of the City of Bell; and
4. Mitigation Monitoring Program: That the Mitigation Monitoring 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
5. 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 project may have a significant effect on the environment. Therefore, the Planning Commission determines that the project will not have a significant effect on the environment; and
6. Incorporation of 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.
7. Public Hearing: 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.

8. Findings:

Conditional Use Permit

- a) The site for the proposed use is adequate in size, shape and topography to accommodate the proposed use. The existing site will have a fully approved development that will accommodate the proposed use. The site is a 1.57 AC site that will accommodate the total building square footage 44,908 sq. ft.. The floor area ratio is .65 Floor Area Ratio and the lot coverage is 30%. The project as proposed meets the development standards for a Conditional Use Permit.
- 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 project has been conditioned to provide a pedestrian path of travel and lighting from the

project site to the Mansfield Way and 6th street public right of way. The applicant will be required to install a temporary path way consisting decomposed granite and lighting. The project will require the installation of permanent offsite improvements within seven and a half years of the issuance of the Certificate of Occupancy of the project to comply with the City's typical residential project development standards for offsite improvements and subject to the approval of the City Engineer and Community Development Director.

- c) All buildings and structures proposed to be constructed or utilized in conjunction with the use will be architecturally compatible with existing and prospective uses of land located in the immediate vicinity of the site. The proposed project directly to the west of the project site is a residential use that will be compatible to the proposed multifamily development project. The building is designed with multilevel roof lines, private patio areas, offset elevations and a multiple depth façade that provides character to the buildings. The heights of the proposed buildings are compatible to the height of the structures directly across the street of the project site.
- d) The location of the proposed use on the site will be compatible with existing and prospective uses of land located in the immediate vicinity of the site. The proposed project is located in the Cheli Industrial Area which has an array of Land Uses including industrial, commercial manufacturing and residential. The proposed use is a multifamily residential project, which is compatible with the uses already existing in the Cheli Industrial Area. The project is located at the southern section of the Cheli Industrial Area and this area is the least industrial part in the vicinity and therefore most suitable to accommodate a residential project.
- e) The conduct of the proposed use is in compliance with the applicable provisions of the General Plan of the City of Bell subject to the approval of the zone change and variance granted for the project site. The general plan envisioned this area to include an array of uses such as industrial, commercial manufacturing and residential uses. The proposed project will comply with this recommendation of the General Plan. Furthermore the project includes conditions of approval to ensure compatibility, compliance and architectural superiority for the development of the project. Among the many conditions of approval, the project as designed protects the public health, safety, and welfare.

Variance

- a) There are special circumstances applicable to the property involved or to the intended use of such property, such as size, shape, topography, location or surroundings, which do not generally apply to other properties located in the vicinity, in the same zone. This includes the LA County Flood Control Channel within the property that does not allow the full use of the property to accommodate the required parking. The flood channel is part of a storm drain system leading to the LA River basin that alleviates any flooding that may occur at the project site and the adjacent parcels north of the project site. The channel occupies roughly 15 percent of the site area and therefore a parking variance is justified.
- b) This variance will not constitute a special privilege, inconsistent with the limitations imposed upon other property in the vicinity and similarly zoned

properties due to the unique situation that the site has with the flood channel. The channel location will prohibit the developer from establishing additional parking spaces that would allow the facility to offer more parking onsite.

- c) The granting of the variance will not be materially detrimental to the public welfare or injurious to the adjacent property. The surrounding properties will not be affected by the granting of the variance in that the project proposes to house residents that do not require much parking due to their financial conditions and subsidized rental status, and physical impairments.
- d) That the granting of the variance will be consistent with the purpose and intent of the provisions of this title. The general location of the flood channel and the size that it occupies on the property (roughly 15%) is significant enough to create a unique geographical impact on the site from complying with the required parking standards and therefore will qualify for a variance determination. Staff can generally support a reduction in the overall parking requirements equal to the percent of the Flood Channel onsite which equates to 27 spaces.

Tentative Parcel Map No. 74296

- a) The proposed map is consistent with the General Plan, applicable specific plans, and the Zoning Code.

The proposed project is a multi-family, affordable housing development comprised of three buildings consisting of 44,908 square feet a 1.57 acre parcel. The subject property has a General Plan land use designation of Industrial and, subject to approval by the City Council, will be zoned C3-R, which authorizes residential uses subject to a conditional use permit. The affordable housing development is consistent with the General Plan land use designation and zoning for the property.

- b) The design or improvement of the proposed subdivision is consistent with the General Plan, applicable specific plans, and the Zoning Code.

The proposed project is a multi-family, affordable housing development comprised of three buildings consisting of 44,908 square feet a 1.57 acre parcel. The subject property has a General Plan land use designation of Industrial and, subject to approval by the City Council, will be zoned C3-R, which authorizes residential uses subject to a conditional use permit. As conditioned, the design and improvement of the proposed subdivision is consistent with all Zoning Code development standards established for the C3-R zone development standards. There are no specific plans applicable to the property.

- c. The site is physically suitable for the type of development proposed.

The site is a 1.57 acre parcel served by existing improved roadways and utilities. As conditioned, the proposed development does not require the construction or installation of additional public improvements to serve the project.

- d. The site is physically suitable for the proposed density or intensity of development.

The 1.57 acre parcel is suitable for the proposed multi-family, affordable housing development comprised of three buildings consisting of 44,908 square feet. Although there is a flood channel that runs through the subject property, it does not impact the development.

- e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

- f. The design of the subdivision or type of improvements will not pose a threat to the public health, safety, and welfare.

The design of the subdivision and improvements will not pose a threat to the public health, safety, and welfare. Adequate fire and police protection is available to serve the project. Uses permitted and conditionally permitted within the proposed project are required to meet all Federal, State and local health and safety codes and regulations.

- g. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The design of the development and type of improvements will not conflict any easements.

- h. Any discharge of waste from the proposed subdivision into an existing sewer system would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

The proposed subdivision is served by an existing City sewer system and is required to comply with all requirements of the California Regional Water Quality Control Board.

- i. The requirements of CEQA have been satisfied.

Pursuant to Section 15063 of CEQA Guidelines, the City prepared an Initial Study which found that although the project could have a significant effect there will not be a significant effect in this case because revisions have been made to the project and mitigation measures have been agreed to by the Applicant which would reduce potential significant impacts to a level of insignificance. Pursuant to Sections 15070 through 15073 of CEQA Guidelines, a Draft Mitigated Negative Declaration (MND) was prepared for the project.

Zone Change

- a) The classification of the specific property located on any given parcel can be petitioned to be changed through a zone change request and can be amended whenever the public interest and necessity so requires. The applicant has expressed the urgency to request for a zone change to permit the residential development to be a part of the larger Salvation Army project site. The new designation of the C-3R zone will allow for the multifamily residential development subject to the approval of a Conditional Use Permit.

SECTION 2: Based upon the findings outlined in Section 1 above, the Planning Commission of the City of Bell hereby takes the following actions:

- a. **Adopt Mitigated Negative Declaration:** Adopt the Mitigated Negative Declaration for the Development Project; and
- b. **Filing Notice:** Authorize the Director to file a Notice of Determination; and
- c. **Approvals:** Subject to the approval of the Zone Change by the City Council, the Planning Commission hereby approves i) Conditional Use Permit No. 2015-03, ii) Tentative Parcel Map 74296, iii) Zoning Variance 2016-01;
- d. **Recommendation:** The Planning Commission recommends that the City Council approve Zone Change 2016-01 subject to the attached conditions of approval as exhibit A.

SECTION 3: 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.

SECTION 4: The City of Bell Clerk shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant.

ADOPTED this 21st Day of June, 2016


Alicia Romero, Chair

ATTEST:


Dave Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

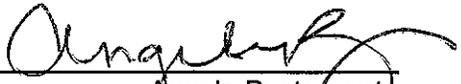
I, Angela Bustamante, Interim City Clerk of the City of Bell, hereby attest and certify that the foregoing Resolution No. 2016-30-PC was adopted by the Planning Commission of the City of Bell at a special meeting thereof held on the 21st day of June, 2016 by the following vote:

AYES: Councilmember Valencia, Vice Mayor Gallardo and Mayor Romero

NOES: Councilmember Quintana

ABSTAIN: None

ABSENT: Councilmember Saleh



Angela Bustamante
Interim City Clerk

EXHIBIT A
Conditions of Approval

EXHIBIT A

CITY OF BELL COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS OF APPROVAL

PROJECT #: Conditional Use Permit No. 2015-03, ZV 2016-01, ZC 2016-01, TPM 74296
SUBJECT: Salvation Army Bell Oasis Apartments Project
APPLICANT: Salvation Army

LOCATION: APN: 6332-002-036 at 5600 Rickenbacker Rd 2A/B Bell; 1.57 Acres property

APPLICANT SHALL CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, (323) 588-6211, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

The applicant shall submit the following plans and documents prior to approval of development plans.

1. Prior to the issuance of a grading permit, the developer shall prepare LID Plan specifically identifying the LID BMPs (Best Management Practices) that will be used for post development to control predictable pollutant runoff. The LID plan shall identifies potential sources of storm water pollution for the specific land use, pollution control measures, the location of the LID BMPs to be installed in the project site, and assignment of long term maintenance responsibilities (which shall also be included in the Maintenance Covenant of LID BMPs) per the City Ordinance 1197.

___/___/___

The plan shall be prepared to the general form and content shown in the City of Bell LID manual available in the City of Bell, Engineering Division and 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 LID Best Management Practices (BMP) described in the project's LID Plan have been constructed and installed. In addition, the developer is prepared to implement all non-structural BMP's described in the project's LID plan. One (1) copy of the LID plan 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 LID plan.

3. Prior to the issuance of a grading permit, the developer shall prepare a Precise Grading Plan that shows the APN; area of subject property; existing and proposed topographic contour lines with key elevations; drainage pattern with direction of flow; location of onsite and off-site existing and proposed drainage facilities; existing and proposed right of way including curb, gutter, sidewalk, fire hydrants, water line sewer line and street lights; physical features on the property lines such as fences, walls, power poles building to be demolished, slopes etc.; proposed pad elevations of buildings; cross sections showing the relationship of the proposed grading to that of surrounding grades; typical street cross sections with proposed construction notes for public improvements; existing and proposed onsite and off-site water and sewer systems; location of landscaping areas.

___/___/___

4. Prior to the issuance of a grading permit, the developer shall submit sets of preliminary soils report, title report with reference underlying maps or easement documents.

5. All Bonds posted & Agreements executed & submitted to the City PRIOR to the issuance of any Building Permits.

6. 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. This indemnification provision shall extend to any claims based on allegations of spot zoning.

____/____/____

____/____/____

- 7. 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. ___/___/___

- 8. 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. ___/___/___

- 9. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project in the initial amount of \$5000 for all improvements. The trust deposit shall be maintained no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project. ___/___/___

- 10. Copies of the signed Planning Commission Resolutions of Approval; 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. ___/___/___

- 11. The applicant shall be required to pay any applicable balance on the fees for the payment to the City's project team such as Project Manager, City Engineer, Civil Engineer, Traffic Engineer and Environmental Planner, for the required Land Use Entitlements, prior to plan check. Further, the applicant shall enter into a fee contract agreement with the City for plan check and inspection services other than building plan check, to the satisfaction of the Chief Administrative Officer. ___/___/___

- 12. All standard parking spaces shall be 9 feet wide by 20 feet long including any overhang on to proposed landscaping. ___/___/___

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 2-years from the date of approval. ___/___/___

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. ___/___/___

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. ___/___/___

3. Occupancy of the facilities shall not commence until such time as all California 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. ___/___/___

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. ___/___/___

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 ___/___/___

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

7. Prior to the issuance of a building permit, 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. The Plan shall be reviewed and approved by the Community Development Director . ___/___/___

8. The covered trash enclosures(s) are required and shall meet City standards. The final design, locations, and the number of trash enclosures 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, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Community Development Director. ___/___/___

10. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination. ___/___/___

11. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, or other means acceptable to the City. ___/___/___

12. 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. ___/___/___

- 13. Walls and fencing shall be developed consistent with the approved site plan and any applicable conditions of approval. ___/___/___
- 14. Graffiti shall be removed within 72 hours at the sole cost and expense of the property owner. ___/___/___
- 15. 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 2013 Green Building Standards Code (CALGREEN) requirements for the appropriate building size category and use type. ___/___/___
- 2. 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. Details shall be included in building plans. ___/___/___
- 3. For commercial doors, paint roll-up doors and service doors to match main building colors. ___/___/___

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

- 1. All parking adjacent landscape islands shall have a minimum outside dimension of 6 feet and shall contain a 12-inch walk adjacent to the parking stall (including curb) subject to the landscape plan approval. ___/___/___
- 2. Any plans for any security gates shall be submitted to the Community Development Director, City Engineer, and County of Los Angeles Fire Department for review and approval prior to issuance of building permits. ___/___/___
- 3. Handicap accessible stalls shall be provided as called for in the Bell Municipal Code. ___/___/___
- 4. Prior to Issuance of Building Permits, the applicant shall demonstrate compliance with the parking requirements per municipal code or as approved by the planning commission. ___/___/___

F. Trip Reduction

- 1. A minimum of 6 outdoor bicycle racks shall be provided. The design and location of the rack spaces shall be shown on the final landscape plans and review and approved by the Community Development Director prior to the issuance of building permit. ___/___/___
- 2. Applicant shall provide the electrical infrastructure for at least two charging stations for electric vehicles. ___/___/___

G. 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 30% of trees planted within commercial projects shall be specimen size trees - 36-inch box or larger. ___/___/___
- 3. Within parking lots visible to the public, trees shall be planted at a rate of one 25-gallon tree for every five parking stalls. ___/___/___
- 4. Trees shall be planted in areas of public view adjacent to and along structures at a rate of one tree per 30 linear feet of building excluding any drainage areas for compliance with LID requirements. ___/___/___
- 5. The final design of the perimeter 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. ___/___/___
- 6. Landscaping and irrigation systems required to be installed within any public right-of-way on the perimeter of this project area shall be mounded to provide screening of the parking lot and be continuously maintained by the developer. ___/___/___
- 7. 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. ___/___/___

H. Signs

- 1. Any signs, directional or other 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. ___/___/___

I. 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)

J. 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. ___/___/___

K. 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. ___/___/___
- 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. ___/___/___
- 5. Prior to the issuance of a certificate of occupancy, the developer shall submit a final grading certification signed and stamped by civil and grading contractor. ___/___/___

L. New Structures

- 1. Provide compliance with the 2013 California Building Code (CBC) for property line clearances considering use, area, and fire-resistance. ___/___/___
- 2. Provide compliance with the 2013 California Building Code for required occupancy separations. ___/___/___

M. Existing Infrastructure

- 1. Any unutilized 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. 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. _____/_____/_____

N. Grading

1. 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. _____/_____/_____
2. Final Engineered Precise Grading Plan shall be approved prior to the issuance of any Building Permit. _____/_____/_____
3. A Soils Investigation Report shall be conducted to verify acceptable soil conditions exist for the proposed use and development.
4. An Erosion Control Plan shall be approved PRIOR to the issuance of a Grading Plan.
5. Grading of the subject property shall be in accordance with California Building Code, LA County Grading Standards, and accepted grading practices. Prior to issuance of grading permit by the City of Bell, the 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. _____/_____/_____
6. 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. _____/_____/_____
7. The pad grading certification and compaction reports shall be completed, submitted, and approved by the City Engineer prior to the issuance of building permits. _____/_____/_____
8. 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. _____/_____/_____

9. 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. Surety with an agreement shall be executed guaranteeing completion of all on-site drainage facilities necessary for dewatering all parcels to the satisfaction of the City Engineer prior to prior to the issuance of grading permits.

___/___/___

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

O. Traffic

1. All onsite and offsite landscaping, walls, fences, and monument signage shall be subject to the review and approval of the City Engineer to ensure sight distance is not obstructed.
2. 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:
- a. *Clearly denote lane closures, detours, and turning restrictions, with appropriate signs and other traffic control devices to alert travelers;*
 - b. *Ensure vehicular and emergency access to the project area is maintained during construction; and*
 - c. *Maintain pedestrian circulation; and*
 - d. *Construction equipment traffic shall be controlled by flaggers, as appropriate.*
3. The TMP shall be reviewed and approved by the City Engineer for compliance with the California Manual on Uniform Traffic Control Devices.
4. 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.
5. 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.

___/___/___

___/___/___

___/___/___

___/___/___

___/___/___

P. Street Improvements

1. The applicant proposes a subdivision map known as the tentative parcel map. This map shall be recorded as one parcel map, but may be developed in phases. If a construction phasing for the off-site public improvements is required, a construction phasing plan shall be reviewed and approved by the Director of Community Development Department prior to recordation of the Final Parcel Map. Financial security shall be provided for the entire improvements required for the project development prior to approval of the final map by the City Council.

2. Improvement plans shall be based upon a centerline profile extending beyond the project boundaries a minimum distance of 150 feet at a grade and alignment approved by the City Engineer.

3. The interim offsite improvements which include a pedestrian path and pathway lighting from the development project to the closest public right of way along Mansfield Way and 6th Street must be constructed prior to the issuance of a Certificate of Occupancy and will be subject to the approval of the City Engineer and Community Development Director. The proposed pathway must meet all current ADA standards.

4. The developer will be required to construct permanent offsite improvements within 7.5 years of the issuance of the Certificate of Occupancy for the project subject to the approval of the City Engineer and Community Development Director.

5. The proposed offsite improvements shall include a separate striped bicycle lane located on the existing roadway.

___/___/___

___/___/___

___/___/___

___/___/___

6. The street improvement plans shall comply with the following design standards throughout this project: _____/____/____

- a) All driveway approaches shall conform to alley type per City of Bell standard and shall be shown on the street improvement plans.
- b) Lot access shall be restricted except at intersections or pre-approved locations and shall be so noted on the final map.
- c) Street centerline radii shall be a minimum of 1,500ft.
- d) The minimum centerline and flow line grades shall be one (1%) percent unless otherwise approved by the City Engineer.
- e) All reverse curves shall include a minimum tangent of fifty (50) feet in length.
- f) Utility trenches shall be in accordance with City Standard and subject to the City Engineer.
- g) Street lights shall be provided along streets adjoining and within the subject site in accordance with Standard or as approved by the City Engineer.
- h) ADA access ramps and path of travel shall be installed on all corners and driveways per City Standards and as directed by the City Engineer.

Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction.

- i) Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards.

7. 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 City Engineer. _____/____/____

Q. Public Maintenance Areas

1. A separate set of landscape and irrigation plans per Engineering Public Works Standards shall be submitted to the Engineering Services Division for review and approval prior to final map approval or issuance of building permits, whichever occurs first. _____/____/____

2. All required public landscaping and irrigation systems shall be continuously maintained by the developer to the satisfaction of the City of Bell. _____/____/____

R. Drainage and Flood Control

1. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study (include off-site areas affecting the development) shall be prepared by a qualified engineer and shall be submitted to the City Engineer for review and approval. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 50-year flood per the Los Angeles County Flood Control District Hydrology Manual. The project development shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. If the quantities exceed the existing downstream capacity, the developer shall provide adequate drainage facilities to mitigate the impact as approved by the City Engineer. ___/___/___

2. Trees are prohibited within 5 feet of the outside diameter of any public storm drain pipe measured from the outer edge of a mature tree trunk. ___/___/___

3. A permit from the Los Angeles County Flood Control District is required for new connections and work within its right-of-way. ___/___/___

4. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement - no buildings, obstructions, or encroachments by landfills are allowed." ___/___/___

5. Prior to the approval of the improvement plans, the hydrology study shall show that the 25-year storm flow will be contained within the street from curb to curb and the 50-year storm flow shall be contained within the street right-of-way. When either of these criteria are exceeded, additional drainage facilities shall be installed. ___/___/___

6. Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. ' Secondary emergency flow bypass shall also be provided as approved by the Director of Public Works. ___/___/___

7. A parcel shall drain toward the street unless otherwise approved by the City Engineer. The drainage to the street shall be by side yard swales independent of adjacent lots or by an underground piping system in accordance with City standards. Concentrated drainage on commercial lots shall be diverted through parkway drains under sidewalks. ___/___/___

8. The project shall be designed to accept and properly dispose of all off-site drainage flowing onto or through the site. The storm drain design and improvements shall be subject to review and approval of the City Engineer. The City does allow use of streets for drainage purposes in most instances. Should the quantities exceed the street capacity or if the use of streets is prohibited for drainage purposes, the developer shall provide adequate facilities as approved by the City Engineer. ___/___/___

9. The fire access roadway plan shall be submitted to the County of Los Angeles Fire Department and the City Engineer for approval. ___/___/___

- 10. 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. _____/_____/_____
- 11. Drainage easements for safe disposal of surface water that are conducted onto or over adjacent properties are to be delineated and recorded to the satisfaction of the Building and Safety Official prior to the issuance of grading and building permits. _____/_____/_____
- 12. On-site drainage improvements, necessary for dewatering and protecting the subdivided properties, are to be installed prior to issuance of Certificate of Occupancy permit for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested. _____/_____/_____

S. Parcel Map

- 1. Recordation of a Final Parcel Map shall be done PRIOR to the issuance of a Certificate of Occupancy. _____/_____/_____

T. 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 to underground _____/_____/_____
- 3. Sewer capacity analysis of the proposed use shall be conducted to verify capacity exists in downstream sewer collection facilities.
- 4. 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. _____/_____/_____
- 5. A Will Serve Letter from California Water Services District shall be submitted prior to the issuance of any Building Permit. Approvals have not been secured from all utilities and other interested agencies involved. _____/_____/_____

U. General Requirements and Approvals

- 1. Permits shall be obtained from any applicable agencies for work within their right-of-way. _____/_____/_____

2. 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. _____/____/____

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

V. 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 sensed cell. _____/____/____
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. _____/____/____

W. Building Numbering

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

X. 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. _____/____/____
2. Fire Department access easement to be dedicated by separate instrument PRIOR to recordation of the Parcel Map. _____/____/____

Y. Additional Conditions of Approval for Operations and Development

- That the property shall be maintained in accordance with: _____/____/____
- A. All site plan, floor plan and elevations included in this resolution 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. 2015-03, Tentative Parcel Map 74296 Zoning Change 2016-01, Zoning Variance 2016-0;1 and
1. That this Conditional Use Permit (CUP 2015-03) entitlement shall be for Salvation Army Bell Oasis Apartments; any increase, intensification and/or change of use shall be subject to review by the Planning Commission through a Conditional Use Permit process as noted in Chapter 17; and _____/____/____

2. That, if based upon complaints received concerning the operation of the property, or for other cause, the Community Development Director determines that the approved use is exercised contrary to any conditions imposed upon the Conditional Use Permit, or is exercised to the detriment of public health or safety, or constitutes a nuisance, or is otherwise in violation of any laws or this Conditional Use Permit, then the Planning Director shall schedule a noticed public hearing before the Planning Commission in accordance with Bell Municipal Code § 17.96.170 to determine whether the Conditional Use Permit should be revoked. The Commission may revoke the Conditional Use Permit if it finds any of the conditions in Bell Municipal Code § 17.96.170 satisfied, subject to review on appeal, taken in the time and manner set forth in Article III of the Bell Municipal Code; and

___/___/___

3. That the Conditional Use Permit conditions shall be placed on the property in a location where employees can easily read the conditions; and

___/___/___

4. That this Conditional Use Permit is subject to annual review by the appropriate City of Bell Department, including but not limited to Police, Building and Safety, Planning, Public Works, Finance, CAO; and

___/___/___

5. That, any proposed or actual (i) substantial modification to a building or structure located on the property, or (ii) intensification of use so as to make the parking inadequate, as determined by the Chief Administrative Officer or designee, or (iii) other change in the use of the property, shall be cause to either revoke the Conditional Use Permit or to review the conditions of the Conditional Use Permit for modification. Any review shall be undertaken through a public hearing before the Planning Commission pursuant to Bell Municipal Code Section 17.96.190. A modification may be approved if necessary to protect the public peace, health and safety, or if necessary to permit reasonable operation under the Conditional Use Permit; and

___/___/___

6. That prior to the issuance of building permits the applicant will submit two sets of plans to the department of building and safety for plan check review and shall obtain approval of such plans by all agencies pertinent to the project proposal; and

___/___/___

7. 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 2013 California Building Code, regarding but not limited to hazardous/flammable storage of chemicals and/or materials, access, fire flow, and maximum occupancy requirements for the property shall be complied with or guaranteed prior to the issuance of building permits for improvements of the property; and

___/___/___

8. That any graffiti placed on any building or structure located on the property shall be removed promptly after its placement; failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work; and

___/___/___

9. That all textures, materials, and colors utilized on exterior elevations of the building

___/___/___

are subject to review by the City of Bell Architectural Review Board and/or Planning Commission or designee; and

10. That the Applicant guarantees that there will be no deviation from the approved number of parking spaces, including reserved parking, compact parking, loading spaces, car and vanpool parking and any other ancillary forms of parking provided, and that the project will at all times conform to the Shared Parking Agreement between the developer and the neighboring property owner to provide for 30 additional spaces for the affordable housing development project within a 300 foot radius from the outer edge of the project site. Prior to the issuance of a Certificate of Occupancy the developer shall record a "Shared Parking Agreement" that accounts for offsite parking for 30 additional parking spaces for a total of 65 parking spaces for the site. Pursuant to the Bell Municipal Code sections related to modification of Conditional Use Permits, the City reserves the right to review the parking requirements and may amend the parking requirements by reducing and/or increasing the number of required offsite parking spaces subject to a parking ratio analysis for the Bell Oasis Project.

___/___/___

11. That the Applicant agrees that all tenant improvements shall be in accordance with all necessary local, state and federal guidelines for handicapped access including, but not limited to the Americans with Disabilities Act, and the 2013 California Building Code; and

___/___/___

12. That there shall be no public telephones located on the property except within an enclosed building. Building as used herein shall not include telephone booths; and

___/___/___

13. That any signage shall require that a signage plan be submitted separately and approved by the Architectural Review Board, pursuant to the provisions outlined in the Bell Zoning Code; and

___/___/___

14. That all trash enclosures shall be maintained in accordance with the standards of the City and shall be architecturally compatible with principal structures, shall be located in a manner that will not impede vehicular motion on the property, and shall conform to the site plan attached as Exhibit "C" to the Agenda Report accompanying this resolution; and

___/___/___

15. That the applicant and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper business and contractor's licenses from the City of Bell; and

___/___/___

16. Applicant/developers *,(and anything the applicant controls)* agrees to maintain the property and all related on-site improvements and landscaping thereon, including, without limitation, buildings, parking areas, lighting, and walls in a first class condition and repair, free of rubbish, debris and other hazards to persons using the same, and in accordance with all applicable laws, rules, ordinances and regulations of all Federal, State, County and local bodies and agencies having jurisdiction, at applicant's sole cost and expense. Such maintenance and repair shall include, but not be limited to, the following: (i) building surfaces and structures shall be painted and kept in good repair; (ii) signs shall be maintained in a first class condition of repair; (iii) sweeping and trash removal shall be performed regularly; (iv) shrubbery, plantings, and other landscaping shall be cared for and kept in a healthy condition,

___/___/___

and replaced as needed; and (v) asphalt or concrete paving shall be repaired, replaced and restriped using the same type of material originally installed, to the end that such paving at all times be kept in a level and smooth condition; and

17. That in order to mitigate any traffic impacts derived from truck trips, all commercial deliveries to the Property shall be prohibited between the hours of 7 :00 a.m. and 9 a.m. and of 4:00 p.m. to 6:00 p.m., Mondays through Fridays; and

18. Applicant shall be responsible for filing any and all pertinent documents with the Los Angeles County Recorder's Office and that copies of said licenses and certifications shall be maintained on file with the City of Bell; and

19. That the Applicant or a representative shall execute an Affidavit indicating that he/she is aware of all of the terms and accepts all the conditions imposed upon this Conditional Use Permit; and

20. The proposed project's use must remain as is proposed over the lifetime of the project. No increase in density, revisions to the site plan, redesign of the units, or other modifications will be permitted without the express approval of the City of Bell. Any future modification will also be required to undergo the requisite CEQA review and review of the entitlement request by City staff.

___/___/___

___/___/___

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___/___/___