

RESOLUTION NO. 2012-66-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE KARMOS PLAZA DEVELOPMENT PROJECT, INCLUDING ARCHITECTURAL REVIEW BOARD NO. 2012-03 FOR THE CONSTRUCTION AND OPERATION OF 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, the Planning Commission of the City of Bell has reviewed the Karmos Plaza Development Project, at a meeting of October 17, 2012; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared for this project and was circulated to the public on October 5, 2012 and is included as Exhibit 1 to this Resolution; and

WHEREAS, 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 Karmos Plaza Development Project have been reduced to a less than significant level; and

WHEREAS, the Planning Commission on October 17, 2012 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, 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:

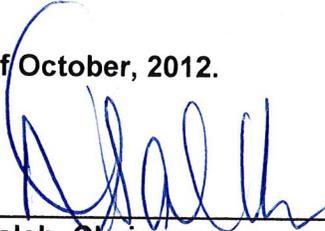
Section 1 – The Planning Commission, in light of the whole record before it including but not limited to the City's local CEQA Guidelines and Thresholds of Significance, the proposed Mitigated Negative Declaration and documents incorporated therein by reference, any written comments received and responses 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 Program: That the Mitigation Monitoring Program, included as Exhibit 2 to this Resolution, 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 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

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 Karmos Plaza Development Project; and
- b. Filing Notice: Authorize 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.



Ali Saleh, Chairman

Approved as to form:



David Aleshire, City Attorney

(Attestation by City Clerk on Separate Page)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

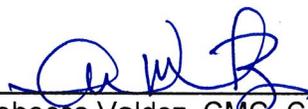
I, Rebecca Valdez, City Clerk of the City of Bell, hereby attest to and certify that the foregoing resolution is the original Resolution No. 2012-66-PC adopted by the Bell City Council at its regular meeting held on the 17th day of October, 2012, by the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None



Rebecca Valdez, CMC, City Clerk

EXHIBIT 1
Mitigated Negative Declaration (Under Separate Cover)

EXHIBIT 2
Mitigation Monitoring and Reporting Program