



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Rowena Genilo-Concepcion, Interim Director of Planning and Building Services

FROM: Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing to consider an application from Steve Phillips (representing SteelCraft) for a Conditional Use Permit, and adopt Resolution No. PC 17-25 – A Resolution approving: (1) Conditional Use Permit Case No. CU 17-11 to allow on-site and off-site sale of alcohol as an accessory use to a new 12,789-square foot food court consisting of 13, one-story tall, shipping containers arranged around a central courtyard/dining area within Area No. 3 of the Bellflower Village Overlay Zone - North (BVOZ-N) on a 15,111-square foot site located at 16500-16512 Bellflower Boulevard; and (2) the proposed commercial development to use available public parking facilities to meet its parking requirements.

DATE: January 16, 2018

RECOMMENDATION

1. Open the public hearing, receive testimony, close the public hearing, consider the evidence, and adopt Resolution No. PC 17-25; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on January 4, 2018. Public hearing notices were sent on December 28, 2017 to 72 property owners within a 300' radius of the project area and posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, Simms Park, and Caruthers Park. A public hearing notice was also posted on the subject site on January 4, 2018. As of the writing of this staff report, the City has received two correspondences (*Attachment G*).

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 32, Section 15332) from the provisions of CEQA because the project involves in-fill development that meets the conditions to qualify for Class 32 exemption. (*Attachment A*)

PROJECT BACKGROUND

Property Owner:	City of Bellflower
General Plan Land Use Designation:	"C" Commercial
Zoning Classification:	Bellflower Village Overlay Zone – North (BVOZ-N), Area 3
Property Size:	15,111-square feet (0.35 acres)
Current Development:	Undeveloped
Previous Applications/Entitlements:	Resolution No. 17-43 – Lease Agreement File No. 759 (8/14/17) DRC 11-17-8537 (12/7/17)
Surrounding Land Uses and Zoning:	
North	Commercial Retail (Appliance Sales)
South	Commercial Retail (Pawn Shop)
West	Commercial Services & Retail (Karate Studio, Resource Center, Cigar Lounge, and Cafe)
East	City Parking Lot

PROJECT DESCRIPTION

- ***Background***

On December 7, 2017 the Development Review Committee (DRC) held a meeting to review a proposed outdoor food court development and its various uses on the vacant lot. At the conclusion of the meeting, the DRC approved the proposed development and the uses. As part of the project approval process, Planning Commission’s approval of a Conditional Use Permit is necessary for the proposed on-site serving of alcohol as an accessory to food uses, and off-site sale of alcohol.

- ***Approved Site Configuration***

The approved development will consist of a new 12,789-square foot outdoor food court composed of 13 repurposed metal shipping containers arranged around a central courtyard/dining area. The shipping containers will be placed primarily along the perimeter of the site and will be setback from the west, north and east property lines approximately four to five feet to promote pedestrian activity along the City sidewalks. The center of the site will be covered by a 23’-6”-high shed roof structure. The food court will be composed of nine businesses which include food and desert eateries, a coffee shop, a micro-brewery taproom, and a wine vendor.

- ***Request***

The Applicant is requesting approval for on-site and off-site alcohol sales from 6:00am to 11:00pm Sunday through Thursday, and 6:00am to 12:00am Friday through Saturday. Anticipated tenants include a Los Angeles-based brewery and a wine vendor. The wine vendor would provide on-site consumption of wine, and be located near the taproom which will occupy one shipping container and serve craft beer for on-site consumption and off-site sales; no brewing will take place at the subject location. Additionally, the Applicant is not proposing any entertainment uses at this time; any future proposal for entertainment must be reviewed by the City Council. (***Attachment H***).

Staff Report – 16500-16512 Bellflower Boulevard (CU 17-11)

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• **Crime Statistics and Concentration of Alcohol Licenses**

The subject site is located within Crime Reporting District No. 1334. This District contains a total of 654 offenses which exceeds 120% of the average number of offenses per district (423.2); consequently, the site is considered to be located within a high crime district.

Additionally, the site is located within Census Tract No. 5542.04. Based on the ratio of licenses to population in the subject census tract, in comparison to the ratio of licenses to population for the entire county, the Department of Alcohol Beverage Control (ABC) allows four on-sale licenses and two off-sale licenses. According to ABC's data (shown below in Table 1.0), there are currently seven on-sale licenses (plus, one pending license) and no off-sale license.

Table 1.0 Alcohol Licenses within Census Tract 5542.04

No.	Address	Establishment	Use	License Type
1.	16426 Bellflower Blvd	Elks Lodge	Social Organization	51 (Club)
2.	16515 Bellflower Blvd	Bo's Cigar Lounge	Cigar Lounge	42 (On-sale beer and wine)
3.	16530 Bellflower Blvd	Kalaveras	Restaurant	47 (On-sale general - eating place)
4.*	16601 Bellflower Blvd	Ricci's Restaurant	Restaurant	41 (On-sale beer and wine)
5.	16610 Bellflower Blvd	Bellko Korean BBQ	Restaurant	41 (On-sale beer and wine)
6.	16639 Bellflower Blvd	Johnny Rebs	Restaurant	47 (On-sale general - eating place)
7.	16728 Bellflower Blvd	French Quarter Bar & Grill	Restaurant	47 (On-sale general - eating place)
8.	9825 Belmont St	Hambones Bar & Grill	Restaurant	41 (On-sale beer and wine)
9.**	16500-16512 Bellflower Blvd	SteelCraft LP	Outdoor Food Court	21 (Off-sale general), and 47 (On-sale general - eating place) 23 (Small Beer Manufacturer – No on-site brewing).

* Pending

**Proposed

- **Parking**

Based on the cumulative gross square footage of the shipping containers, shed roof structure, and the open seating areas along Bellflower Boulevard (8,526.56-square feet), the minimum required number of parking spaces for the project is 22. The Applicant is requesting to transfer their entire off-street parking obligation to adjoining public parking lots. With the existing public parking lots and the future parking structure (anticipated completion within three years), the supply would be 804 parking spaces which is sufficient to meet the required parking of 747 parking spaces for all existing uses and the proposed development within the BVOZ-N. To support the request, the Applicant provided a parking assessment that includes the project's highest parking demand (33 spaces) during the peak hour (2pm on weekends), and maps/guides showing Downtown Bellflower public parking locations (**Attachment H**). The parking assessment was provided to the BVOZ-N DRC (composed of a City Council Representative, Planning Commission Representative, Planning Director, City Engineer, and Building Official) at the December 7, 2017 meeting. The DRC discussed the proposed development and reviewed the project for consistency with the BMC. During said meeting, the DRC evaluated the use of the public parking lot and did not raise any concerns regarding parking. Upon Planning Commission's approval of the Applicant's parking request, the Applicant will need to enter into an agreement, in a form approved by the City Attorney, that (at a minimum) makes it clear that use of the public parking spaces does not grant a possessory right to the Applicant; that the public may freely use any space within the public parking area; and that any transfer of ownership by the Applicant will require a reapplication for off-site parking.

PROJECT ANALYSIS

- **Parking**

The City established the BVOZ-N overlay zone, with the intent to create more flexible development opportunities in the City's downtown core. This includes addressing the difficulty of providing on-site parking and the utilization of public parking for downtown commercial development. Within the BVOZ-N boundaries, there is a series of public parking lots that can be used to assume all of the required off-street parking for new development within the Overlay Zone District. Pursuant to BMC 17.63.050, required off-street parking may be transferred to off-site parking locations pursuant to the provisions of an agreement. On August 28, 2017, the City Council approved implementation criteria for the use of public parking via adoption of Resolution No. 17-52. Resolution No. 17-52 was adopted by the City Council because it was recognized that it is in the public interest to provide objective criteria to enable new commercial development within the BVOZ-N to utilize available and future public parking lots to meet parking requirements. The proposed development meets the criteria, as outlined in Attachment A.

- **General Plan Conformance**

The proposed use, On-Sale and Off-Sale of alcohol, is consistent with the following goals and policies of the General Plan – Land Use Element (**Attachment A**):

- A. General Goal 2, which states *“Create City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources”*; and
- B. General Policy 2.2, to *“Provide commercial facilities to meet the retail and service needs of the community”*.

- ***Conditional Use Permit (CUP)***

Pursuant to BMC Subsection 17.63.040 (A)(2) of the BVOZ-N, the on-site serving of alcohol as an accessory to food uses, and off-site sale of alcohol are subject to a Conditional Use Permit. Before the Commission grants approval of a CUP, it must find that the project meets all the conditions pursuant to BMC Subsection 17.96.040. As proposed, the project meets all 4 findings as outlined in Resolution No. PC 17-25 (***Attachment A***).

ATTACHMENTS

- A. Resolution No. PC 17-25
- B. Project Process and Timeline
- C. DRC Letter
- D. Aerial, Assessor’s Map, Zoning Map and General Plan Map
- E. ABC Correspondence
- F. ABC Map of Alcohol Licenses
- G. Community Protest Letters
- H. Request, Documents and Project Plans Submitted by Applicant (Including Parking Assessment)

ATTACHMENT A

Resolution No. PC 17-25 (Findings/Exhibit A)

CITY OF BELLFLOWER

RESOLUTION NO. PC 17-25

A RESOLUTION APPROVING: (1) CONDITIONAL USE PERMIT CASE NO. CU 17-11 TO ALLOW ON-SITE AND OFF-SITE SALE OF ALCOHOL AS AN ACCESSORY USE TO A NEW 12,789-SQUARE FOOT FOOD COURT CONSISTING OF 13, ONE STORY TALL, SHIPPING CONTAINERS ARRANGED AROUND A CENTRAL COURTYARD/DINING AREA WITHIN AREA NO. 3 OF THE BELLFLOWER VILLAGE OVERLAY ZONE – NORTH (BVOZ-N) ON A 15,111-SQUARE FOOT SITE LOCATED AT 16500-16512 BELLFLOWER BOULEVARD; AND (2) THE PROPOSED COMMERCIAL DEVELOPMENT TO USE AVAILABLE PUBLIC PARKING FACILITIES TO MEET ITS PARKING REQUIREMENTS. APPLICANT: STEVE PHILLIPS (REPRESENTING STEELCRAFT)

THE PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: *Recitals.* The Planning Commission finds and declares as follows:

1. On November 8, 2017, Mr. Steve Phillips, representing SteelCraft (the "Applicant"), filed an application seeking a Conditional Use Permit to allow on and off-site alcohol sales as an accessory use to a food court within Area No. 3 of the BVOZ-N, on property located at 16500-16512 Bellflower Boulevard.
2. The application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC").
3. Notices of Public Hearings before the Planning Commission was duly given and published in the time, form, and manner as required by law.
4. An environmental assessment was conducted for the Project in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines.
5. On December 7, 2017 the project was approved by the Development Review Committee.
6. On January 16, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by Applicant.
7. The Planning Commission considered the information provided by City Staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its January 16, 2018 hearing including, without limitation, the staff report.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds as follows:

1. The Applicant seeks to establish on and off-site alcohol sales at 16500-16512 Bellflower Boulevard.
2. 16500-16512 Bellflower Boulevard is located within Area No. 3 of the Bellflower Village Overlay Zone – North (BVOZ-N) with a General Plan – Land Use Designation of “C” (Commercial).
3. The subject site is 15,111 square feet (0.35 Acres) and is being developed as an outdoor food court, composed of 13 repurposed shipping containers and a patio.
4. The Applicant seeks to transfer their off-street parking obligation to adjoining public parking lots.

SECTION 3: Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 32, Section 15332) from the provisions of CEQA for the following reasons:

1. The project site totals 0.35 acres and therefore, is less than the five-acre size criteria.
2. The project site is designated Commercial “C” by the City General Plan and zoned “Bellflower Village Overlay Zone - North” by the City Zoning Code. The proposed commercial and restaurant activities (including alcohol sales) are therefore, consistent with and allowed by the City’s General Plan and Zoning Code. The proposed commercial uses are also consistent and compatible with other neighboring uses within the Downtown area.
3. The project site was previously graded and cleared for retail and restaurant businesses. The project site is currently covered with manicured grasses, 2 palm trees, mulch and shrubs, and other impervious surfaces. The project site has no value as a habitat for endangered, rare or threatened species.
4. The proposed project is consistent with the Commercial General Plan and zoning designations for the project site. Negative Declaration No. ND 11-03, which environmentally cleared and analyzed land uses within the vicinity, including the project site, allowed for those commercial uses being proposed with the project. Therefore, given that neither the City General Plan or Zoning Code requires any land use amendment, it can be concluded that those same commercial-type uses being proposed will not result in any significant environmental impact, including impacts relating to traffic, noise, air quality, and water quality. ND 11-03 previously environmentally cleared those commercial uses that are being proposed.
5. The project site is not neighbored by any sensitive receptors. Therefore, there is no opportunity to significantly disturb any receptors by construction or operational noise or air pollutants.

6. The project site is located within the urbanized Downtown area, which is already served by all utilities. The project is not proposing any land uses that would significantly burden existing utility services and infrastructure.

SECTION 4: *Notice of Exemption.* The Director of Planning and Building Services, or designee, is directed to file a Notice of Exemption in accordance with CEQA §§ 15062; and any other applicable law.

SECTION 5: *Conditional Use Permit Findings and Conclusions.* The Planning Commission finds the following facts exist:

1. *That the use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by Title 17 of the Bellflower Municipal Code.*

The proposed on and off-site alcohol sales use is conditionally permitted use in Area No. 3 of the BVOZ-N. Additionally, the proposed use is complementary to the food court.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the Master Plan, and is not detrimental to existing uses or to uses specifically permitted in the district in which the site is located.*

The proposed use (on and off-site alcohol sales) is consistent with the purpose and intent of the BVOZ-N which is to ensure quality development and design within the downtown area of the City. The proposed project is consistent with the following goals and policies of the General Plan – Land Use Element:

- A. General Goal 2, which states “*Create City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources*”;
- B. General Policy 2.2, to “*Provide commercial facilities to meet the retail and service needs of the community*”; and,

The proposed use is advantageous for existing uses as well as uses specifically permitted in the district because it will contribute to providing a diverse range of restaurants with ancillary alcohol service. Additionally, the site is designed to cultivate pedestrian activity and activate the use of the City sidewalks. Lastly, the proposed use will not be detrimental to the existing uses in the vicinity because the primary use, outdoor food court, will be the primary use, and will include on and off-site alcohol sales as an accessory use only. The alcohol sales are a conditionally permitted use in the BVOZ-N. Any potential detrimental impacts posed by the accessory use have been addressed in the conditions or approval.

3. *That the site for the intended use is adequate in size and shape to accommodate said use, and for all the yards, setbacks, walls or fences, landscaping, and other features that may be required in order to adjust said use to those existing or possible future uses of land in the neighborhood.*

The subject site is proposed to be developed as a 12,789-square foot outdoor food court consisting of 13 repurposed shipping containers on a site approximately 15,111-square feet in size. As such, the development has been evaluated for consistency with existing regulations and determined that it complies with all the BVOZ-N development standards relative to size, shape, yards, setbacks, and walls.

4. *That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use.*

No improvements to the adjacent thoroughfares of Bellflower Boulevard are required, and said thoroughfare is sufficient and adequate to handle any potential increase in vehicles to and from the proposed use.

SECTION 6: *Use of Public Parking Facility Findings.* The Planning Commission finds the following facts exist:

1. *The proposed development is located in the BVOZ-N;*

The subject property is located within Area 3 of the Bellflower Village Overlay Zone – North.

2. *The site plan for the proposed development is consistent with neighboring development;*

The submitted plans were evaluated by staff and the BVOZ-N Development Review Committee and have been determined to be in compliance with the BMC, as conditioned (Exhibit A). The proposed use is compatible with the various existing restaurants which currently provide alcohol service.

3. *Existing public parking facilities are located within a reasonable distance (e.g., adjacent/proximate) of the proposed development; and,*

There are two public parking lots adjacent to the project site, containing approximately 124 parking spaces, and two additional public parking lots located within 300 feet of the subject site, containing approximately 139 parking spaces. Additionally, there are three public parking lots within 300-500 feet which contain a total of 148 parking spaces.

4. *The Applicant must prepare a Parking Assessment to include an assessment of the proposed development's highest parking demand time periods; a determination of available public parking locations during high demand time periods; and, any marketing materials generated by the Applicant will include the use of maps or guides showing Downtown Bellflower public parking locations.*

A revised Parking Assessment was submitted on January 8, 2018. The parking assessment has been updated to include existing developments' parking allocation into the public parking lots and the future construction of a City parking structure. Additionally, the Parking Assessment illustrates the parking demand time periods, and concludes that the existing public parking lots, inclusive of the future parking structure, provide sufficient off-street parking (804 spaces) within a reasonable distance to meet the required parking requirement for all existing developed structures (747 spaces). Staff is recommending a condition of approval (# 23) that the Applicant include the use of maps or guides showing Downtown Bellflower public parking locations.

SECTION 7: *Approval.* Based on the foregoing, the Planning Commission approves Conditional Use Permit Case No. CU 17-11 and the use of available public parking facilities to meet the proposed development's parking requirements, subject to the conditions of approval listed in Exhibit "A" which is attached and incorporated by reference.

SECTION 8: *Reliance On Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9: *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10: *Severability.* If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 11: *Preservation.* This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 12: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 13: This Resolution is the Planning Commission's final decision and will become effective immediately upon adoption, and will remain effective unless the action is appealed within ten days pursuant to BMC § 17.96 and 17.112.

SECTION 14: The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 15: The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the Planning Commission of the City of Bellflower, and the Planning Commission Secretary is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION
OF THE CITY OF BELLFLOWER THIS 16th DAY OF JANUARY 2018.**

George Franzen, Chairman

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved as to form:

David King, Assistant City Attorney

Attachment:

Exhibit A - Conditions of Approval

RESOLUTION NO. 17-25 - "EXHIBIT A"
CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT CASE NO. CU 17-11

In addition to all applicable provisions of the Bellflower Municipal Code ("BMC"), Steve Phillips of SteelCraft LP (the "Applicant"), agrees that he will comply with the following provisions as conditions for the City of Bellflower's approval of Conditional Use Permit Case No. CU 17-11 ("Project Conditions").

Standard Conditions of Approval

1. The project site must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped January 9, 2018, unless revisions and/or additional conditions are specifically required herein.
2. The Applicant and its successors in interest must indemnify, protect, defend (with legal counsel reasonable acceptable to the City), and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 21000 et seq., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, must be paid for by the Applicant.
3. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.
4. The Applicant must submit to the Planning Director, or designee, a signed copy of these conditions of approval acknowledging acceptance, and compliance with the conditions herein within 30 days from the date of final approval by the City. The conditions of approval must be signed, notarized and returned to the Planning Director, or designee, before any plan check submittal or construction permit application or implementation of the requested entitlement.
5. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.
6. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, but not limited to, omission, dimensions, scale, use, colors, materials, encroachments, easements, etc., will render any entitlements granted by this section null and void. Construction (if

any) must cease until all requirements of this section are complied with. Development entitlements may be withheld until violations of the BMC are abated.

7. The project site and its immediate surrounding area must be maintained neat and clean at all times in compliance with the BMC. The project site and its immediate surrounding area must be maintained free from debris and graffiti at all times in compliance BMC Chapter 9.12 The Property owner must remove any debris or graffiti within 24-hours upon notification by the City. Litter on the site and any litter scattered nearby the property, the streets, and the sidewalks must be removed daily.
8. This Permit will terminate and become void unless:
 - a. Construction implementing the use authorized by this Permit commences on or before the time limited specified in this permit, and thereafter diligently advanced or if no time is specified, on or before one year (January 16, 2019) after the date of this permit was approved. In all cases, the Planning Commission for good cause shown before the expiration of the time limit may extend the time limit once for a period of up to one year.
 - b. All uses must be continuously operated for the use permitted. If the use ceases to exist for 180 days or more it will be deemed expired and void.
9. A Conditional Use Permit may be revoked or modified by the approving authority after a public hearing on any one or more of the following grounds:
 - a. That the approval was obtained by fraud;
 - b. That the permit granted is being or recently has been exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation;
 - c. That the use for which the approval was granted has been so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

Specific Conditions of Approval

Planning

10. The alcohol license is restricted to a Type 21 – Off-Sale General, Type 23 – Small Beer Manufacturer (no on-site brewing permitted), and a Type 47 – On-Sale General – Eating Place.
11. The operating hours of the restaurant and the sale of alcohol is restricted to 6:00 a.m. to 11:00 p.m. from Sunday to Thursday, and 6:00 a.m. to 12:00 a.m. from Friday to Saturday.
12. The Applicant/Business Owner must submit to the Planning Division a copy of the approved alcohol license issued by California State Department of Alcoholic Beverage Control, including the date of issuance, promptly after approval of the license.
13. The Applicant/Business Owner must maintain suitable kitchen facilities, and must make substantial sales of meals for consumption on the premises.

14. All conditions and requirements must be implemented prior to the sale of alcohol at the subject business.
15. Blinking or flashing lights and signage advertising alcohol sales (e.g. promotional signage for brands of alcoholic beverages) is prohibited.
16. If there will be any form of live entertainment proposed within the premises, the Applicant/Business Owner must first obtain an "Entertainment Permit," subject to the approval of the City Council, before commencing such use.
17. The Applicant/Business Owner must comply with all regulations of the State Department of Alcoholic Beverage Control (ABC). Failure to meet and maintain all conditions of ABC is deemed non-compliance with the regulations of this permit. Pursuant to ABC, the applicant and employees must complete a Licensee Education on Alcohol and Drugs (LEAD) voluntary prevention and education program for retail license.
18. Any violation of any applicable laws and/or these conditions is grounds for suspension and/or revocation of this license.
19. The subject business must be operated so as to not violate any local noise ordinance. Noise levels must be maintained pursuant to the Noise Element of the General Plan and BMC Chapter 8.32.
20. No customers under 21 years of age are allowed to purchase alcohol at any time.
21. All temporary uses and activities on the site must comply with BMC Chapter 17.76 for Temporary Uses. A temporary use permit must be obtained prior to conducting special events or temporary activities.
22. The Applicant/Business Owner must post the occupancy of the tenant space, subject to approval by the Building and Safety Division. The number of patrons within the restaurant cannot exceed the approved posted occupancy at any time.
23. Any marketing materials generated by the Applicant must include the use of maps or guides showing Downtown Bellflower public parking locations.
24. Address Assignment: Provide a site plan illustrating the desired addresses for the various businesses.
25. If the proposed amount of landscaping exceeds 500 square feet, then the project must comply with the California 2015 Updated Model Water Efficient Landscape Ordinance (MWELO). The MWELO must be certified by a licensed landscape architect prior to building permit final.
 - a. If proposed landscaping is greater than 500 square feet and less than 2,500 square feet, prescriptive compliance with MWELO may be used in lieu of a landscape documentation package which must be prepared by a licensed landscape architect.

- b. Landscape plan must indicate the location of each of the proposed species. Sidewalks / Right-of-Way Improvements: Label all sidewalks & right-of-way improvements.

26. The Applicant must enter into an agreement prior to permit issuance, in a form approved by the City Attorney, that (at a minimum) makes it clear that use of the public parking spaces does not grant a possessory right to the Applicant; that the public may freely use any space within the public parking area; and that any transfer of ownership by the Applicant will require a reapplication for off-site parking.

Building

27. The project must comply with the existing California Building Code.

Los Angeles County Fire

28. Submit to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval.

City Engineer/ Traffic Engineering

29. A traffic impact analysis prepared by a licensed traffic engineer may be required. Specific study intersections are established per the City Engineer. Contact the City of Bellflower Department of Planning to identify any cumulative projects. Level of Service computations must be per the Intersection Capacity Utilization (ICU) format.

30. The site plan must show and dimension all property lines.

31. A preliminary soils report prepared by a licensed civil or geotechnical engineer is required and must include an assessment of liquefaction potential.

32. Fire Protection: This development may require construction of fire protection improvements. Prior to the approval of any development plans the applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.

33. The applicant must contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant must provide the necessary means for meeting the fire flow rates required by the Fire Department.

34. A grading plan prepared by a California licensed civil engineer is required. The minimum slope on concrete flow lines is 0.50%. Minimum slope on asphalt concrete or turf is 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development. All applicable NPDES requirements must be complied with.

35. Any proposed landscaping in the public right of way must be installed per the City of Bellflower Master Street Tree Plan.

36. A legal description was submitted. Please show and dimension all existing and proposed easements.
37. The existing sidewalk fronting Oak Street has a cross slope in excess of 2% and is therefore non- ADA compliant. The existing sidewalk must be removed and reconstructed in accordance with City Standards.
38. An on-site sanitary sewer lateral must be constructed to service the property. If a new lateral is proposed from the property to the existing sewer main, the minimum lateral size from main to property line is 6". Excavation permits with necessary insurance and bonds are required.
39. A City sewer reconstruction fee in the amount of \$54,054.00 must be paid to the City of Bellflower. The amount of the fee is based upon 584 seats. The actual amount will be based upon the actual seat count.
40. For any new sewer connections please contact the Los Angeles County Sanitation District and obtain any connection permits. Documentation of said permits must be submitted to the Building Official prior to the issuance of any building permits. Provide documentation from the District that sufficient sewer capacity is provided.
41. Un-sodded, mounded planters adjacent to public sidewalk must be provided with 6" curbs to prevent soil run-off onto the public sidewalk. Curbs are not required if the planter consists of sod.
42. The contractor must meet with the City Public Works Inspector before starting any construction within the public right-of-way.
43. All work within the public right-of-way, including placing and removal of traffic control devices, is restricted to the hours between 8:30 A.M. and 3:30 P.M., Monday through Friday. No work requiring continuous inspection or traffic control may be done on Saturday, Sunday or Holidays, unless prior arrangements have been made at least one week in advance with the approval of the City Engineer.
44. The developer, at his/her cost, is responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.
45. Permits are required for all work within the public right-of-way

Stormwater

46. Prior to grading permit being issued, the applicant must comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board.
47. Prior to grading permit, the applicant must file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.

48. Prior to grading permit, the applicant must furnish the project's LID Plan for review and approval to the satisfaction of the City Planner and/or the City Engineer. The LID Plan will be required to implement post-construction treatment controls as identified in the MS4 PERMIT, Los Angeles RWQCB Order No. R4-2012-0175-Planning and Land Development Program (page 94). The design treatment volume must be calculated in accordance with the MS4 Permit and LA County Hydrology Manual Appendix A procedures to the satisfaction and approval of the City Engineer. The calculations must be performed by a licensed Civil Engineer in the State of California. Structural treatment controls must be designed to meet CASQA design requirements at a minimum (<http://www.cabmphandbooks.com> for New Development/Redevelopment).
49. Prior to grading permit: the project must demonstrate to the satisfaction of the City Engineer and/or the City Planner that the MS4 Permit requirements are met and shown on the project plans.
50. Prior to grading permit: Treatment of Pollutants- The applicant must demonstrate to the satisfaction of the City Planner and/or City Engineer that the selected Structural Treatment Controls adequately treat pollutants of concern for the expected project pollutants to a medium or high removal efficiency and for the currently approved Lower San Gabriel River Reach 1 and Los Cerritos Channel 303(d) listed pollutants. The applicant must include in the LID report all calculations and treatment control manufacturer information, if applicable, to demonstrate the pollutant removal efficiency for the project pollutants and 303(d) listed pollutants (<http://www.swrcb.ca.gov>).
51. Prior to grading permit: Maintenance Agreement- A maintenance agreement must be reviewed and approved to the satisfaction of the City Planner and/or City Engineer. The Maintenance agreement must be submitted in accordance with the requirements of Order No. R4-2012-0175, Page 111. The Maintenance Agreement must be signed and notarized by the owner, City Manager and City Attorney and recorded with the LA County Recorder.
52. Prior to grading permit: Project Plan Requirements- The applicant must include on the project plans to the satisfaction of the City Engineer the following information:
 - a. Grading Plan Title Sheet: Indicate the project is subject to LID requirements with the Following text: "LID PROJECT".
 - b. Maintenance requirements must be listed for all structural treatment controls.
 - c. All constructed LID requirements must be clearly identified as such in the project plans and in the LID Report including maintenance operations and maintenance responsibility.
53. Prior to grading permit: Construction Requirements- The applicant must sign the owner's certification form and embed this document in the project plans to the satisfaction of the City Planner or City Engineer.

City of Bellflower
Resolution No. PC 17-25 - Exhibit A
Page 7 of 7

54. Prior to grading permit: Low Impact Development (LID) - The project must incorporate structural LID practices for the site in consideration of the site's land use, hydrology, soil type, climate and rainfall patterns.
55. Prior to grading permit: Trash Enclosures – Trash enclosures must meet storm water quality standards. They must be designed to have a solid impermeable roof and concrete slab floor. The roof must have a minimum clearance height of at least 9 feet to allow the bin lid to completely open. The concrete slab must be graded to contain any spill within the enclosure. The enclosure area must be protected from receiving direct rainfall or run-on from collateral surfaces. Rainwater or wastewater runoff from trash enclosure is prohibited. An alternate drain from the interior of the enclosure that discharges to the sanitary sewer may be constructed if approved by sewer district.
56. Prior to grading permit, the applicant must submit a Storm Water Pollution Prevention Plan (SWPPP) for sites 1 acre or greater, for the review and acceptance by the City Engineer. The SWPPP must describe the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for storm water discharges associated with construction activity.

By, signing this document, Steve Phillips of SteelCraft LP (Applicant/Business Owner) certifies that he/she has read, understood, and agrees to the project conditions listed in this document.

Steve Phillips (Applicant/Business Owner)

{If Corporation or similar entity, need two officer signatures or evidence that one signature binds the company}

ATTACHMENT B

Project Process and Timeline

**16500 – 16512 BELLFLOWER BOULEVARD
Conditional Use Permit Case No. CU 17-11**

Table 1.0 (Process and Timeline).

Timeline (Application)				
Event	Meeting/Submittal	Applicant Response Time	City Response Time	Lapse Time
CUP & DRC Submittal	11-08-17	-	-	0 days
DRC Meeting	11-30-17	-	22 days	22 days
DRC Approval Letter	12-22-17	-	22 days	44 days
Plans resubmitted	01-09-18	18 days	-	62 days
Planning Commission Meeting	1-16-18	-	7 days	69 days
			Total Lapse Time	69 days (2.3 Months)

ATTACHMENT C

DRC Letter

The City of Bellflower

Families. Businesses. Futures.

16600 Civic Center Drive, Bellflower, CA 90706

Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org



December 22, 2017

Mr. Steven Phillips
3750 Long Beach Boulevard, Suite 200
Long Beach, CA 90807

**SUBJECT: Development Review Committee (Case No. DRC 11-17-8537)
16500-16512 Bellflower Boulevard, Bellflower CA 90706
APN: 7109-010-912**

Dear Mr. Phillips:

On December 7, 2017, the Development Review Committee (DRC) approved, subject to conditions, your request to allow the following: (1) construction of a new 12,789-square-foot food hall consisting of 13, one-story tall, shipping containers arranged around a central courtyard with eight-foot high perimeter walls/fences; (2) on-site and off-site alcohol sales; and (3) new signage via a Master Sign Plan within Area No. 3 of the BVOZ-N on a 15,111-square foot site.

Your application has been approved based on the following findings and subject to the attached conditions of approval (Bellflower Municipal Code (BMC) § 17.63.070)

a. *The project is consistent with the provisions of this Overlay Zone.*

The proposed development is consistent with the purpose and intent of the overlay zone, which is to create unique development opportunities. The project can meet all of the development provisions contained within the BVOZ-N, BMC § 17.63.050; the plans date-stamped November 8, 2017 meet the vast majority of development standards and the project has been conditioned to comply with remaining provisions.

b. *The project's design and building architecture is complimentary and compatible with other projects within this Overlay Zone.*

The project's design and building architecture are unique to the City and incorporate various elements such as earth tone colors and height design. Additionally, the project has been conditioned to provide decorative split face block walls and equipment screening that is compatible with the proposed development.

Page 1 of 2

> Ron Schnablegger
Mayor

Ray Dunton
Mayor Pro Tem

Juan Garza
Council Member

Dan Koops
Council Member

Sonny R. Santa Ines
Council Member

- c. *The project's building design and architecture incorporates interesting materials, design features, varying building planes, roof lines and accent features.*

The proposed project is designed from recycled shipping containers which will be re-purposed for retail use. The containers are distributed throughout the site in such a manner to create varying building planes and accent features by offsetting the containers, and arranging them perpendicular to one another and vertically. Additionally, the project incorporates a new covered seating area in the center of the development which extends to 23'-6" in height and provides for varying roof lines.

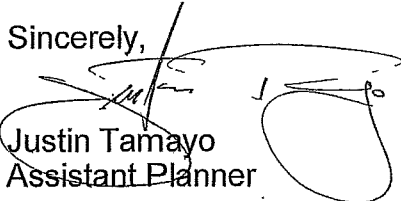
- d. *The overall project design and architecture are of high quality and innovative design, use quality construction materials, and creatively use landscape and hardscape materials in order to create a "signature" development for the City of Bellflower.*

The overall project design is of superior design and architecture. It incorporates "four-sided" architecture treatment with the use of various, high quality materials, such as western red cedar, exposed steel, caesar stone, and wood paneling. Additionally, the project utilizes front and street side yard landscaping, which includes plants such as breeze, amazing red, and little rev, to soften the appearance of the structures; as well as decomposed granite, which will activate the use of the sidewalks. This modern themed architecture, which incorporates the aforementioned materials and landscaping would establish a signature development that is unique to the City and the downtown area.

Please sign the attached Affidavit and address the conditions/comments provided by City Departments and other consultants/agencies. The Affidavit must be returned to the City of Bellflower, Planning Division within ten (10) calendar days from the date of this letter. Your next step is to process your Conditional Use Permit (CUP) application for on-site and off-site sales of alcohol.

Should you have any questions regarding this material, don't hesitate to contact me at (562) 804-1424, ext. 2238 or via email at jtamayo@bellflower.org.

Sincerely,


Justin Tamayo
Assistant Planner

Enclosures

BMC Excerpts: 17.48.240(A), 17.48.220, 17.48.250 through 17.48.320

Cc: Case File, Correspondence Folder

AFFIDAVIT IN SUPPORT THEREOF

December 22, 2017

IN THE MATTER OF THE APPLICATION OF:

Mr. Steven Phillips
3750 Long Beach Boulevard, Suite 200
Long Beach, CA 90807

SUBJECT: A request to allow the following: **(1)** construction of a new 12,789-square foot food hall consisting of 13, one-story tall, shipping containers arranged around a central courtyard with eight foot high perimeter walls/fences; **(2)** on-site and off-site alcohol sales; and **(3)** new signage via a Master Sign Plan within Area No. 3 of the BVOZ-N on a 15,111-square foot site.

LOCATION: 16500-16512 Bellflower Boulevard.

PURSUANT TO THE PROVISIONS OF TITLE 17 OF THE CITY OF BELLFLOWER MUNICIPAL CODE:

The undersigned applicant is requesting DRC approval of the aforementioned project. The Applicant, further, hereby accepts and agrees to comply with all the terms and conditions pursuant to the above-referenced project as follows:

Prior to submitting plans for the Planning Commission and/or plan check, please revise your plans to address the following:

PLANNING DIVISION

Sheet A0.00

1. **Project Summary:** Update the Zoning Summary table to include the General Plan Land Use Designation (C - Commercial), and Overlay Designation (Bellflower Village Overlay Zone – North (BVOZ-N)).
2. **Landscape Table:** Delineate the total landscape area based on the square footage of natural plant material, and artificial material.
3. **Title Block:** Revise the Planning submittal date to reflect the date the CUP application is submitted.
4. **Legal Description:** Include the Assessor's Parcel Number (7109-010-912).

5. **Directory:** Correctly indicate the “Owner” and the “Developer” for the project because they are not the same entity.
6. **Parking Summary:** Revise the “Required” and “Provided” parking space data to reflect the minimum required 32 parking spaces. Parking requirements are based on 1 parking space per 400 square feet of total gross building area ($12,749 / 400 = 31.87$) [Bellflower Municipal Code (BMC) § 17.48.210].
7. **Bicycle Parking Summary:** Bicycle parking is not required per the Bellflower Municipal Code; however, it can remain. Please revise table accordingly.

Sheet A1.01 (Site Plan)

1. **Bicycle Racks:** See number 7 listed under Sheet A0.00 “Planning Comments.” Also if allowed, a right-of-way permit may also be required to place racks in the right-of-way via the Public Works Department.
2. **Sidewalks / Right-of-Way Improvements:** Label all sidewalks & right-of-way improvements.
3. **Surface Areas:** Call-out the material for the surface areas (i.e. wood walking path concrete, dirt, gravel, etc.).
4. **Landscaping:** Label all landscaped areas.
5. **Tenant Storage:** Clarify “tenant storage”. What will be stored in the units?
6. **Trash Service:** Modify the trash enclosure note to indicate that the refuse area will be enclosed by a six-foot high solid masonry decorative (split face concrete block or equivalent) wall with solid metal doors. All trash enclosures must be securely designed to prevent access to anyone other than the authorized users and the refuse service company. Please provide dimensioned elevations and call-out all exterior materials and ensure that parking assessment is updated to reflect a loss of one parking space.
7. **Perimeter and Interior Walls:** Modify the wall notes to indicate wall material finish and color. All walls must comply with BMC § 17.48.220 (see attached BMC excerpt); specifically, revise the plans (including Sheets A3.01, A4.01, and A4.02) to comply with the following:
 - a) Perimeter and internal lot walls must be decorative, composed of split face concrete block, or equivalent with coping. Standard CMU (concrete masonry unit) block walls are not considered decorative and are not allowed.
 - b) Perimeter and internal lot walls must be finished on both sides.

- c) Wall and fence colors, textures, and materials must be coordinated with building architecture to achieve compatibility of design.
8. **Mechanical Equipment:** Revise the plans (including Sheets A3.01, A4.01, and A4.02) to illustrate the location of air conditioner condensers, if any are proposed. All equipment must comply with BMC § 17.48.240(F):
- a) Mechanical equipment, including air conditioners, antennas, satellite dishes, pumps, transformers, heating and ventilating equipment must be located and operated in a manner that does not disturb adjacent uses and activities.
 - b) All rooftop mechanical and electrical equipment must be screened from public view through the use of architectural features (i.e., parapet, cornice).
9. **Lighting Standards:** Revise the plans (including Sheets A3.01, A4.01, and A4.02) to illustrate the location of proposed lighting and document the following:
- a) All lights and glare associated with operations and illuminated signs must be shielded or directed so as not to illuminate abutting residential districts.
 - b) Building lighting, for the purpose of accenting architectural elements through the use of exposed neon, may be approved by the Planning Director with prior review by the Design Review Committee (see BMC Sections 17.48.250 through 17.48.320, Design Review Committee).

Sheets A3.01, A4.01, & A4.02 (Elevations)

- 1. **Walls:** See number 8 listed under Sheet A1.01 "Planning Comments."
- 2. **Mechanical Equipment:** See number 9 listed under Sheet A1.01 "Planning Comments."
- 3. **Lighting Standards:** See number 9 listed under Sheet A1.01 "Planning Comments."

Master Sign Plan

- 1. Revise the Master Sign Plan to include the range of addresses at the site and the Assessor's Parcel Number. Also address the following:
 - a) Master Sign program must contain itemized general sign, construction, installation and maintenance requirements, as well as information on permissible signage (i.e. temporary, advertising, promotional, exempt and prohibited signs).

Parking Assessment

1. Revise the parking assessment as follows:
 - a) Parking assessment must account for other uses such as the residential uses at Belmont Court (guest parking = 30 parking spaces) in calculating the amount of current parking demand in the City parking lots within the BVOZ-N.
 - b) The total required parking spaces for the proposed development is 32 spaces. Revise the assessment accordingly.

Other Comments/Conditions

1. **Conditional Use Permit:** Regarding the on and off-site sale of alcohol, a CUP must be approved. The CUP meeting is tentatively scheduled for January 16, 2018
2. **Parking:** A minimum of 32 spaces must be provided on-site, or off-site (via a Development Agreement approved by the City).
3. **Landscape Plan:** Landscaped plans must be stamped and signed by a Landscaped Architect. Also indicate quantity, size and type of trees, plants, etc. Include any irrigation and planting details. If the proposed amount of landscaping exceeds 500 square feet, then the project must comply with the California 2015 Updated Model Water Efficient Landscape Ordinance (MWELO). The MWELO must be certified by a licensed landscape architect prior to building permit final.
 - a) If proposed landscaping is greater than 500 square feet and less than 2,500 square feet, prescriptive compliance with MWELO may be used in lieu of a landscape documentation package which must be prepared by a licensed landscape architect.
 - b) Landscape plan must indicate the location of each of the proposed species.
4. **Address Assignment:** Provide a site plan illustrating the desired addresses for the various businesses.
5. **Development Fees:** The project is subject to the following list of development fees (See attached list):
 - a) **Public Facilities Fee:** The proposed project will be subject to the Public Facilities Fee. The fee for commercial buildings is \$0.175 per square foot (\$644.00 for a 12,789 square foot building). The fee will be charged during building plan check and payment must be received before permits may be issued. [BMC § 3.24]
 - b) **Public Arts Fee:** All commercial projects with a project valuation in excess of \$250,000.00 are subject to the Public Arts provision. The project applicant must acquire and install art work in a public place on or in the vicinity of the project site, as approved by the City Council pursuant to BMC Chapter 3.32.

The cost or value of such work must equal or exceed 1% of the project cost (\$5,100.00). Alternatively, in-lieu of acquiring and installing art work, the project applicant may contribute an amount equal to 1% of the project cost to the Public Arts Fund. [BMC § 3.36]

- c) **Construction and Demolition (C&D) Waste Management Plan:** A C&D Waste Management form and deposit (approximately \$15,300.00 – 3% of valuation) is required to be completed, submitted, and approved by Public Works Department prior to issuance of building permits.
 - d) **Underground Utilities:** Service for all utilities (including but not limited to the electrical service) must be of underground entry when the valuation of a project exceeds \$50,000.00.
6. **Stormwater:** A LID Plan must be submitted during building plan check review process. Projects redeveloping more than 50% of the existing site require a General Permit from the State Regional Water Quality Control Board along with an approved WDID number prior to permit issuance. All storm water best management practices, as adopted by the City, must be implemented and maintained during all demolition and construction activities related to the project. A copy of the City BMP Certification Form must be copied within the building plans and signed by the applicant prior to permit issuance.
7. **Los Angeles County Fire Department:** Review and approval by the County of Los Angeles Fire Department, Fire Prevention - Engineering Section Building Plan Check Unit is required for this project prior to building permit issuance. Contact the Fire Prevention Engineering Section Plan Check Office (5823 Rickenbacker Road, Commerce CA 90040; (323)890-4125) for specific submittal requirements for this project.
8. **CEQA:** A notice of Categorical Exemption must be filed with the Los Angeles County Clerk following approval of the project.
9. **List of Uses:** Please provide a list of proposed uses and an operations plan for each business (i.e. menu, number of employees, hours of operation, etc.). Please include delivery service information (i.e. hours, size of vehicles, location to unload, etc.) for each use.
10. **School Fees:** The subject property is located within the Bellflower Unified School District (BUSD). BUSD charges \$0.56 per square foot for new commercial construction. Proof of payment to the school district (BUSD: 16703 Clark Avenue, Bellflower CA 90706; (562) 866-9011), or documentation that project is exempt from, or that fees have been waived must be provided during plan check for building permits to be issued.

Development Review Case No. DRC 11-17-8537
16500-16512 Bellflower Boulevard
December 22, 2017
Page 6 of 6

11. **Outdoor Dining:** Ensure the project complies with the following requirements:
 - a) The hours and days of operation of the outdoor dining area shall be defined and approved by the Planning Director.
 - b) Amplified sound and/or music within the outdoor dining area shall not be intrusive to adjacent uses (see BMC § 17.48.240(A), Noise).

12. **Comments/Conditions from other Departments/Divisions/Agencies:** Refer to attached comments from: Building Division, City Engineer, Public Works, Stormwater Consultant, and Los Angeles County Fire Department.

The comments included within this correspondence relate specifically to issues which need to be addressed, clarified or provided with more detail. Once the plans are resubmitted, the City will schedule the project for public hearing before the Planning Commission. The project is subject to additional comments and recommendation during Conditional Use Permit process, and/or pending further revisions/submittals.

By signing this document, Steven Phillips (Applicant/Business Owner) certifies that he/she has read, understood, and agrees to the project conditions listed in this document.

Steven Phillips (Applicant/Business Owner)

Standard Building & Safety Comments

Codes in Effect:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Green Building Standards
- 2016 California Energy Code
- 2016 California Electrical Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Fire Code
- 2016 LA County Fire Code as adopted with amendments by the City of Bellflower
- Bellflower Municipal Code

4 sets of complete plans and 2 sets of supporting documents are required at plan check submittal.

Commercial Projects must be designed by a California Licensed Design Professional. Plans must be stamped and signed by the California Licensed Design Professional.

Certain projects may require approval from LA County Fire Department.

Certain projects may require approval from LA County Health Department.

Additional comments may occur during the Plan Review Process.

The City of Bellflower offers a Self-Certification Program for Plan Review.

Date: December 4, 2017

TO: Rowena Genilo-Concepcion, Interim Director of Planning and Building Services

FROM: Jerry Stock, City Engineer

SUBJECT: DR 11-17-8493, 16500-16512 Bellflower Blvd.

I have reviewed the area in question and the following deficiencies in land development as they pertained to public right-of-way were noted. Any existing damaged public right-of-way improvements shall be repaired in accordance with Section 5600 et seq of the California Streets and Highways Code and with the Bellflower Municipal Code before occupancy will be granted. (Property owner is responsible for the repair and maintenance of curb/gutter, sidewalk and drive apron).

TRAFFIC ENGINEERING

A traffic impact analysis prepared by a licensed traffic engineer is required. Specific study intersections shall be established per the City Engineer. Contact the City of Bellflower Department of Planning to identify any cumulative projects. Level of Service computations shall be per the Intersection Capacity Utilization (ICU) format.

CITY ENGINEERING

The site plan shall show and dimension all property lines.

A preliminary soils report prepared by a licensed civil or geotechnical engineer is required and shall include an assessment of liquefaction potential.

Fire Protection: This development may require construction of fire protection improvements. Prior to the approval of any development plans the applicant is required to contact Los Angeles County Fire Department, Engineering Division, to obtain the fire flow and access requirements for any proposed development.

The applicant shall contact the local Water Company to determine the existing fire flow rate in this area. If the existing fire flow capabilities are below the required minimum, the applicant shall provide the necessary means for meeting the fire flow rates required by the Fire Department.

A grading plan prepared by a California licensed civil engineer is required. The minimum slope on concrete flow lines shall be 0.50%. Minimum slope on asphalt

concrete or turf shall be 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development. All applicable NPDES requirements shall be complied with.

Any proposed landscaping in the public right of way shall be installed per the City of Bellflower Master Street Tree Plan.

A legal description was submitted. Please show and dimension all existing and proposed easements.

The existing sidewalk fronting Oak Street has a cross slope in excess of 2% and is therefore non- ADA compliant. The existing sidewalk shall be removed and reconstructed in accordance with City Standards.

An on-site sanitary sewer lateral shall be constructed to service the property. If a new lateral is proposed from the property to the existing sewer main, the minimum lateral size from main to property line is 6". Excavation permits with necessary insurance and bonds are required.

A City sewer reconstruction fee in the amount of \$54,054.00 shall be paid to the City of Bellflower. The amount of the fee is based upon 584 seats. The actual amount will be based upon the actual seat count.

For any new sewer connections please contact the Los Angeles County Sanitation District and obtain any connection permits. Documentation of said permits shall be submitted to the Building Official prior to the issuance of any building permits. Provide documentation from the District that sufficient sewer capacity is provided.

Un-sodded, mounded planters adjacent to public sidewalk shall be provided with 6" curbs to prevent soil run-off onto the public sidewalk. Curbs are not required if the planter consists of sod.

The contractor shall meet with the City Public Works Inspector before starting any construction within the public right-of-way.

All work within the public right-of-way, including placing and removal of traffic control devices, shall be restricted to the hours between 8:30 A.M. and 3:30 P.M., Monday through Friday. No work requiring continuous inspection or traffic control shall be done on Saturday, Sunday or Holidays, unless prior arrangements have been made at least one week in advance with the approval of the City Engineer.

The developer, at his/her cost, shall be responsible for the relocation as necessary of any public or private utility or other obstruction to facilitate the construction within the public right-of-way.

PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

DATE: November 28, 2017

CITY: Bellflower PLANNING SECTION

ATTENTION: Justin Tamayo

SUBJECT: DR 11-17-8493

LOCATION: 16500-16512 Bellflower Boulevard.

- The Fire Department's Land Development Unit has no requirements for this permit.
- Review and approval by the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Contact the Fire Prevention Engineering Section Plan Check office checked below for specific submittal requirements for this project.

Fire Prevention Commerce Office
5823 Rickenbacker Road
Commerce, CA 90040
(323)890-4125

Fire Prevention Calabasas Office
26600 Agoura Road
Calabasas, CA 91302
(818)880-0341

Fire Prevention Hawthorne Office
4475 W. El Segundo Boulevard
Hawthorne, CA 90250
(310)263-2732

Fire Prevention Glendora Office
231 W. Mountain View Avenue
Glendora, CA 91741
(626)963-0067

Fire Prevention Santa Clarita Office
23757 Valencia Boulevard
Santa Clarita, CA 91355
(661)286-8821

Fire Prevention Lancaster Office
335-A East Avenue K-6
Lancaster CA 93535
(661)537-2901

- Comments: Please submit to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval. See checked box above for contact information

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office. For questions regarding subdivision's, fire protection water systems, or access, please contact the County of Los Angeles Fire Department, Fire Prevention Land Development Unit at (323)890-4243

Inspector: Nancy Rodeheffer

04/2014

County of Los Angeles Fire Department
Fire Prevention Engineering Section
Fire Prevention Division
5823 Rickenbacker Road
Commerce, CA 90040
Phone: (323) 890-4125

TO: Justin Tamayo, Planner Division

DATE: December 11, 2017

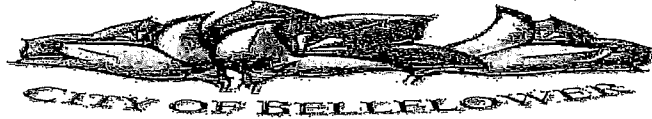
FROM: Rudy Marin, FPEA II

SUBJECT: Development Review – DR 11-17-8493 and Occupancy

Construction type VB, 3000sqft

1. Projects associated with a land development permit such as a tract or parcel map, conditional use permit, zone change or other such permits, shall submit plans to the Land Development Unit (LDU) for review and approval prior to submitting to Fire Prevention Engineering for building plan review. To contact LDU please call (323) 890-4243 or submit to our office located at 5823 Rickenbacker Road, Commerce, CA 90040.
2. Submit two sets of architectural plans to the Fire Prevention Engineering Office located at 5823 Rickenbacker Road, Commerce, CA 90040. Plan sets shall contain a minimum of a site plan, floor plan(s), elevations, door and window schedules, wall details, and appropriate section details. Please provide architectural sheets only. **No civil, electrical, mechanical, plumbing, etc.**
3. Indicate on plans the project address, assessor's parcel number, type of construction, occupancy classification, area of each floor level and building area increase modifications in accordance with the Building Code.
4. Provide a minimum unobstructed width of 20 feet, clear to the sky, Fire Department vehicular access to within 150 feet of all portions of exterior walls. Dead-end access roadways greater than 150 feet in length, shall be provided with an approved fire apparatus turnaround. A 32 foot centerline turning radius is required at each change of direction in vehicle travel regardless of the required width. Fire Code appendix C
5. On the site plan, show the location of all existing public fire hydrants within 300 feet of all property lines and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.
6. On the site plan, show the location of all existing public fire hydrants within 450 feet of all property lines and call out the hydrant size and dimensions to property lines. Additionally, show all existing on-site fire hydrants.
7. The required fire flow for public fire hydrants at this location is **2,500** gallons per minute at 20 psi for a duration of 2 hours over and above daily domestic demand in accordance with Fire Code Appendix B and Table B105.1(1). A 50% reduction in required fire flow may be applied for the installation of automatic fire sprinklers.

8. The required fire flow for public fire hydrants at this location is 500 gallons per minute at 20 psi for a duration of 30 minutes over and above daily domestic demand in accordance with Fire Code Appendix B and Table B105.1(1). The fire flow is based on the building being provided with an automatic fire sprinkler system.
9. Complete and return the original "Fire Flow Availability" Form No. 195 (attached).
10. Additional Requirements, including the installation of additional fire hydrants, may be imposed, in accordance with applicable codes, regulations, standards and policies after the above information is reviewed. Fire Department requirements are based on the information provided on the plans submitted for review.



PRELIMINARY PUBLIC WORKS DEPARTMENT CHECKLIST

PREPARED BY: <u>Scott Jones</u>	DATE: <u>12/5/2017</u>
CONTRACTOR: _____	TELEPHONE: _____
OWNER / BUILDER: <u>Steelcraft LB - Steve Phillips</u>	TELEPHONE: <u>562-427-4124</u>
OTHER CONTACT: <u>Justin Tamayo - Planner</u>	TELEPHONE: <u>Extension 2238</u>
JOB ADDRESS: <u>16500 - 16512 Bellflower Bl.</u>	
PROJECT: <u>New 8,734 square foot food court. Plan Case #DR 11-17-8493</u>	
VALUATION: <u>Estimated \$510,000.00</u>	

PUBLIC WORK CHECK LIST

PUBLIC RIGHT-OF-WAY ENCROACHMENT _____

DRIVEWAY APRON

OK SUBSTANDARD

Reconstruct non-compliant alley intersection, including adjacent street patches.

REMOVE	35	x	10	=	350
CONSTRUCT	35	x	10	=	350

S.F. X \$2.67 = \$	<u>\$934.50</u>
S.F. X \$5.33 = \$	<u>\$1,865.50</u>

CURB RAMP

OK SUBSTANDARD

N/A

REMOVE	0	x	0	=	0
CONSTRUCT	0	x	0	=	0

S.F. X \$2.67 = \$	<u>\$0.00</u>
S.F. X \$5.33 = \$	<u>\$0.00</u>

CURB & GUTTER

OK SUBSTANDARD

Curb and gutter shall be removed and reconstructed for the reconstruction of the alley intersection.

REMOVE	20
CONSTRUCT	20

L.F. X \$20.00 = \$	<u>\$400.00</u>
L.F. X \$20.00 = \$	<u>\$400.00</u>

SIDEWALKS

OK SUBSTANDARD

Oak St. sidewalk in excess of 2% cross slope shall be removed and reconstructed, including sections for alley reconstruction.

REMOVE	65	x	10	=	650
CONSTRUCT	65	x	10	=	650

S.F. X \$2.00 = \$	<u>\$1,300.00</u>
S.F. X \$4.00 = \$	<u>\$2,600.00</u>

TOTAL REFUNDABLE DEPOSIT \$ \$7,500.00

SEWER RECONSTRUCTION

REQUIRED PER ORDINANCE NO. 163

0	S.F.	298	UNITS
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FEE \$ 54,054.00

STREET TREES

OK, NOT REQUIRED REQUIRED

NUMBER OF TREES: 0 245.7

FEE \$ 0

TOTAL FEES \$ 54,054.00

UNDERGROUND UTILITIES REQUIRED WHEN VALUATION

EXCEEDS \$50,000.00 PER ORDINANCE NO. 1037

NOT REQUIRED REQUIRED

REAREASMENT EXISTING

POLE LOCATED ON THE: N() S() W() E() Side of _____

TOTAL REFUNDABLE

DEPOSIT & FEES \$ 61,554.00

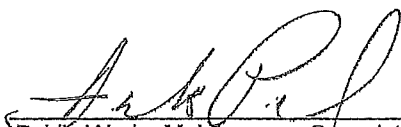
CITY OF BELLFLOWER
Department of Public Works
PRELIMINARY SEWER RECONSTRUCTION FEE

Pursuant to Chapter 13.12 of the Bellflower Municipal Code and Resolution 08-36

Building Address	16500 - 16518 Bellflower Blvd.	Plan Case Number	DR-11-17-8493
Owner:	SteelCraft	Planner:	Justin Tamayo
Applicant:	SteelCraft	Developer:	
Mail Address	Telephone:		
Lot Area:	15,111 Sq. Ft.	Use of Building:	Food Hall

The peak rate of flow to the Sanitary Sewer from a building containing mixed occupancies shall be determined by adding the peak rate of flow of the various occupancies.

OCCUPANCIES	Number of Units	Type of Units	Daily Peak Flow Per Unit	Peak Rate of Flow (gallons per day)
Apartments & Dwellings		Dwelling Units	600	0
Assembly Areas/ Auditorium		Persons	15	0
Car Wash		Lane	86,400	0
Bars & Cockfall Lounges		Seats	60	0
Churches		1000 Sq. Ft. floor area	600	0
Hospitals		Beds	1,500	0
Industry, light (no water processes)		1000 Sq. Ft. floor area	600	0
Laundry (Automatic)		Machines	225	0
Hotel/Motel		Units	600	0
Medical office		1000 Sq. Ft. floor area	900	0
Mobile home or trailer park		Units	400	0
Offices		1000 Sq. Ft. floor area	600	0
Restaurants	584	Seats	150	87,600
Stands or Drive-Ins		1000 Sq. Ft. floor area	900	0
Stores		1000 Sq. Ft. floor area	300	0
Storage or warehouse		1000 Sq. Ft. floor area	75	0
Total Peak Rate of Flow				87,600
If lot is or will be vacant**, then: Deduct Credit @ 0.12 gal. per day per sq. ft. of lot area				1,800
Total Peak Rate of Flow subject to charge				85800.00
Total Charge @ \$0.63 per gallon				\$54,054.00


 Public Works Maintenance Superintendent 12/5/17
Date

** If new building adds to existing, there is no credit. If partial demolition, refer to Director of Public Works for determination.



Water Quality Conditions of Approval
(Version March 2017)

Project Name: SteelCraft
Project Location: 16500 Bellflower Blvd
Application No:
Planner: Justin Tamayo
Verified by: Lori Wolfe
Date: 12-5-17

1. **Prior to grading permit**, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board.
2. **Prior to grading permit**, the applicant shall file any required documents, including but not necessarily limited to the notice of intent, and comply with permits from the California Regional Water Quality Control Board.
3. **Prior to grading permit**, the applicant shall furnish the project's LID Plan for review and approval to the satisfaction of the City Planner and/or the City Engineer. The LID Plan will be required to implement post-construction treatment controls as identified in the MS4 PERMIT, Los Angeles RWQCB Order No. R4-2012-0175-Planning and Land Development Program (page 94). The design treatment volume must be calculated in accordance with the MS4 Permit and LA County Hydrology Manual Appendix A procedures to the satisfaction and approval of the City Engineer. The calculations must be performed by a licensed Civil Engineer in the State of California. Structural treatment controls shall be designed to meet CASQA design requirements at a minimum (<http://www.cabmphandbooks.com> for New Development/Redevelopment).
4. **Prior to grading permit:** the project must demonstrate to the satisfaction of the City Engineer and/or the City Planner that the MS4 Permit requirements are met and shown on the project plans.
5. **Prior to grading permit: Treatment of Pollutants-** The applicant must demonstrate to the satisfaction of the City Planner and/or City Engineer that the selected Structural Treatment Controls adequately treat pollutants of concern for the expected project pollutants to a medium or high removal efficiency and for the currently approved Lower San Gabriel River Reach 1 and Los Cerritos Channel 303(d) listed pollutants. The applicant shall include in the LID report all calculations and treatment control manufacturer information, if applicable, to demonstrate the pollutant removal efficiency for the project pollutants and 303(d) listed pollutants (<http://www.swrcb.ca.gov>).



6. **Prior to grading permit: Maintenance Agreement-** A maintenance agreement shall be reviewed and approved to the satisfaction of the City Planner and/or City Engineer. The Maintenance agreement shall be submitted in accordance with the requirements of Order No. R4-2012-0175, Page 111. The Maintenance Agreement shall be signed and notarized by the owner, City Manager and City Attorney and recorded with the LA County Recorder.

7. **Prior to grading permit: Project Plan Requirements-** The applicant shall include on the project plans to the satisfaction of the City Engineer the following information:

- a. Grading Plan Title Sheet: Indicate the project is subject to LID requirements with the Following text: "LID PROJECT".
- b. Maintenance requirements must be listed for all structural treatment controls.
- c. All constructed LID requirements must be clearly identified as such in the project plans and in the LID Report including maintenance operations and maintenance responsibility.

8. **Prior to grading permit: Construction Requirements-** The applicant shall sign the owner's certification form and embed this document in the project plans to the satisfaction of the City Planner or City Engineer.

9. **Prior to grading permit: Low Impact Development (LID) -** The project shall incorporate structural LID practices for the site in consideration of the site's land use, hydrology, soil type, climate and rainfall patterns.

10. **Prior to grading permit: Trash Enclosures -** Trash enclosures shall meet storm water quality standards. They shall be designed to have a solid impermeable roof and concrete slab floor. The roof shall have a minimum clearance height of at least 9 feet to allow the bin lid to completely open. The concrete slab shall be graded to contain any spill within the enclosure. The enclosure area shall be protected from receiving direct rainfall or run-on from collateral surfaces. Rainwater or wastewater runoff from trash enclosure is prohibited. An alternate drain from the interior of the enclosure that discharges to the sanitary sewer may be constructed if approved by sewer district.

11. **Prior to grading permit,** the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for sites 1 acre or greater, for the review and acceptance by the City Engineer. The SWPPP shall describe the construction phase Best Management Practices (BMPs) to ensure compliance with the NPDES General Permit for storm water discharges associated with construction activity.

Title 17 ZONINGChapter 17.48 TOWN CENTER (TC) DISTRICT**17.48.240 Performance Standards.**

The conduct and operation of all uses in the Town Center District shall comply with the minimum standards of performance set forth below:

- A. Noise. The conduct and operation of all uses shall comply with the following standards:
1. All Town Center District activities shall not create any noise that would exceed an exterior noise level of sixty (60) dBA (A weighted method of measurement) during the hours of 10:00 p.m. to 7:00 a.m. and sixty-five (65) dBA (A weighted method of measurement) during the hours of 7:00 a.m. to 10:00 p.m., as measured at the property line. Interior noise limits shall not impact residential interior spaces beyond forty-five (45) dBA (A weighted method of measurement).
 2. No person shall cause the loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects between the hours of 10:00 p.m. and 8:00 a.m., in a manner which would cause a noise disturbance to an abutting residential district.
 3. No person shall cause or permit the repairing, rebuilding, modifying, or testing of any motor vehicle (e.g., auto, truck, recreation vehicle, motorcycle, off-road vehicle) in such a manner as to create a noise disturbance between the hours of 10:00 p.m. and 8:00 a.m. affecting an abutting residential district.
 4. Exterior air conditioning equipment shall have a sound rating number (SRN) in accordance with ARI (Air Conditioning and Refrigeration Institute) Standard 270.
 5. Any public address systems, loudspeakers, and other sound producing equipment shall be designed, installed, and operated in a manner which is not disturbing to surrounding Town Center District uses and abutting residential districts. Self-adjusting public address systems, designed to automatically decrease in volume when ambient noise levels decrease, shall be required.
 6. Any live music, or music systems (e.g., CD players, radios, tape players, digital audio players) shall be conducted, designed, installed, and operated in a manner which is not disturbing to surrounding Town Center District uses and abutting residential districts.
- B. Lighting. The conduct and operation of all uses shall comply with the following standards:
1. All lights and glare associated with operations and illuminated signs shall be shielded or directed so as not to illuminate abutting residential districts.
 2. Building lighting, for the purpose of accenting architectural elements through the use of exposed neon, may be approved by the Planning Director with prior review by the Town Center Design Review Committee (see Sections 17.48.250 through 17.48.320, Design Review Committee).
- C. Smoke. No operation or activity is permitted to have operations which emit excessive smoke, fumes, or dust or which exceed the requirements of levels as specified by the Air Quality Management District (AQMD).
- D. Maintenance of Open Areas. All open areas shall be landscaped or surfaced and permanently maintained, pursuant to all applicable requirements including: (1) the Bellflower Municipal Code including Chapter 8.36, Public Nuisances; (2) the Uniform Building Code; and (3) the Building Maintenance Code.
- E. Vibration. No operation or activity shall be permitted which will create vibration noticeable without instruments at the perimeter of the subject property.
- F. Mechanical and Electrical Equipment. All such equipment, including air conditioners, antennas, satellite dishes, pumps, transformers, heating and ventilating equipment shall be located and operated in a manner that does not disturb adjacent uses and activities. All rooftop mechanical and electrical

equipment shall be screened from public view through the use of architectural features (i.e., parapet, cornice). Antennas, satellite dishes, and monopoles shall not exceed the building height limit, and shall be located and designed so as to minimize the visual impact on surrounding properties and from public streets. Antennas, satellite dishes, and monopoles shall be screened through the addition of architectural features and/or landscaping that harmonize with the elements and characteristics of the property. The materials used in constructing the antenna, satellite dish, or monopole shall not be unnecessarily bright, shiny, garish, or reflective.

G. Electrical Nuisance. No operation or activity shall transmit, generate, or otherwise cause any electrical, magnetic, or electromagnetic radiation disturbance that affects the operation of any use, equipment, or process employed by any use beyond the boundary of the site.

H. Fire or Explosive Hazard. All operations or activities shall conform with the minimum requirements of the Uniform Fire Code and Title 19 of the California Administrative Code.

I. Liquid and Solid Wastes. There shall be no discharge at any point into any disposal system, or into the ground, of any toxic or hazardous liquid or solid materials.

J. Air Quality. No operation or activity shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution which can cause damage to health, animals, vegetation, or other forms of property, or which can cause excessive soiling on any other lot. No emission shall be permitted which exceeds the requirements of the Air Quality Management District (AQMD).

K. Heat or Cold. No operation or activity shall emit heat which would cause a temperature increase or decrease on any adjacent property in excess of ten (10) degrees Fahrenheit, whether the change is in the air, on the ground, or in any structure.

L. Odors. No operation or activity shall be permitted to emit odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments at or beyond the lot line.

M. Fissionable or Radioactive Materials. No operation or activities shall be permitted which result at any time in the release or emission of any fissionable or radioactive materials into the atmosphere, the ground, or sewage system.

N. Trash Areas. All refuse shall be stored within City approved trash containers. All areas for the storage of trash containers shall be effectively screened from public view or placed within an enclosure bounded by a six (6) foot high solid masonry decorative (split face concrete block or, equivalent) wall, with solid metal doors. All trash enclosures shall be securely designed to prevent access to anyone other than the authorized users and the refuse service company. (Prior code § 19-11.10; Ord. 1281 § 11, 9/8/14)

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Title 17 ZONINGChapter 17.48 TOWN CENTER (TC) DISTRICT**17.48.220 Decorative Walls and Fences.**

A. No wall or fence shall be constructed within the Town Center District until plans and designs have been approved by the Planning Director. In addition, a wall or fence may require a building permit. All walls and fences, whether required or not, shall be located and limited in accordance with the provisions of this section.

B. Wall and Fence Height.

1. A six (6) foot high solid decorative masonry perimeter wall (split face concrete block, or equivalent) is required adjacent to all residential districts. When the wall reaches the established front yard setback line of a residentially-zoned lot abutting the Town Center District, it shall be decreased to a height of forty-two (42) inches. Perimeter walls located adjacent to residential districts may be extended to a minimum height of eight (8) feet with approval by the Planning Director.

2. Walls which are not located adjacent to residential districts (internal lot walls) shall be a maximum of six (6) feet in height.

3. Fences shall not exceed six (6) feet in height.

4. A maximum three (3) foot high solid decorative masonry wall shall be permitted anywhere on the interior of a lot.

5. A maximum three (3) foot high decorative non-view-obscuring fence may be permitted anywhere on the interior of a lot.

C. Wall and Fence Material and Design.

1. Perimeter and internal lot walls shall be decorative, composed of split face concrete block, or equivalent with coping. Standard CMU (concrete masonry unit) block walls shall not be considered decorative and shall not be allowed.

2. Fences shall be decorative, composed of wrought iron, or equivalent, with eighteen (18) inch wide solid decorative pilasters located twenty-five (25) feet O.C. (on center).

3. Perimeter and internal lot walls shall be finished on both sides.

4. Wall and fence colors, textures, and materials shall be coordinated with building architecture to achieve compatibility of design.

D. Walls and fences shall be maintained in good repair and appearance.

E. The use of chain-link, barb wire, razor wire, wood or plastic slats, or wire fencing shall not be allowed. (Prior code § 19-11.9(g))

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17.48.250 Town Center Design Review Committee Purpose and Intent.

A. Sections 17.48.260 through 17.48.320 establish the review procedures for development, redevelopment, renovation, and refurbishment within the Town Center District in order to:

1. Facilitate project review by the Town Center Design Review Committee in a timely and efficient manner;
2. Insure that projects comply with all applicable design guidelines, standards, and ordinances;
3. Minimize potential adverse effects on surrounding properties and the environment; and
4. Assure consistency with the General Plan which promotes high aesthetic standards to complement and add to the physical, economic, and social character of the Town Center District.

B. In addition, the City finds that a Town Center Design Review process will support the implementation of the General Plan, as it stresses quality community design standards. The City further finds that the quality of office, commercial, public, and residential uses has substantial impact upon the visual appeal, environmental soundness, economic stability, and property values of Town Center. This procedure is not intended to restrict imagination, or innovation, but rather to focus on traditional downtown design principles which can result in creative, imaginative solutions for the project and quality design for the City. It is, therefore, the purpose of this process to:

1. Recognize the interdependence of land values and aesthetics and provide a method by which the City may implement this interdependence to its benefit;
2. Encourage the orderly and harmonious appearance of buildings, structures, and property within the Town Center District along with associated facilities, such as signage, landscaping, and parking;
3. Assist private and public development to be more cognizant of public concerns of the aesthetics of development;
4. Reasonably ensure that new developments, redevelopments, renovations, and refurbishments do not have an adverse aesthetic, health, safety, or architecturally related impact upon existing adjoining properties, or the Town Center District in general; and
5. Implement those sections of the City's General Plan which specifically refer to the preservation and enhancement of the traditional character and unique assets of the Town Center District. (Prior code § 19-11.12(a))

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17.48.260 Projects Requiring Design Review.

- A. An application for review by the Town Center Design Review Committee may be required for all projects within the Town Center District, pursuant to the following criteria:
1. New construction on vacant property with no existing structures; or
 2. Improvements deemed similar to new construction by the Director of Planning.
- B. Improvements Exempt from Review by the Town Center Design Review Committee. The following projects shall be considered minor improvements requiring administrative review to ensure compliance with the intent of this chapter, but not requiring approval by the Design Review Committee:
1. Structural additions, earthquake retrofits, façade renovations and demolition that occurs without any new construction within twelve (12) months after that completion of the demolition.
 2. Exterior modifications (reconstruction, renovation, refurbishment) including, but not limited to:
 - a. Painting;
 - b. Roofing, rooftop equipment, skylights, vents, and solar panels;
 - c. Stuccoing and plastering;
 - d. Door and window installation;
 - e. Entrance remodeling;
 - f. Awning, canopy, and marquee construction and installation;
 - g. Fences and walls;
 - h. Hardscape (patio, walkways, etc.);
 - i. Decks, gazebos, patio covers, trellises, and similar improvements.
 3. Projects involving a substantial change or intensification of land use, such as the conversion of an existing building to a restaurant or the installation of an outdoor dining area.
 4. Signage.
 5. Improvements or projects the Director of Planning deems similar to those listed above. (Prior code § 19-11.12(b); Ord. 1281 § 11, 9/8/14)
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17.48.270 Design Review Application.

An application for Design Review shall be filed with the Community Development Department in a manner prescribed by the Community Development Department. (Prior code § 19-11.12(c))

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A. Upon acceptance of a complete application for Design Review, a project shall be set on the first available agenda for Committee review. The applicant and any persons requesting notice will be notified at least three (3) days prior to the meeting.

B. All projects submitted pursuant to this section are initially reviewed by the Design Review Committee. The Committee then shall make a recommendation on each project for consideration by the Director of Community Development or Planning Commission, if applicable. (Prior code § 19-11.12(d))

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17.48.290 Design Review Committee.

A. Membership and Appointments. The Town Center Design Review Committee shall be comprised of the Chairperson of the Planning Commission or designee from among the other members of the Planning Commission, who shall serve as Chairperson of the Committee, and two (2) regular members and two (2) alternate members appointed by the City Council as follows:

1. A regular member who is a resident of the City of Bellflower;
2. A regular member who is the owner of property or a business located in the Town Center District;
3. A first alternate member who is a resident of the City of Bellflower; and
4. A second alternate member who is the owner of property or a business located in the Town Center District.

The Director of Community Development shall be the Secretary of the Committee.

B. Term of Office. Excepting the Chairperson, the term of office for all members shall be two (2) years, such term to expire concurrently with the reorganization of the City Council after the bi-annual General Municipal Election, and until their successors are appointed and qualified.

C. Vacancy. Vacancies of the Town Center Design Review Committee shall be filled by appointment of the City Council, and such appointments shall be only for the unexpired portion of the term.

D. Removal from Office. Members of the Town Center Design Review Committee shall be removed from office or their office declared vacant in the following manner and for the following reasons:

1. At the pleasure of, and by a majority vote of, the entire City Council.
2. If a member shall be absent from three (3) consecutive regular meetings of the Town Center Design Review Committee, in which event the removal shall be automatic and no action by the City Council shall be necessary.
3. If a member shall no longer meet the requirements and conditions as set out in this section, in which event the removal shall be automatic and no action by the City Council shall be necessary.

(Prior code § 19-11.12(e)(1)—(4))

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17.48.300 Design Review Committee—Meetings.

- A. A quorum shall consist of three (3) members and/or appointed alternates and a majority vote of any quorum shall govern. In the absence of a regular member, an alternate member may participate and vote as if they were a regular member. During the absence of a regular member, the first alternate member shall have precedence over the second alternate.
- B. All meetings shall be held on: a) the first Monday of the month at 6:00 p.m. at Bellflower City Hall; and b) the third Monday of the month at 6:00 p.m. at Bellflower City Hall as needed, at the discretion of the Director of Community Development. Agendas will be posted to serve as notice to the public of exactly when the Committee will be meeting.
- C. The Design Review Committee shall not be required to hold noticed public hearings, but any interested persons shall be afforded a reasonable opportunity to be heard, and the meetings of the Committee shall be open to the public. Any applicant shall be entitled to attend and testify or present evidence on their behalf. (Prior code § 19-11.12(e)(5)(a)—(c))
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17.48.310 Design Review Committee—Decisions/Appeal.

- A. Written notice of the Design Review Committee's decision shall be available within ten (10) working days after the decision is rendered.
- B. An appeal of the Design Review Committee's decision may be made to the City Council no later than ten (10) working days after the committee's action. Said appeal shall be in writing and shall be filed with the City Clerk and in accordance with Chapter 17.112 of this Code.
- C. Approval or conditional approval of design review applications shall be valid for one hundred eighty (180) days after the date of approval by the Design Review Committee, or by the City Council on appeal, unless a building permit has been issued for the project within that one hundred eighty (180) day period, in which case the approval shall be valid as long as building permits for the project are valid. Prior to expiration of the approval, one (1) or more extensions of not more than ninety (90) days in the aggregate from the original date of expiration may be granted by the Design Review Committee or City Council, as applicable. (Prior code § 19-11.12(e)(5)(d) and (e); Ord. 1247 § 3, 8/12/13)

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[Title 17 ZONING](#)[Chapter 17.48 TOWN CENTER \(TC\) DISTRICT](#)**17.48.320 Design Review Committee—Duties.**

A. The Town Center Design Review Committee shall have the following duties, responsibilities, authority, and limitations to its authority: To review, analyze, and take action on the architectural design plans for the revitalization of the Town Center District area. The Committee shall be authorized to act on the design plans which are part of the "Boulevard Program" and may consist of rehabilitation of storefronts, seismic retrofits, and may include improvements such as:

1. Painting;
2. Roofing;
3. Signage;
4. Stucco;
5. Doors;
6. Entrance remodels;
7. Windows;
8. Façade treatment;
9. Handicapped accessibility;
10. Landscaping;
11. Awning and canopies.

B. The members shall act without compensation and in a volunteer capacity. (Prior code § 19-11.12(e)
(6))

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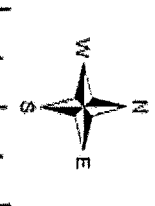
ATTACHMENT D

Aerial, Assessor's Map, Zoning Map and
General Plan Map

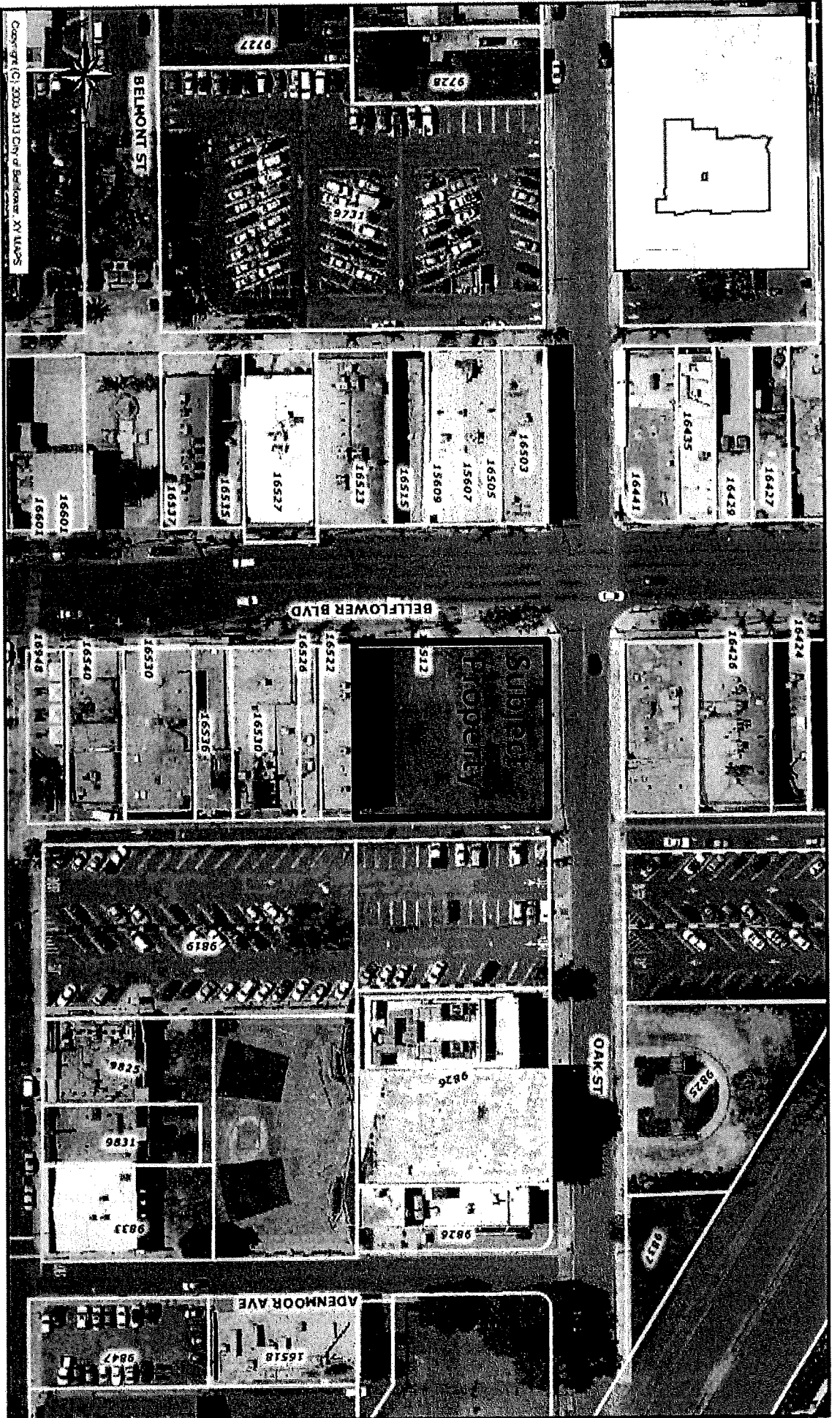


16500 -16512 Belflower Blvd

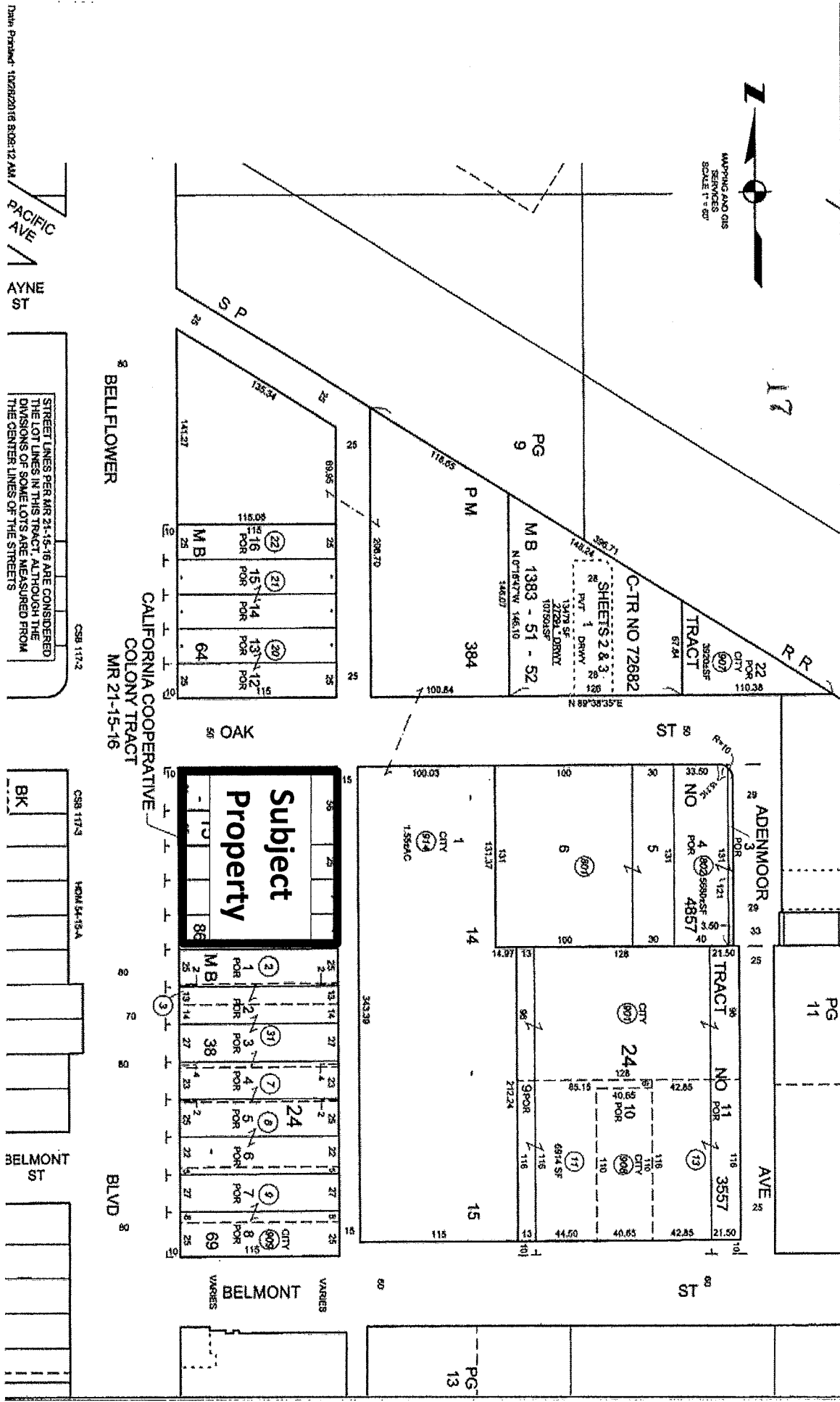
Aerial



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Printed 1/9/2018



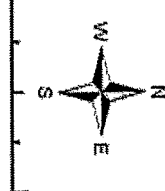
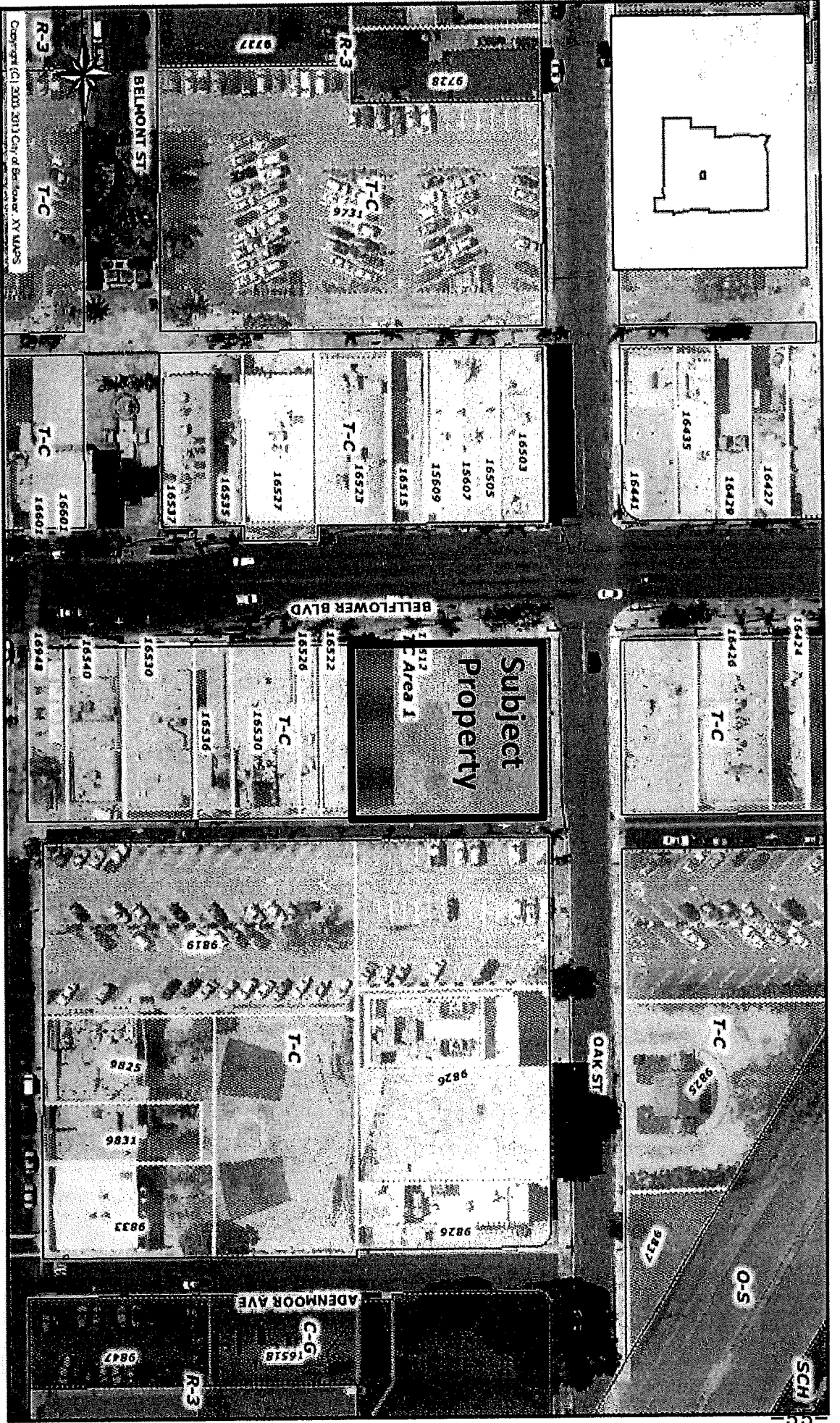
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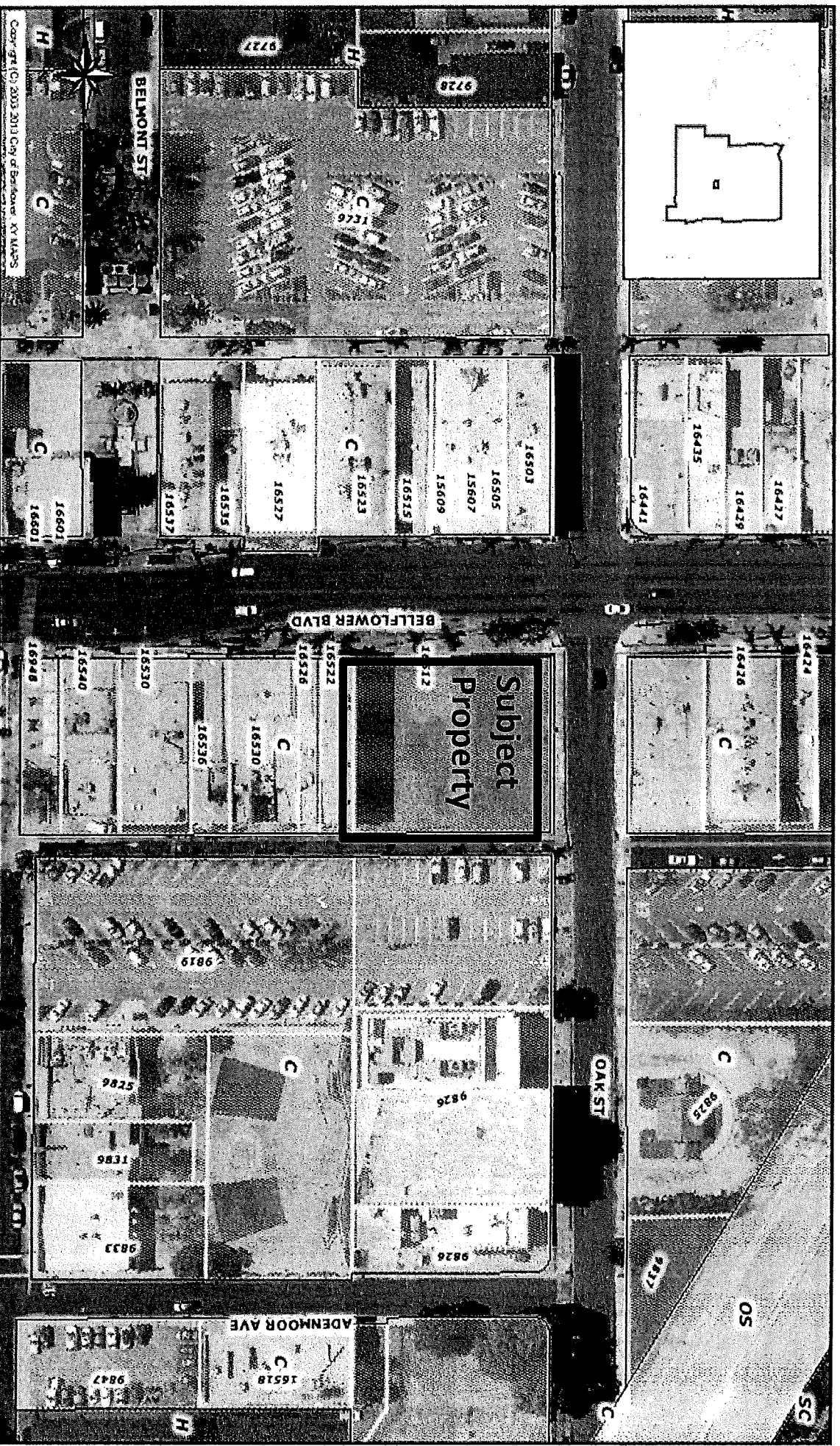
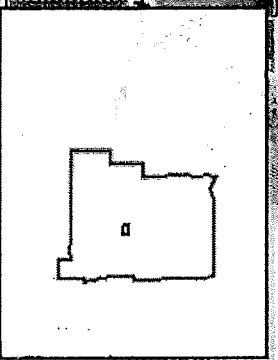


16500 -16512 Bellflower Blvd

Zoning Map



Scale: 1 in = 96 ft
Printed 1/9/2018



16500 -16512 Bellflower Blvd

General Plan Land Use Map



Scale: 1 in = 96 ft

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ATTACHMENT E

ABC Correspondence

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

16512 Bellflower Blvd Bellflower

3. LICENSE TYPE

Off-Sale

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |

5. COUNTY POPULATION

10,241,335

6. TOTAL NUMBER OF LICENSES IN COUNTY

4391

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1.597

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

5542.04

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

1

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)
- No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1334

14. TOTAL NUMBER OF REPORTING DISTRICTS

9

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

3807

16. AVERAGE NO. OF OFFENSES PER DISTRICT

423.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

507.9

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

654

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

(Handwritten signature)

ABC-245 (rev. 01-11)

11/19/17

Department of Alcoholic Beverage Control

State of California
Edmund G. Brown Jr., Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

16512 BELLFLOWER BLVD. (APN: 7109-010-912)

3. LICENSE TYPE

On-Sale

4. TYPE OF BUSINESS

Full Service Restaurant

Hofbrau/Cafeteria

Cocktail Lounge

Private Club

Deli or Specialty Restaurant

Comedy Club

Night Club

Veterans Club

Cafe/Coffee Shop

Brew Pub

Tavern: Beer

Fraternal Club

Bed & Breakfast

Theater

Tavern: Beer & Wine

Wine Tasting Room

Wine only

All

Supermarket

Membership Store

Service Station

Swap Meet/Flea Market

Liquor Store

Department Store

Convenience Market

Drive-In Dairy

Drug/Variety Store

Florist/Gift Shop

Convenience Market w/Gasoline

Other - describe:

5. COUNTY POPULATION

10,243,325

6. TOTAL NUMBER OF LICENSES IN COUNTY

4391

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:1000

On-Sale Off-Sale

8. CENSUS TRACT NUMBER

15204

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

4

On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #19)

No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

1334

14. TOTAL NUMBER OF REPORTING DISTRICTS

9

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

3809

16. AVERAGE NO. OF OFFENSES PER DISTRICT

453.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

543.8

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

654

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in Item #17

No, the total number of offenses in the reporting district is lower than the total number in Item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25603.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winery grower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

ABC-245 (Rev. 07-11)

11/16/17

(Signature)

11/16/17

ATTACHMENT F

ABC Map of Alcohol Licenses

ALCOHOL LICENSE CONCENTRATION



Census Tract No. 5542.04



Existing active on-site or off-site alcohol locations



16500-16512 Bellflower Boulevard

1. Elks Lodge
2. Johnny Rebs'
3. French Quarter Bar & Grill
4. Bellko BBQ
5. Bo's Cigar Lounge
6. Kalaveras
7. Hambones

ATTACHMENT G

Community protest letters

Justin Tamayo

From: Benson Hon [REDACTED]
Sent: Sunday, December 31, 2017 1:12 PM
To: Justin Tamayo
Subject: Permit Case No. CU 17-11

Hi,

I'm Benson Hon, resident of Belmont Court located at the corner of Bellflower and Belmont Street. I have written email to the mayor of Bellflower regarding to the noise issue coming from the so called "restaurants" surround us during Friday night and Saturday night. They have full live band performance between 10pm to almost 2am in those nights which has little to no soundproofing and the noise of the music is way too loud even with our double layered soundproofing windows shut. I have called the police many times but all they say was "Will get to it", or "there is nothing we could do", and nothing has been done after. Seriously?! I demand answers from the mayor and the chief of police regarding to this issue.

Now back to this case, having a new restaurant with alcohol permit and not knowing whether they gonna have live band is definitely a big NO from me and other residents.

Benson

Justin Tamayo

From: hows [REDACTED]
Sent: Sunday, January 7, 2018 7:13 PM
To: Justin Tamayo
Subject: Against: CU 17-11

Re: Conditional use permit case no CU 17-11

Dear Mr. Tamayo,

The burglary and traffic accident rates keep increasing these days in the city even with the sheriff station in the area. People will lose their inhibition after alcohol. To allow the sales of the alcohol will increase the crime and accident. We are strongly against their request for the sales of alcohol. They can sell coffee, cake, soft drink, ice cream or gifts instead.

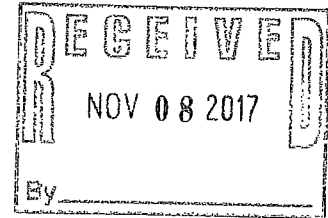
Additionally, there are many preschool kids playing in the pirate park daily. More school kids will visit the fire museum soon. We don't want the kids growing up in an environment filled up with alcohol. We want our living environment peaceful and joyful.

Once again, we are strongly against the request for sales of alcohol for property located at 16500-16512.

Best regards,
ChrisShi
Belmont Court resident

ATTACHMENT H

Request, Documents and Project Plans
Submitted by Applicant (Including Parking
Assessment)



3750 Long Beach Blvd., Suite 200
Long Beach, CA 90807

November 6, 2017

City of Bellflower
Planning Commission
16600 Civic Center Drive
Bellflower, CA 90706

RE: Request for Conditional Use Permit for Beer and Wine at SteelCraft Bellflower

Dear Planning Commission:

SteelCraft Bellflower, located on the corner of Bellflower Blvd. and Oak St., is applying for a conditional use permit allowing the outdoor food hall to permit on-site consumption and off-site sales of beer and wine inside the development. The project site is an existing, undeveloped 15,111 SF parcel with a shared alley and parking lot to the east.

The development is centrally located in Bellflower the Bellflower Village Town Center district and located on the main thoroughfare of Bellflower Blvd., which currently houses multiple restaurants that have similar food, drink and entertainment offerings. SteelCraft is a visitor-serving use that contributes to the assorted range of land uses in the Downtown area. The downtown area also offers public parking lots to accommodate the patrons who come to the development.


On August 14, 2017, City Council members of the City of Bellflower unanimously approved a ground lease agreement with SteelCraft Long Beach, LP. SteelCraft Bellflower will be an outdoor food hall built primarily out of repurposed metal shipping containers. The project will be comprised of 13 shipping containers varying in size to house 9 businesses including local craft food and dessert eateries, a coffee shop, a craft micro-brewery and taproom, a wine vendor, and communal dining areas. SteelCraft Bellflower will be designed in a way to encourage patrons to bring their children, ride their bikes, take the bus, or drive to come, gather, eat, drink and enjoy.

SteelCraft's core values of restoration, the celebration of craft, and community engagement all tie into the City's mission "to protect and enrich the quality of life to make Bellflower an excellent place to live, work and play." SteelCraft Bellflower will expand the downtown area as a destination hub of local residents, tourists and pedestrian activity. SteelCraft will support the surrounding community by providing a family-style and dog-friendly atmosphere unique to the area – it will attract visitors and residents looking for a wide variety of craft food, drink and desserts within an open air center.

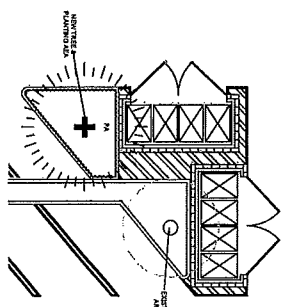
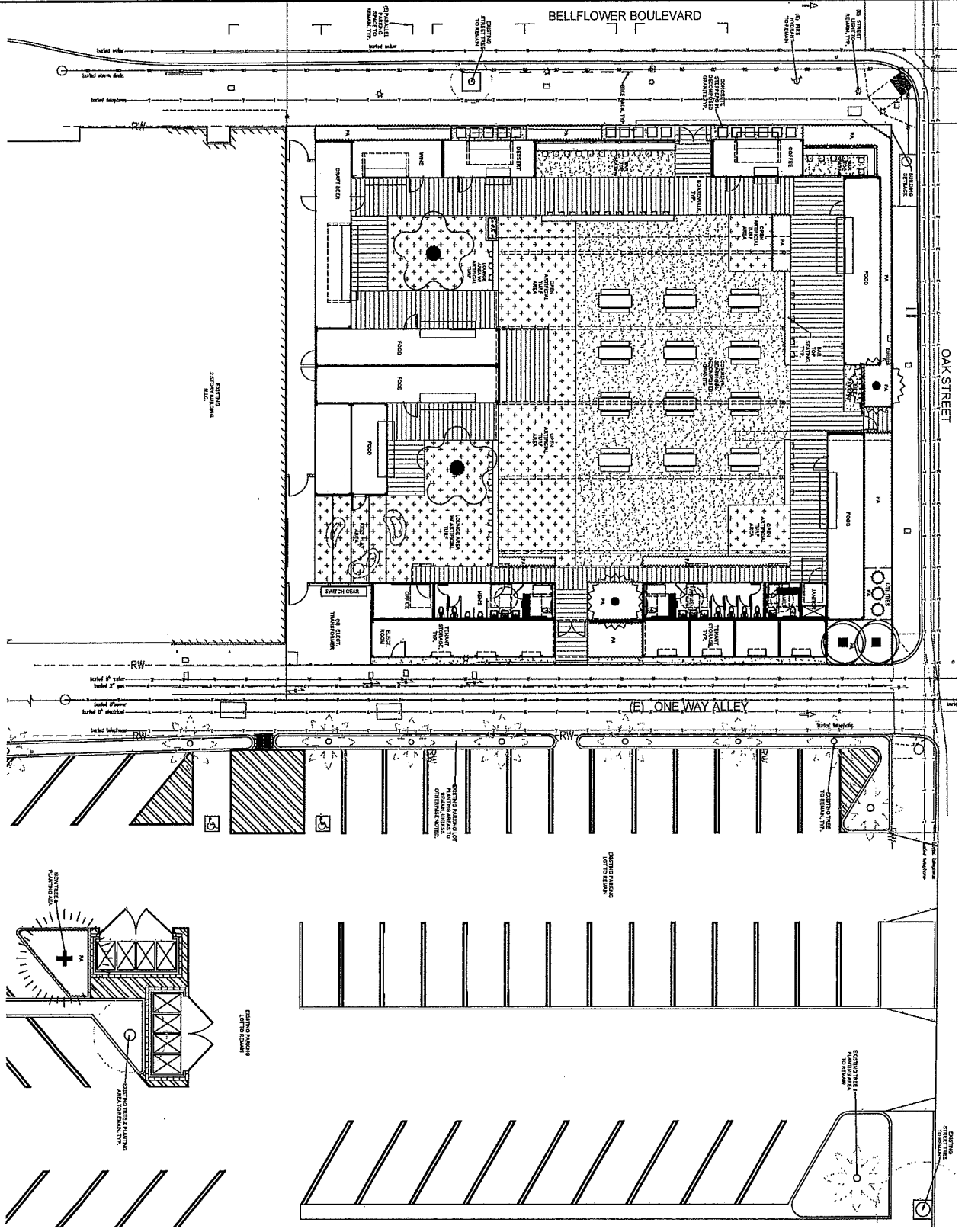
Within the SteelCraft Bellflower development, a Los Angeles-based brewery will occupy a 40' x 8' container to store, sale and service the on-site consumption of craft beers as well as sales for off-site consumption. The actual brewing of beer will be done off-site at the brewery's headquarters. In addition to the brewery, a wine tenant will sell and service the on-site consumption of wine.

SteelCraft believes that providing this type of safe and family-friendly environment, it will prove to be an enhancement and benefit to the community of Bellflower. We would appreciate the Planning Commission's careful review and consideration of this conditional use permit request and look forward to a favorable response. Should you have any questions or comments, please contact me directly at (562) 304-1400.

Sincerely,


Martin D. Howard
Managing Partner
SteelCraft Long Beach, LP

1 LANDSCAPE SITE PLAN



LEGEND

	EXISTING TREES TO REMAIN
	EXISTING PLANTINGS TO REMAIN
	PLANTINGS AREA
	CONCRETE PAVING
	DECOMPOSED GRANITE
	ASPHALT SURF
	HEAVY CONCRETE SUBGRADE

REVISIONS

NO.	DATE	DESCRIPTION

Project Number: 25-112

LANDSCAPE SITE PLAN

L1.09

STEELCRAFT
 BELLFLOWER
 16500-16512 BELLFLOWER BLVD
 BELLFLOWER, CA 90706

Steelcraft
 16500-16512 BELLFLOWER BLVD
 BELLFLOWER, CA 90706

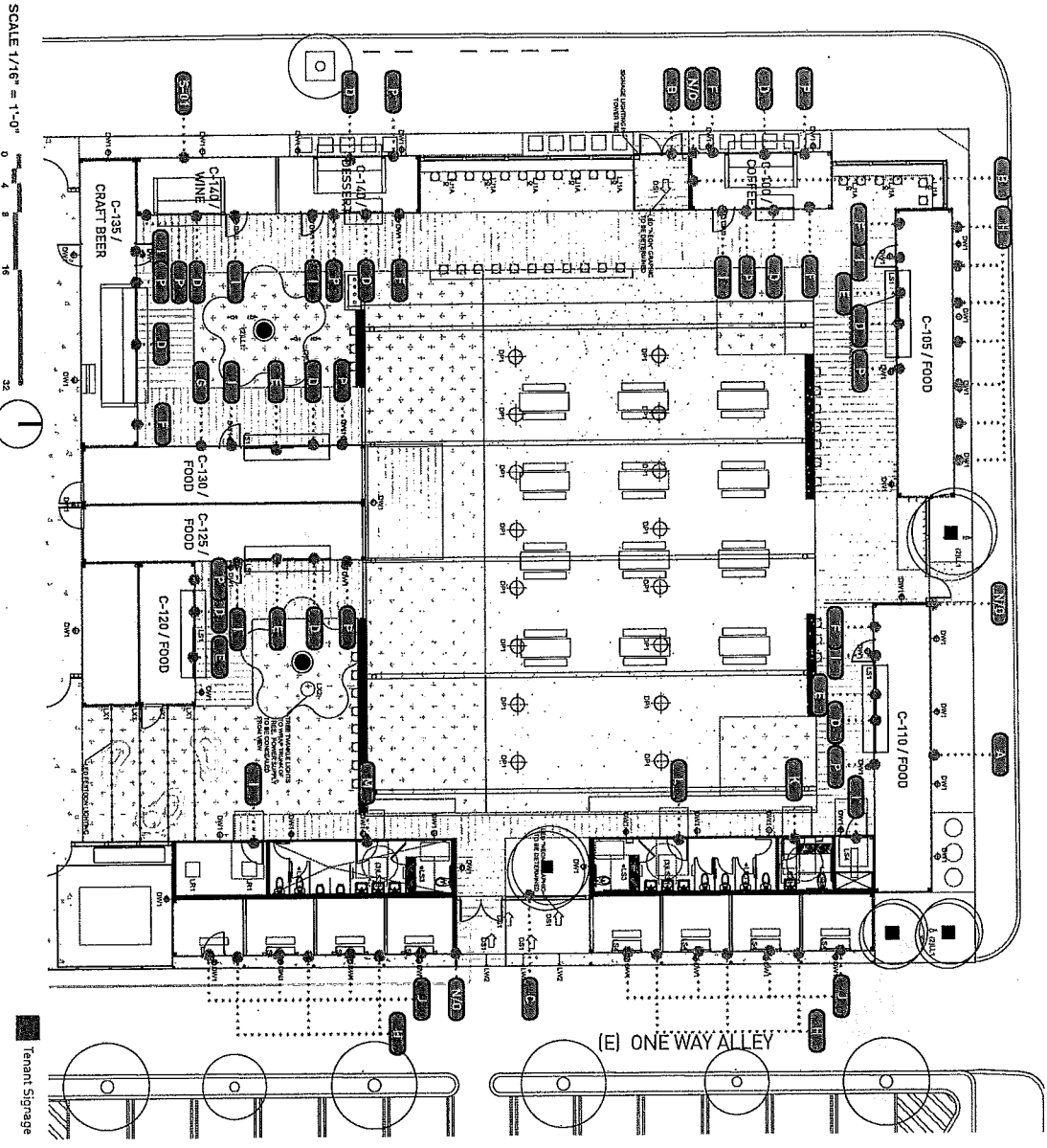
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SteelCraft Bellflower Tenant Sign Criteria Bellflower, CA

City of Bellflower January 8, 2018

Sign Criteria Site Plan



Tenant Sign Matrix

See pages 8-18 for additional sign requirements and information.

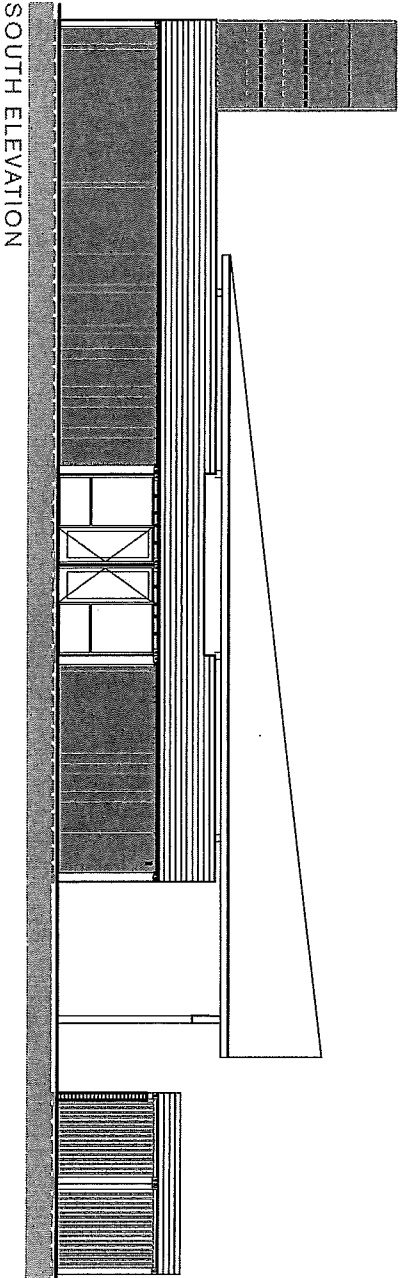
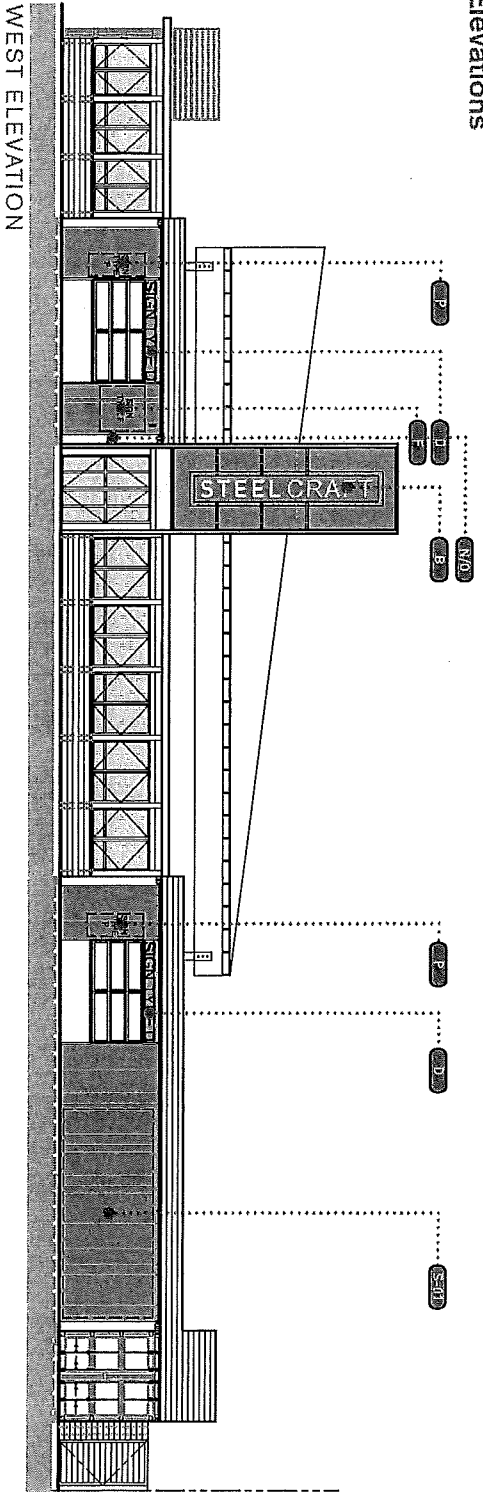
Key	Type	Qty.	Size	Material	Power/ Lighting
A	Project Identification Signage	1	20'-0" x 3'-6"	Vinyl Graphic	No
B	Project Identification Signage	2	14'-0" x 2'-6"	Vinyl Graphic	No
C	Project Identification Signage	1	11'-6" x 7'-8"	Vinyl Graphic	No
D	Tenant Individual Lettering	9	12" Max. Height	1/4" Aluminum Letters	No
E	Tenant Individual Logo	5	3'-0" x 3'-0"	Painted Graphic	No
F	Tenant Individual Logo	6	4'-0" x 4'-0"	Vinyl Graphic	No
G	Tenant Individual Logo	1	6'-0" x 6'-0"	Vinyl Graphic	No
H	Tenant Graphic Logo	13	4'-0" x 4'-0"	Vinyl Graphic	No
I	Door Identification	9	4" Max. Height	Vinyl Graphic	No
J	Storage Identification	6	9" Max. Height	Vinyl Graphic	No
K	Family Restroom Identification	1	7'-0" x 5'-2"	Vinyl Graphic	No
L	Womens Restroom Identification	1	7'-0" x 3'-2"	Vinyl Graphic	No
M	Mens Restroom Identification	1	7'-0" x 2'-0"	Vinyl Graphic	No
N	Dog Friendly Logo	1	6" x 6"	Vinyl Graphic	No
O	No Smoking Logo	1	6" x 6"	Vinyl Graphic	No
P	Tenant Menu	11	5'-0" x 2'-0"	Vinyl Graphic on Plywood	No
S-01	Artist Mural	1	8'-0" x 18'-6"	Painted Graphic	No

SCALE 1/16" = 1'-0"

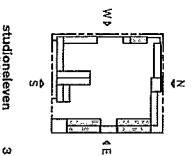


Tenant Storage

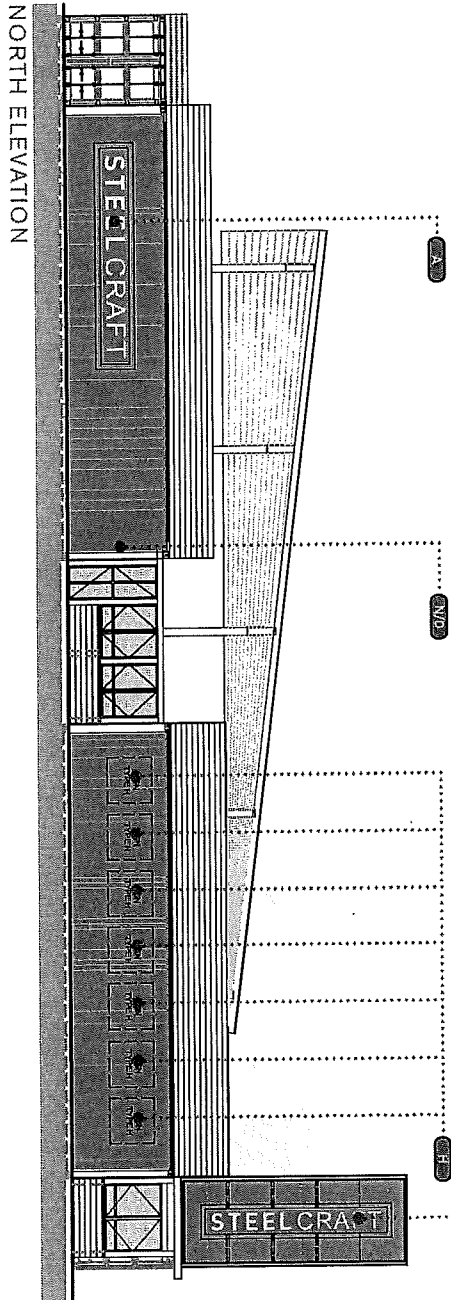
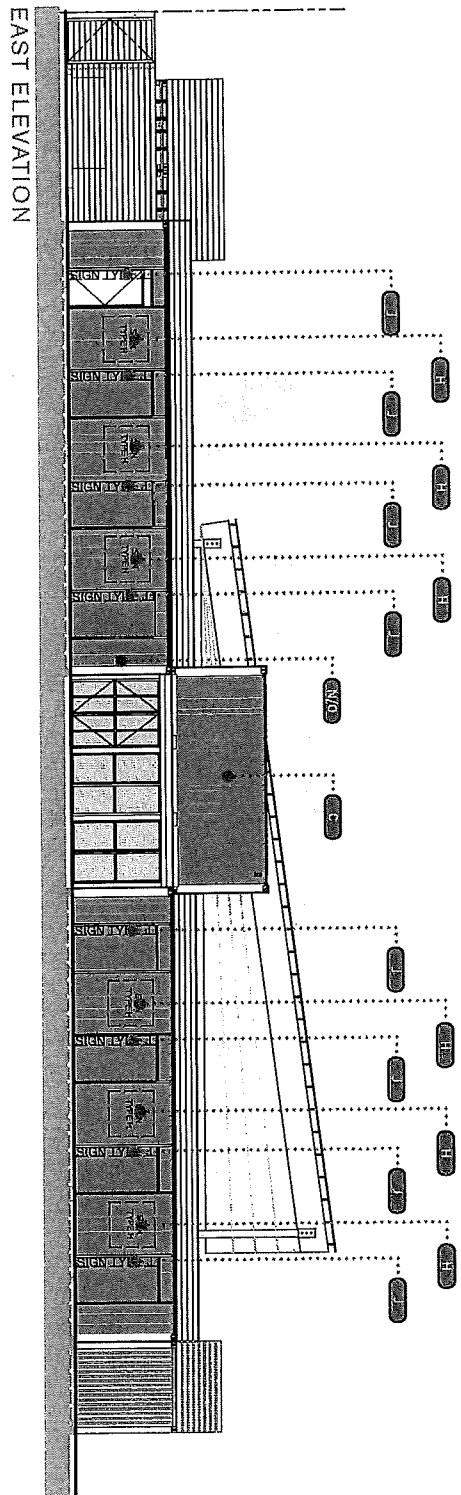
Sign Criteria Elevations



January 2018 | City of Ballflower | SteelCraft Ballflower, 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-912 | Tenant Sign Criteria | 17174

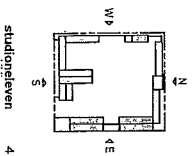


Sign Criteria Elevations

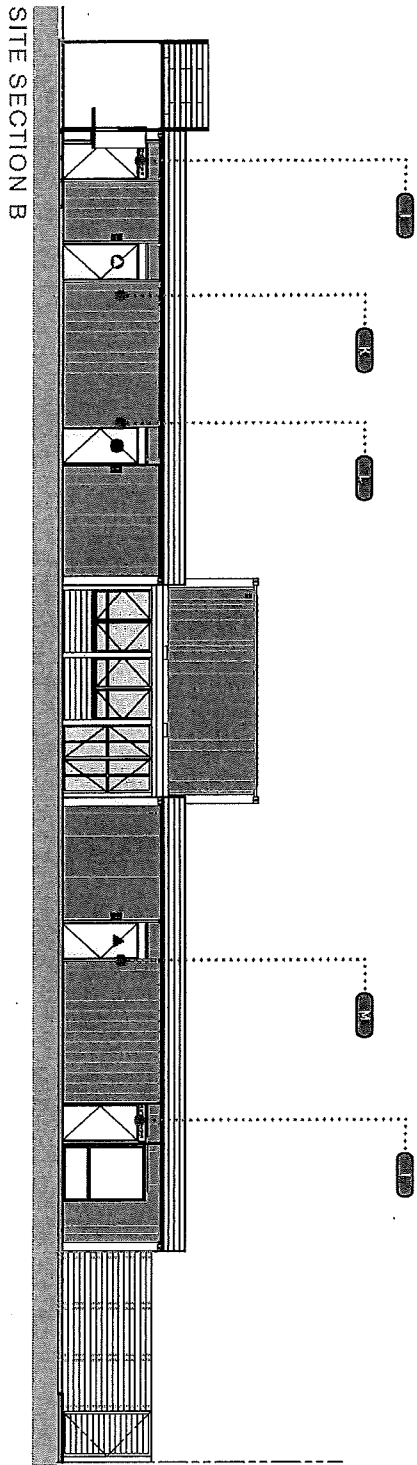
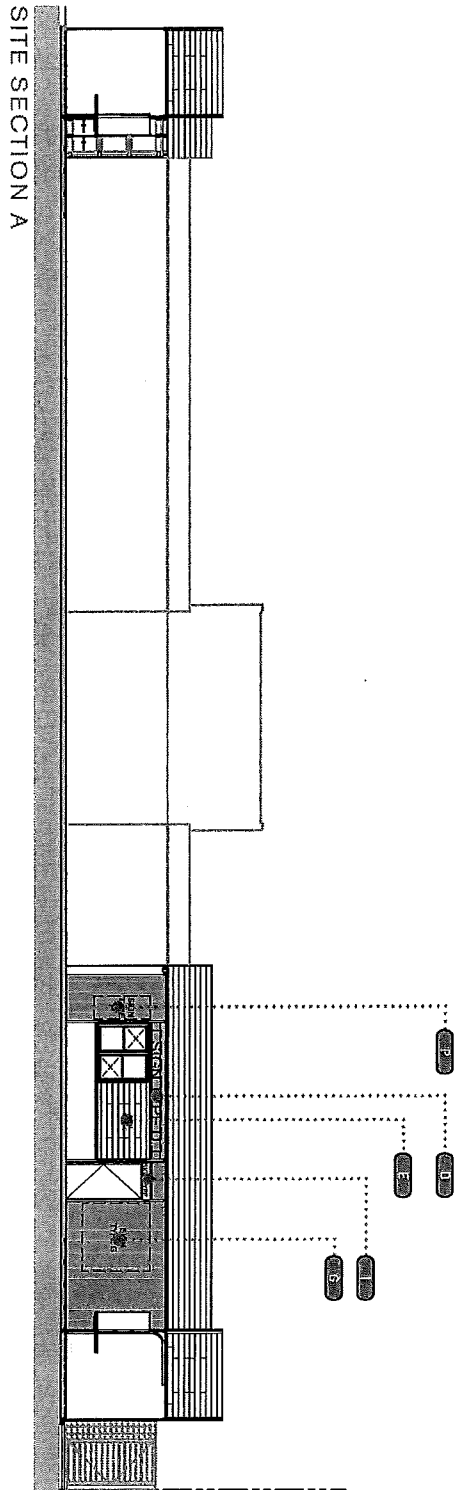


SCALE 3/32" = 1'-0"
 0 4 8 16

January 2018 | City of Ballflower | SteelCraft Ballflower, 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-912 | Tenant Sign Criteria | 17174

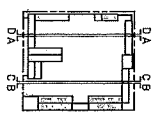


Sign Criteria Sections



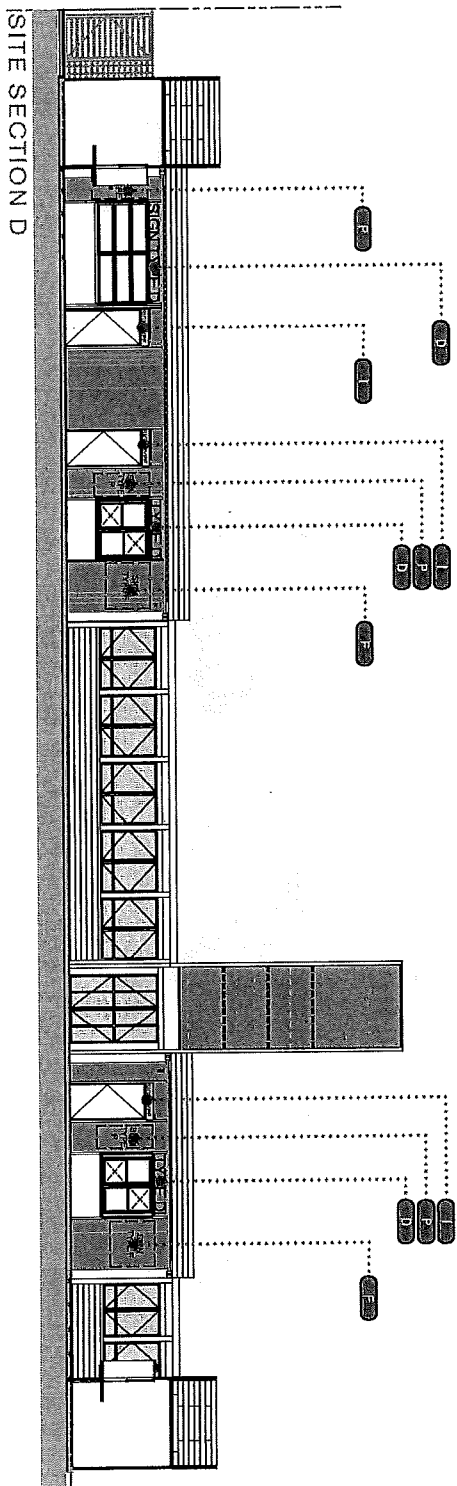
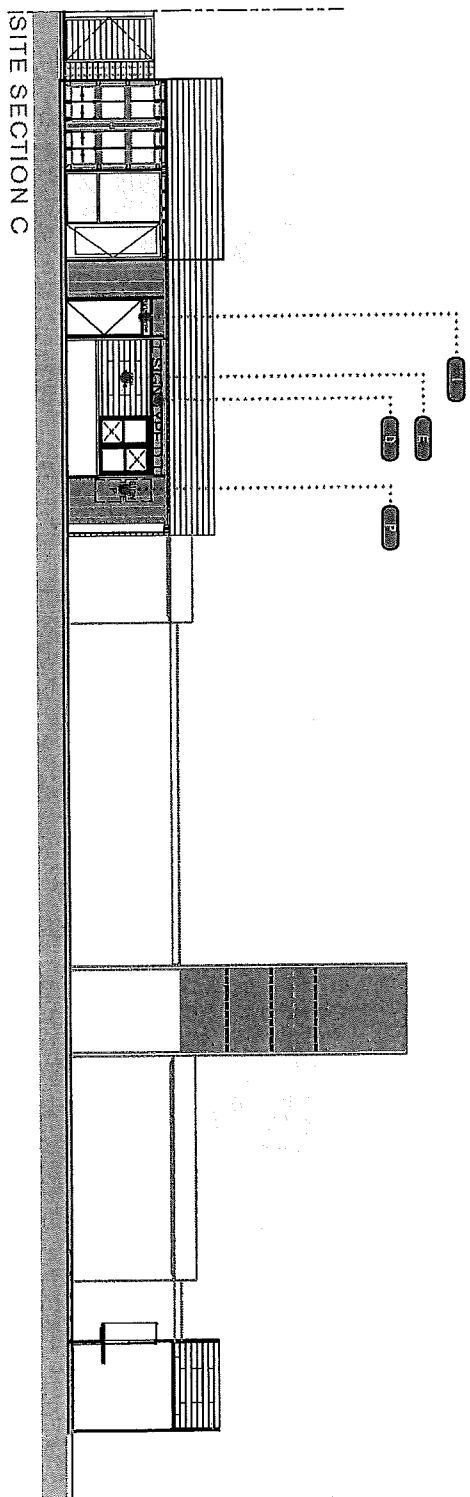
SCALE 3/32" = 1'-0"
 0 4 8 16

January 2018 | City of Ballflower | SteelCraft Ballflower, 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-912 | Tenant Sign Criteria | 17174



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Sign Criteria Sections

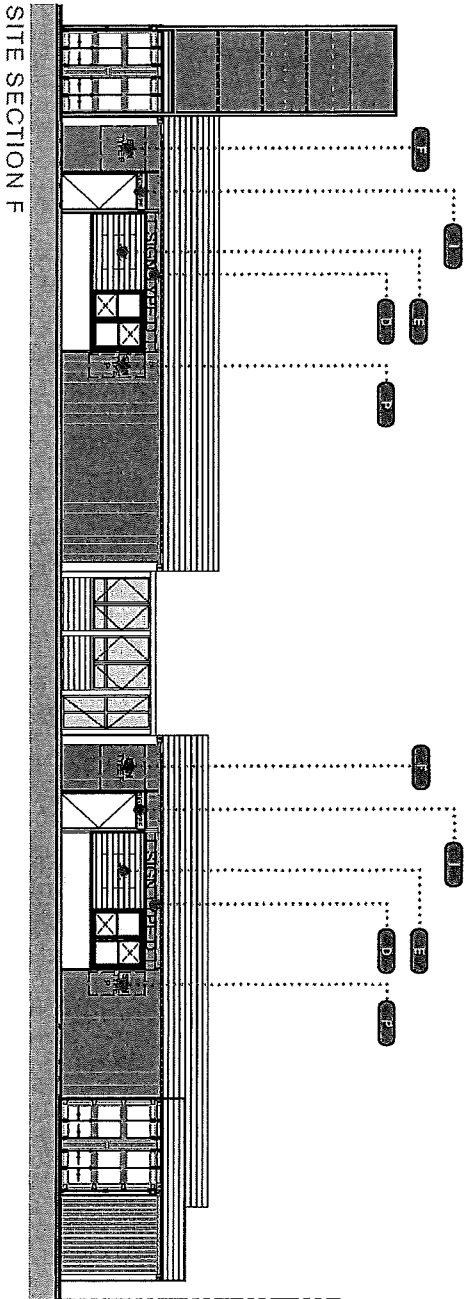
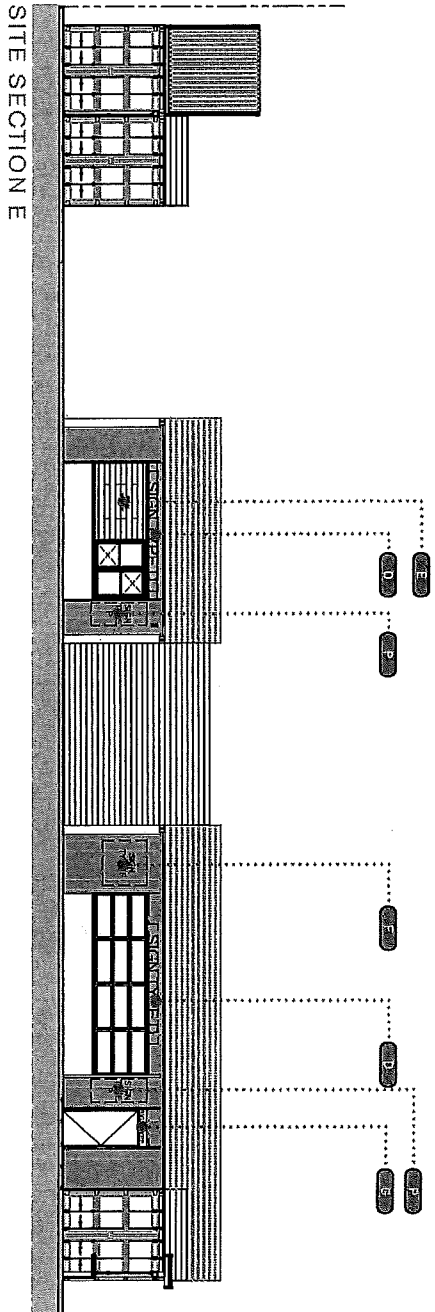


January 2018 | City of Ballflower | SteelCraft Ballflower | 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-912 | Tenant Sign Criteria | 17174

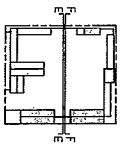


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Sign Criteria Sections



January, 2018 | City of Ballflower | SteelCraft Ballflower, 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-9121 | Tenant Sign Criteria | 17174

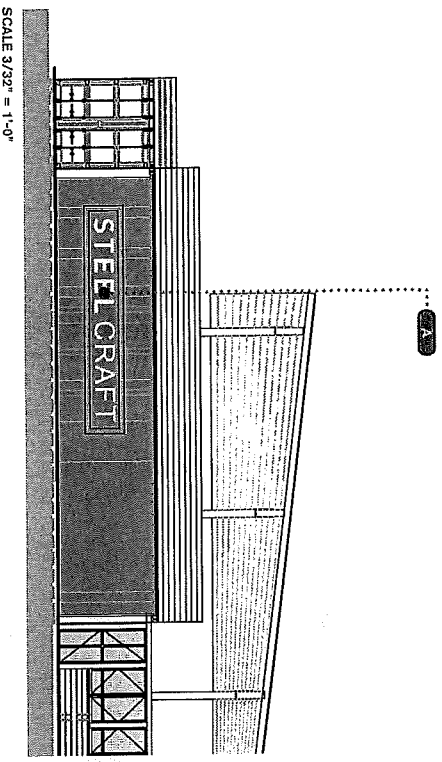


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Sign Criteria Project Identification Signage

A

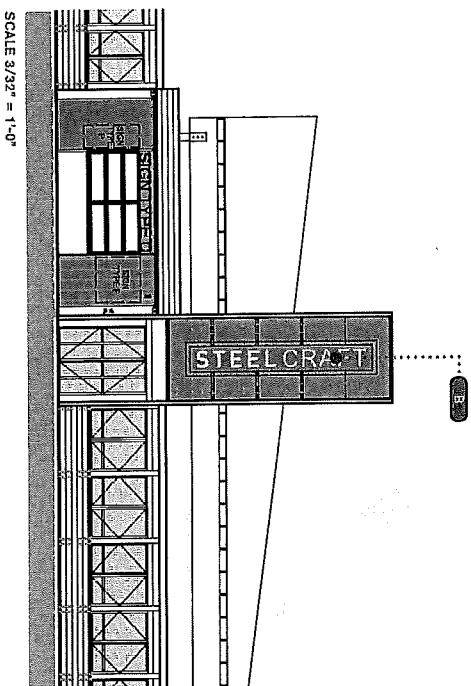
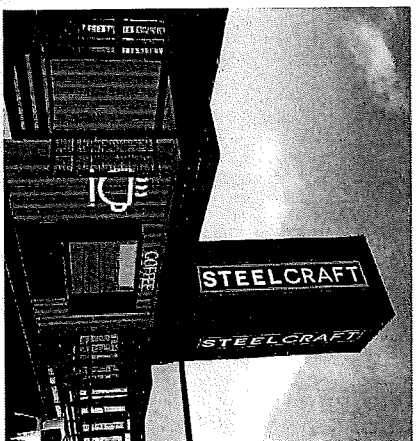
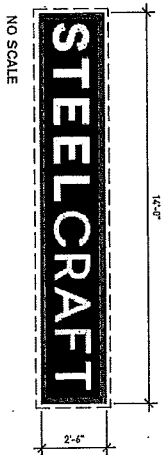
- Sign Type: Advertising
- Quantity: 1
- Construction: 20'-0" x 3'-6", vinyl graphic
- Installation: Applied vinyl
- Maintenance: To be maintained by owner



Sign Criteria Project Identification Signage

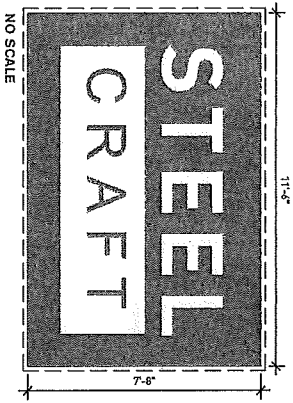
B

- Sign Type: Advertising
- Quantity: 2
- Construction: 14'-0" x 2'-6", vinyl graphic
- Installation: Applied vinyl
- Maintenance: To be maintained by owner



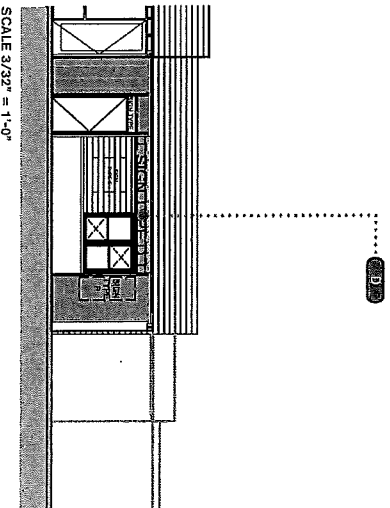
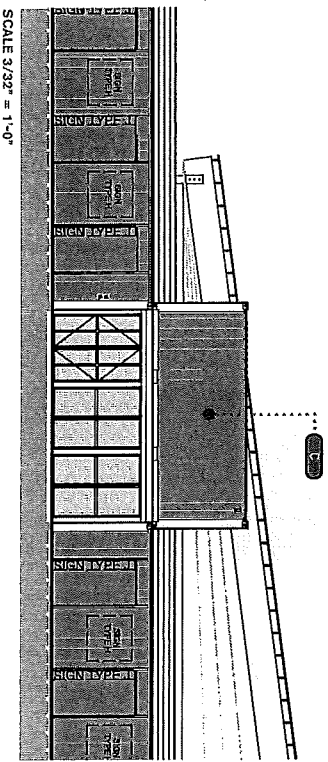
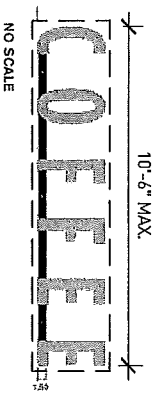
C Sign Criteria Project Identification Signage

- **Sign Type:** Advertising
- **Quantity:** 1
- **Construction:** 11'-6" x 7'-8", vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by owner



D Sign Criteria Tenant Individual Lettering

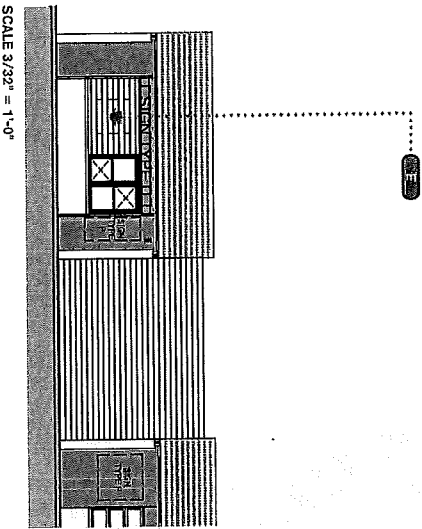
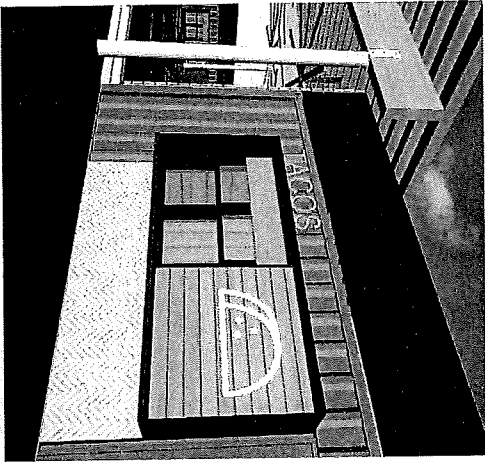
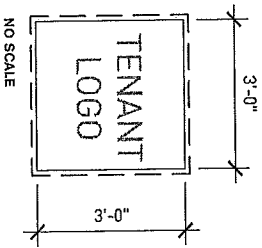
- **Sign Type:** Tenant classification, informational
- **Quantity:** 9
- **Construction:** 12" max. height, 1/4" aluminum letters
- **Installation:** Welded to 1/4" metal frame
- **Maintenance:** To be maintained by owner



Sign Criteria Tenant Individual Logo

E

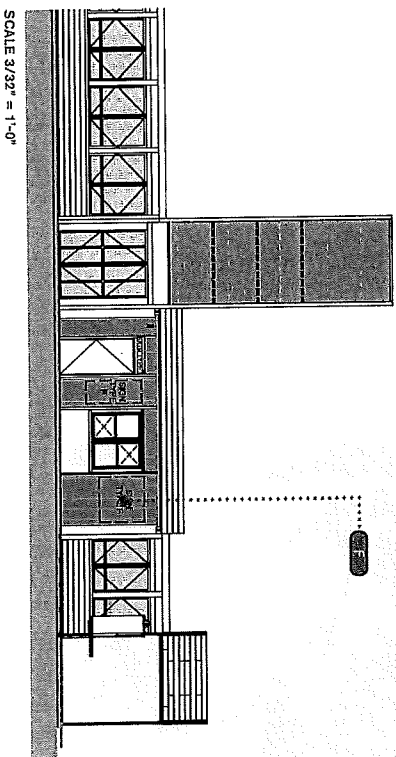
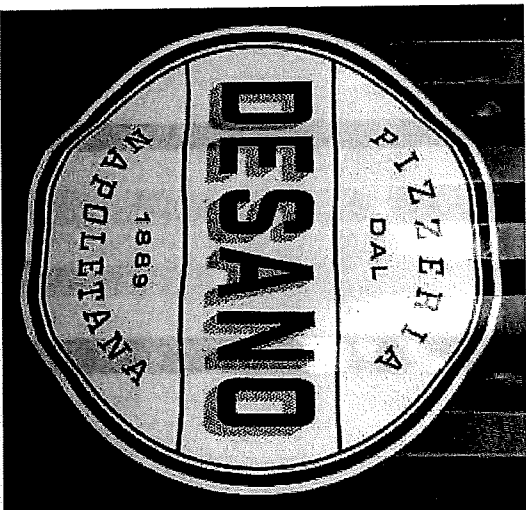
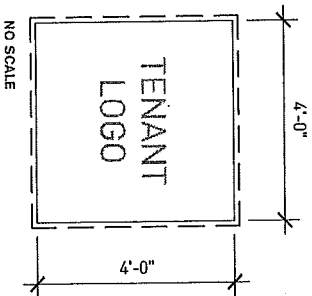
- **Sign Type:** Tenant advertising
- **Quantity:** 5
- **Construction:** 3'-0" x 3'-0", painted graphic
- **Installation:** Applied paint
- **Maintenance:** To be maintained by tenant



Sign Criteria Tenant Individual Logo

F

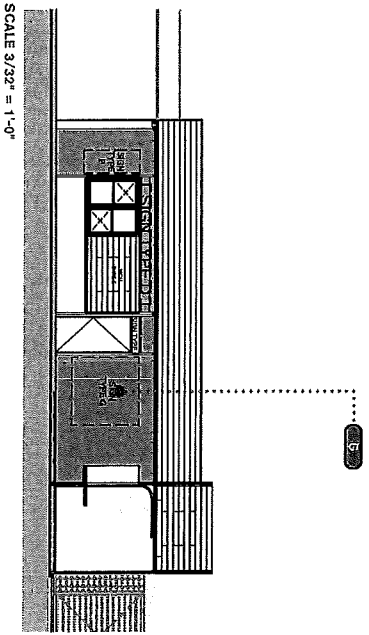
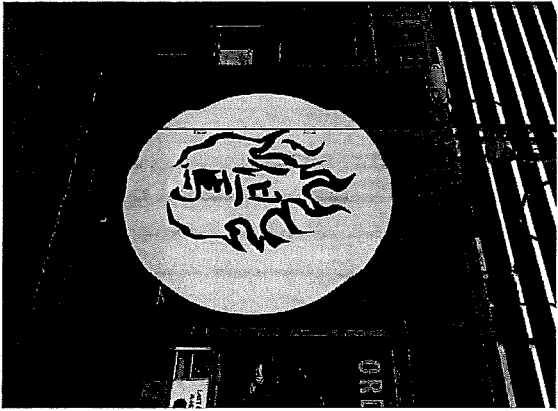
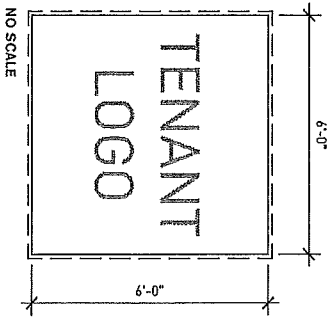
- **Sign Type:** Tenant advertising
- **Quantity:** 6
- **Construction:** 4'-0" x 4'-0", vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by tenant



Sign Criteria Tenant Individual Logo

G

- **Sign Type:** Tenant advertising
- **Quantity:** 1
- **Construction:** 6'-0" x 6'-0", vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by tenant

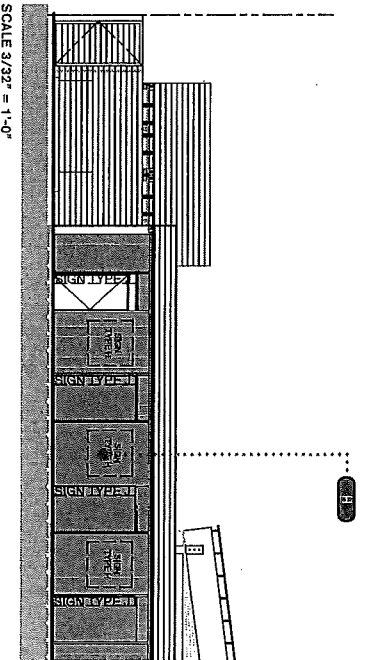
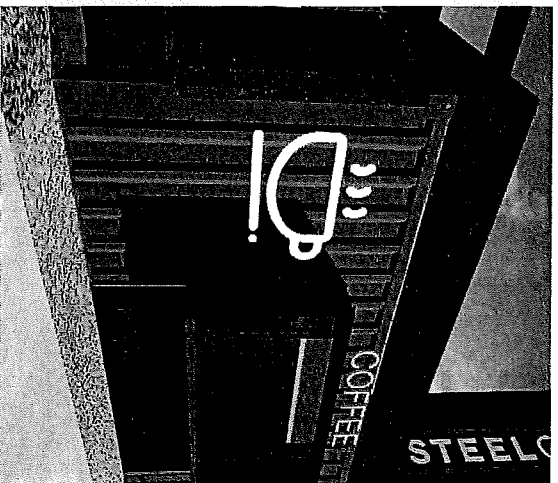
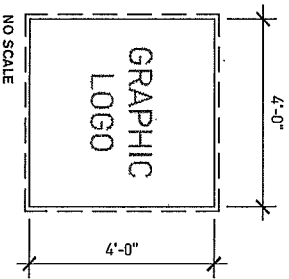


SCALE 3/32" = 1'-0"

Sign Criteria Tenant Graphic Logo

H

- **Sign Type:** Tenant classification, Informational
- **Quantity:** 13
- **Construction:** 4'-0" x 4'-0", vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by owner

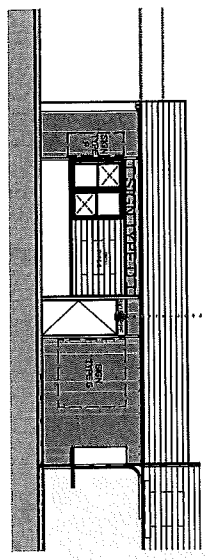
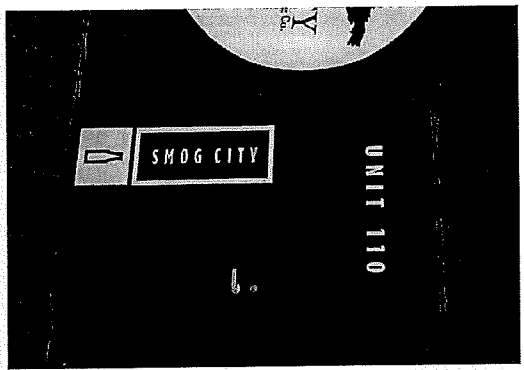
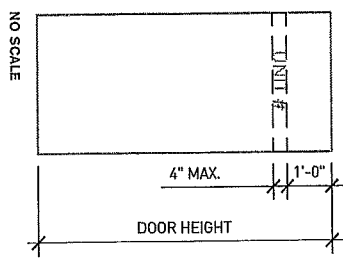


SCALE 3/32" = 1'-0"

Sign Criteria Door Identification



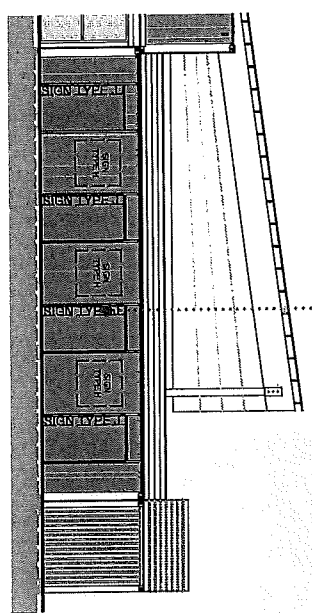
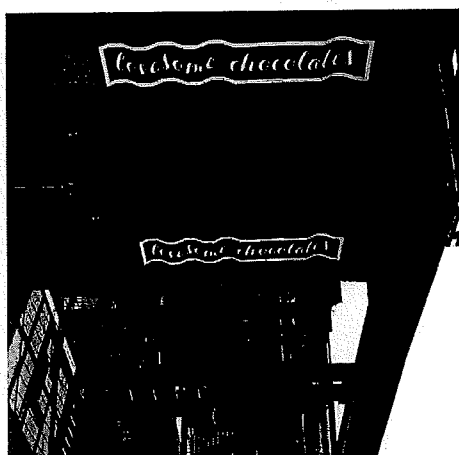
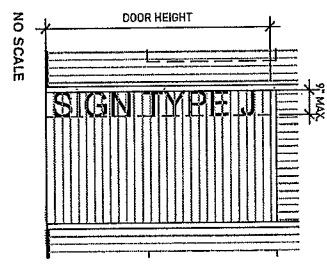
- **Sign Type:** Tenant classification, informational
- **Quantity:** 9
- **Construction:** 4" max height vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by owner



Sign Criteria Storage Identification

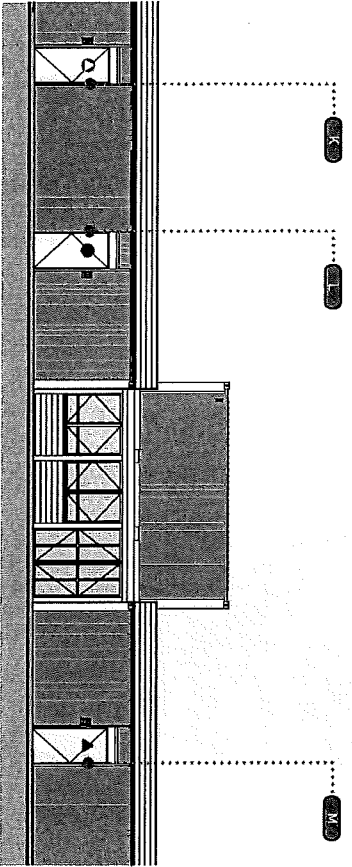
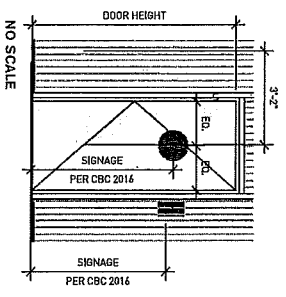


- **Sign Type:** Tenant advertising
- **Quantity:** 6
- **Construction:** 9" max height vinyl graphic
- **Installation:** Applied vinyl
- **Maintenance:** To be maintained by tenant



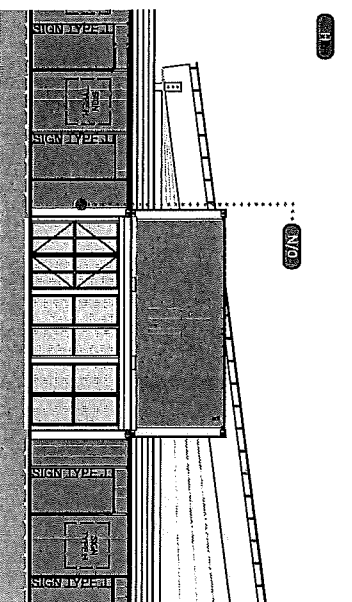
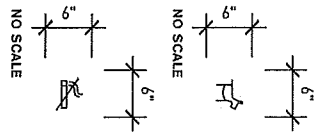
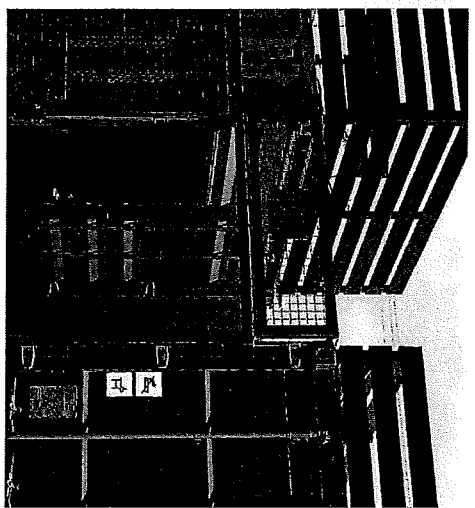
K L M Sign Criteria Family/Womens/Mens Restroom Identification

- Sign Type: Informational
- Quantity: 1 (of each)
- Construction: Family (7'-0" x 5'-2")
Womens (7'-0" x 3'-2")
Mens (7'-0" x 2'-0")
Vinyl graphic
- Installation: Applied vinyl
- Maintenance: To be maintained by owner



N O Sign Criteria Dog Friendly Logo/No Smoking Logo

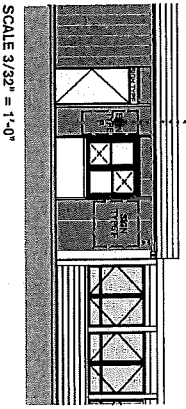
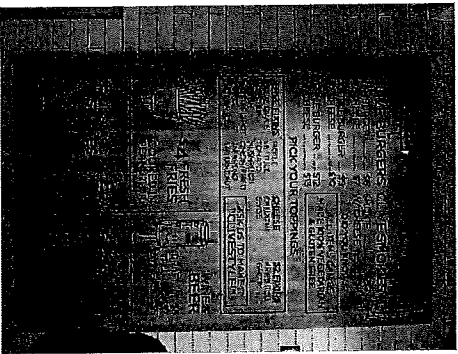
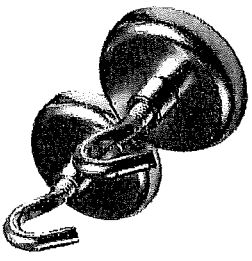
- Sign Type: Informational
- Quantity: 2 (of each)
- Construction: Dog (6" x 6")
No Smoking (6" x 6")
Vinyl graphic
- Installation: Applied vinyl
- Maintenance: To be maintained by owner



Sign Criteria Menu

P

- **Sign Type:** Promotional
- **Quantity:** 11
- **Construction:** 5'-0" x 2'-0", vinyl graphic on plywood
- **Installation:** Vinyl applied to plywood, hung from magnetic hook
- **Maintenance:** To be maintained by tenant



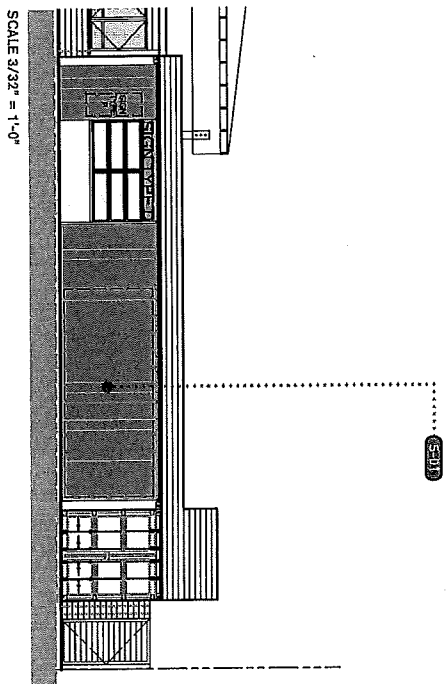
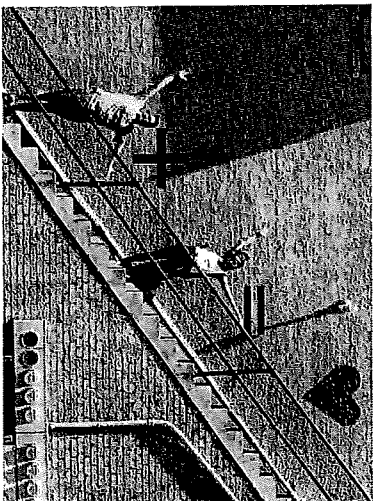
SCALE 3/32" = 1'-0"

January 2018 | City of Ballflower | SteelCraft Ballflower, 16500-16512 Ballflower Boulevard, Assessor Parcel 7109-010-912 | Tenant Sign Criteria | 17174

Sign Criteria Artist Mural

S-01

- **Sign Type:** Art
- **Quantity:** 1
- **Construction:** 8'-0" x 18'-6", painted graphic
- **Installation:** Applied paint
- **Maintenance:** To be maintained by owner



SCALE 3/32" = 1'-0"

Thank You

**PARKING ASSESSMENT
FOR
STEELCRAFT BELLFLOWER**

INTRODUCTION

This report has been prepared to provide an analysis of the realistic parking requirements for the SteelCraft Bellflower Project, taking into account the shared parking relationships between the various uses in the area. The analysis has been prepared using the Urban Land Institute (ULI) Shared Parking methodology as a basis for the parking calculations. The ULI shared parking methodology is a multi-step process that first establishes the standalone peak parking requirements for retail, office, restaurant, hotel and residential uses. The methodology then applies a percentage to the peak requirement for each use, for each hour of the day between the hours of 6am and Midnight, reflecting that the demand for each use varies during the day. The study then also identifies the variations in the parking demand for each use depending on the month of the year. For example parking for retail peaks in December whereas a theater use peaks in June & July.

AREA PARKING & USES

The project is located in the Bellflower Village Overlay Zone – North (BVOZ-N) which has a series of public parking lots that can be used to assume some or all of the required off-street parking for new development within the Overlay Zone District. Some of the existing public parking lots were originally created as part of a public parking district. The current total parking available in the BVOZ-N is 578 parking stalls (see Exhibit I) and is comprised of 116 on-street parking stalls and 462 stalls located in the public parking lots (This does not include a future public parking lot planned by the City that will be located within the District which will contain another 250-300 parking stalls bringing the total available to 828-878 parking stalls). The uses within the BVOZ-N district are varied and are similar overall to a community shopping center as they include a combination of Retail, Family and Fast Food Restaurants, Office, Medical Office/Dental and a Church. Specifically the uses are comprised of the following (see Exhibit II):

	<u>Current</u>	<u>Proposed</u>
Retail	65,964sf	65,964sf
Family Restaurant (proposed incls SteelCraft)	18,556sf	26,858sf
Fast Food Restaurant	1,012sf	1,012sf
Office	15,451sf	15,451sf
Medical Office/Dental	2,783sf	2,783sf
Church	<u>16,728sf</u>	<u>16,728sf</u>
Total SF	120,504sf	128,796sf

In addition to the above uses 30 guest parking stalls have been allocated for the Belmont Court residential project. Current parking required based on the code required 1 per 400sf required in the BVOZ-N district would be 301 parking stalls plus another 30 for the Belmont Court Guest parking bringing the total to 331. With the project this would increase by 21 parking stalls (see "Parking

Required" section below) to 352 parking stalls which is significantly under the 578 parking stalls provided.

PROJECT DESCRIPTION

As previously stated the SteelCraft Bellflower Project is located in the BVOZ-N district. Specifically it is located on the southeast corner of the intersection of Bellflower Blvd and Oak Street on a currently vacant lot. Previous uses of the lot were a mixture of retail and restaurant uses containing approximately 9,100sf. Credit for this previous use of the subject property have **not** been included in the following parking analysis. The proposed project is primarily a Family Restaurant/Food Hall type development made up of shipping containers with a mixture of Food, Craft Beer, Coffee and possible Retail vendors situated around a central covered and uncovered open air dining area. Due to the small size of the lot onsite parking is not practical and has not been provided, which is similar to the neighboring uses and in keeping with the main street (zero set back) aesthetic of the area. As the project is located within the public parking district boundaries, it is able to utilize the public parking lots and street parking for its on-site parking requirements in regard to commercial uses. Immediately adjacent to the project are two (2) public parking lots containing approximately 124 parking stalls. In addition located within 300 feet of the project is another two (2) public parking lots containing an additional 139 parking stalls bringing the total parking within a 300 foot radius to 263 parking stalls. Within an additional 200 feet there are another three (3) public parking lots that contain another 148 parking stalls. Combined with the on street parking stalls located along Bellflower Blvd and neighboring streets this brings the total parking stalls available within 500 feet of the project to 578 parking stalls.

PARKING REQUIRED

Parking for the project based on the City of Bellflower parking requirements and the proposed uses is 20 stalls (no credit is included for the previous use of the site) and is calculated as follows:

Kitchen & Seating areas –8,068sf (2,288+5,780sf)	1 space per 400sf	20 stalls
Office -112sf	1 space per 400sf	<u>1 stall</u>
	TOTAL	21 stalls

SHARED PARKING ANALYSIS

Based on the shared parking analysis the peak demand for parking in the BVOZ-N district without the project is 488 parking stalls (see Exhibit III (a)) and is on the weekend specifically at 2pm in the month of December. There is a significant jump in the peak demand from the weekday peak of 440 parking stalls to the weekend peak which is primarily due to the impact of the Sunday morning Church services.

With the project the peak demand for parking in the BVOZ-N district increases by 33 parking stalls to 521 parking stalls (see Exhibit III (b)) and is also on the weekend at 2pm in December. The weekend peak of 521 parking stalls is under the total parking provided in the BVOZ-N district by 57 parking stalls.

SUMMARY

In summary, the 578 parking stalls provided in the Bellflower Village Overlay Zone – North district is more than the stall count required to meet the parking code demand of 352 parking stalls and the shared parking analysis requirement of 521 parking stalls. SteelCraft Bellflower increases the peak

demand by 33 parking stalls leaving a surplus of 57 stalls in the district based on the current parking provided. Therefore no additional parking would be required to meet the demands of the project.

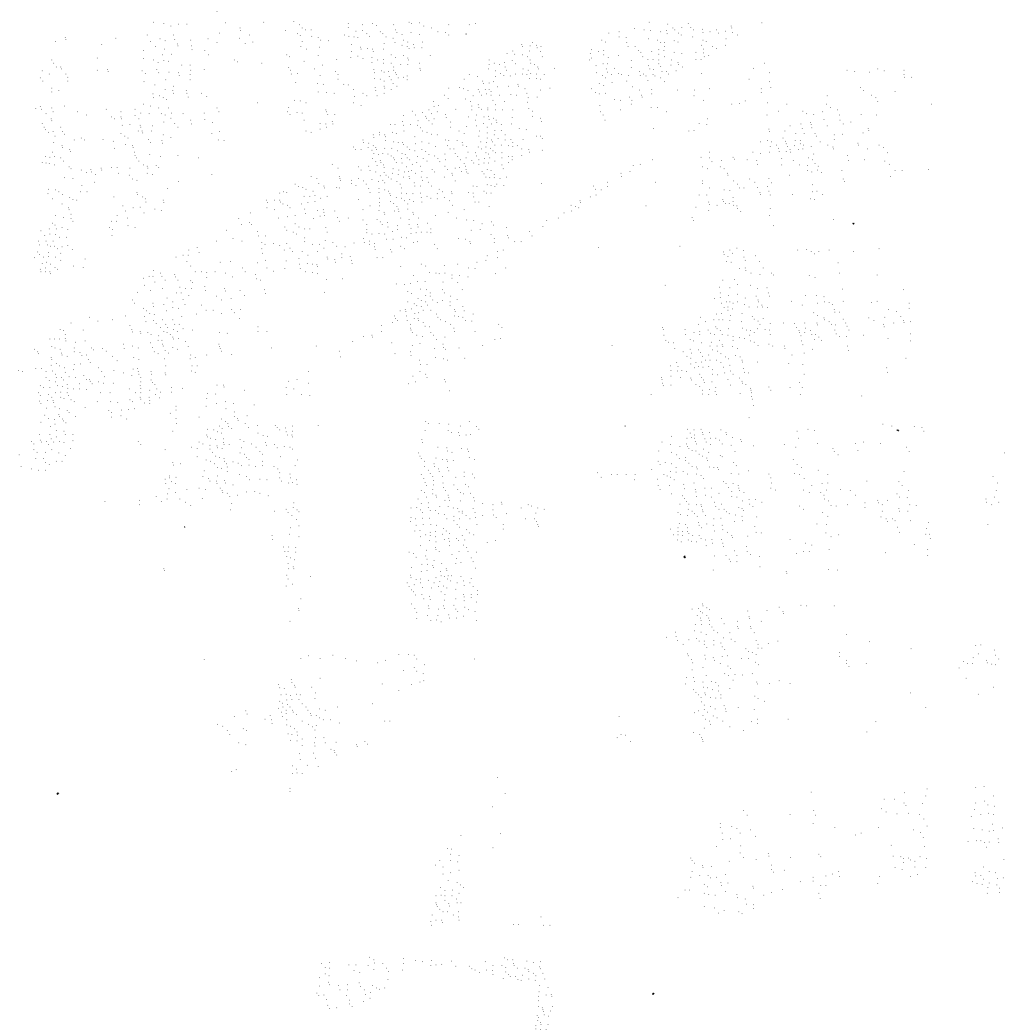


Exhibit I

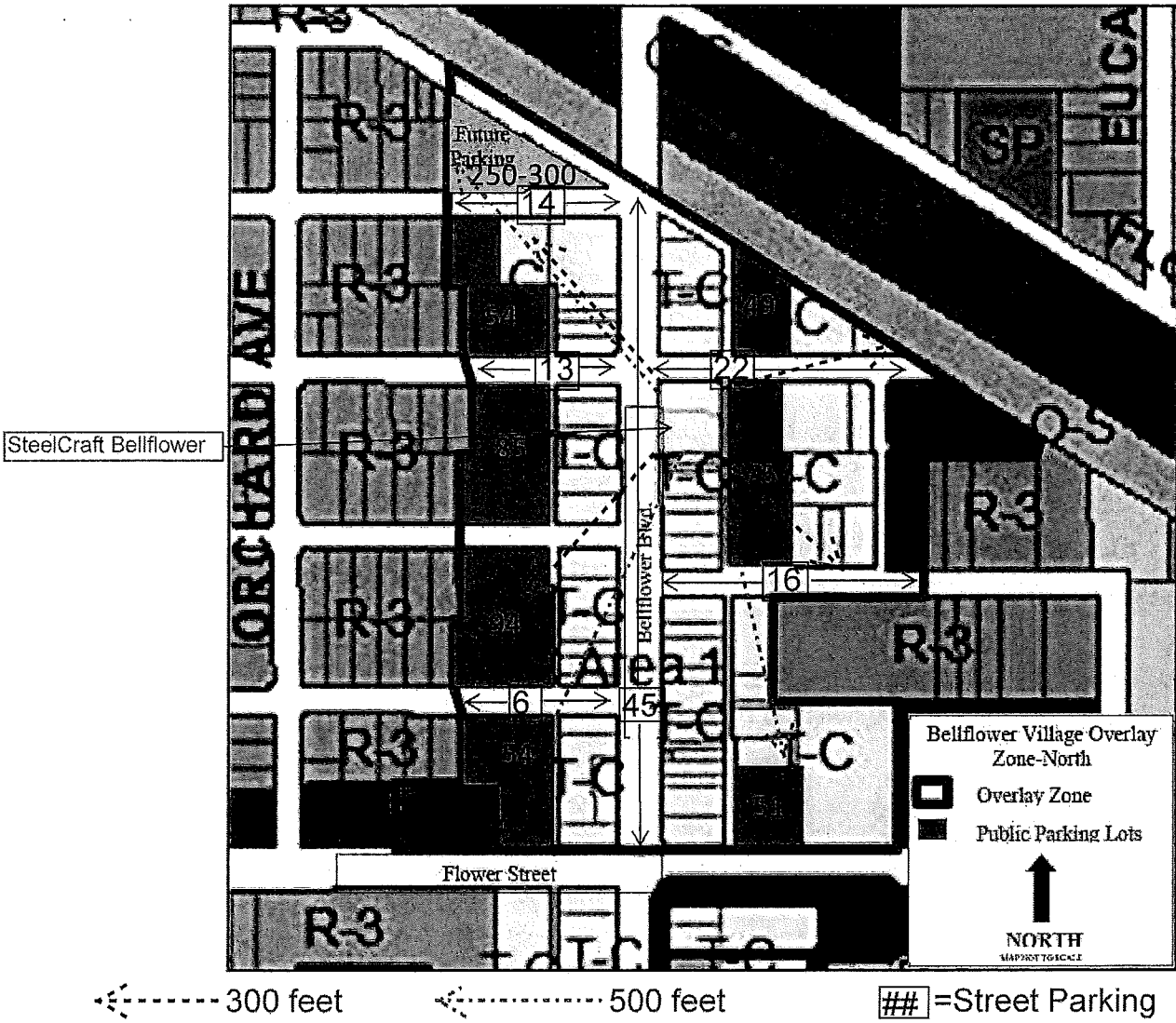


Exhibit II

BELFLOWER VILLAGE OVERLAY ZONE - NORTH
COMMUNITY SHOPPING CENTER
SUMMARY OF CURRENT USES

	APN	ADDRESS	SF	DESCRIPTION	RETAIL	REST	FF REST	CHURCH	OFFICE	MED OFFICE
*	7109-010-912	16500-512 Bellflower Blvd	8,180	SteelCraft Bellflower		8,180				
1	7106-020-039	16411 Bellflower Blvd	21,260	Fmr. Greek Market	21,260					
2	7106-020-002	16427 Bellflower Blvd	1,680	Avila Flooring	1,680					
3	7106-020-036	16429 Bellflower Blvd	2,800	Kingdom Causes	2,800					
4	7106-020-005	16435 Bellflower Blvd	2,875	Peete's Party	2,875					
5	7106-020-005	16439 Bellflower Blvd	2,090	Convenient Store	2,090					
6	7106-020-032	16441 Bellflower Blvd	2,090	Diva Botiques	2,090					
7	7106-020-032	9755 Oak St	720	Zumba	720					
8	7106-020-032	9753 Oak St	555	(Vacant)	555					
9	7106-020-032	9751 Oak St	533	Barbershop	533					
10	7106-020-032	9749 Oak St	518	(Vacant)	518					
11	7106-023-001	16503 Bellflower Blvd	2,077	Bellflower Martial Arts	2,077					
12	7106-023-002	16505 Bellflower Blvd	1,916	The Other Place Hair Salon	1,916					
13	7106-023-002	16507 Bellflower Blvd	1,916	Fantasy Cakes	1,916					
14	7106-023-002	16509 Bellflower Blvd	1,916	Metropolis Comics	1,916					
15	7106-023-027	16515 Bellflower Blvd	2,750	Bo's Cigar Lounge	2,750					
16	7106-023-004	16517 Bellflower Blvd	5,500	Hosanna Resource Center	5,500					
17	7106-023-005	16535 Bellflower Blvd	1,800	Curves	1,800					
18	7106-023-006	16537 Bellflower Blvd	1,901	Law Office of FR					1,901	
19	7106-023-006	16537 Bellflower Blvd	2,783	Dreamland Dental						2,783
20	7106-023-006	16537 Bellflower Blvd	1,392	Voice of the Family Ministries					1,392	
21	7106-024-904	16601 Bellflower Blvd	1,386	Ricci's		1,386				
22	7106-024-904	16607 Bellflower Blvd	1,012	Subway			1,012			
23	7106-024-002	16615 Bellflower Blvd	7,000	Sheriff Substation					7,000	
24	7106-024-002	16617 Bellflower Blvd	700	Peatman Law					700	
25	7106-024-003	16623 Bellflower Blvd	5,422	Restaurant		5,422				
26	7106-024-004	16631 Bellflower Blvd	3,774	Restaurant		3,774				
27	7106-024-005	16633 Bellflower Blvd	2,974	Health Way Foods	2,974					
28	7106-024-032	16639 Bellflower Blvd	3,335	Johnny's Rebs		3,335				
29	7106-027-001	16701 1/2 Bellflower Blvd	765	600 Pizzeria		765				
30	7106-027-001	16701 Bellflower Blvd	2,996	Java Oasis		2,996				
31	7106-027-027	16705 Bellflower Blvd	16,728	Hosana				16,728		
32	7106-027-003	16717 Bellflower Blvd	1,002	Cinderella's Closet	1,002					
33	7106-027-003	16721 Bellflower Blvd	1,002	(Vacant)	1,002					
34	7106-027-003	16723 Bellflower Blvd	1,002	Offie's Catering					1,002	
35	7106-027-003	16725 Bellflower Blvd	1,002	(Vacant)	1,002					
36	7106-027-003	16727 Bellflower Blvd	1,289	Health Center Massage	1,289					
37	7106-027-003	16731 Bellflower Blvd	715	(Vacant)	715					
38	7106-027-003	16733 Bellflower Blvd	1,002	Identity Barber Shop	1,002					
39	7106-027-004	16737 Bellflower Blvd	1,000	Kinfolk's		1,000				
40	7106-027-004	16739 Bellflower Blvd	3,456	Menkes & Hass Accounting					3,456	
41	7110-031-002	16813 Bellflower Blvd	2,700	Child Evangelism Seminar & Conf. Center	2,700					
42	7106-027-004	9753 Flower St.	652	(Vacant)	652					
43	7106-027-004	9751 Flower St.	631	(Vacant)	631					
		TOTAL SF	128,796	TOTAL SF PER USE	65,964	26,858	1,012	16,728	15,451	2,783

Other Uses

Belmont Court - Guest Parking

30 Units

SHARED PARKING DEMAND SUMMARY WITHOUT STEELCRAFT

PEAK MONTH: DECEMBER -- PEAK PERIOD: 2 PM, WEEKEND

Land Use	Project Data Quantity	Weekday				Weekend				Weekday		Weekend		Estimated Parking Demand	Estimated Parking Demand
		Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December		
		2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00		
Community Shopping Center (<400 ksf)	120,616 sf GLA	0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	0.80	/ksf GLA	1.00	1.00	350	386	
Employee		1.50	1.00	1.00	1.50	/unit	1.50	1.00	1.50	/unit	0.70	1.00	84	96	
Residential, Rental, Shared Spaces		0	1.00	1.00	0	/unit	0	1.00	0	/unit	1.00	1.00	0	0	
Guest		0	1.00	1.00	0	/unit	0	1.00	0	/unit	0.20	1.00	0	0	
Residential, Owned, Shared Spaces	30 units	1.70	1.00	1.00	1.70	/unit	1.70	1.00	1.70	/unit	0.70	1.00	0	0	
Reserved		0.00	1.00	1.00	0.00	/unit	0.00	1.00	0.00	/unit	1.00	1.00	0	0	
Guest		0.15	1.00	1.00	0.15	/unit	0.15	1.00	0.15	/unit	0.20	1.00	6	6	
											Customer	392	Customer	356	
											Employee	96	Employee	84	
											Reserved	0	Reserved	0	
											Total	488	Total	440	

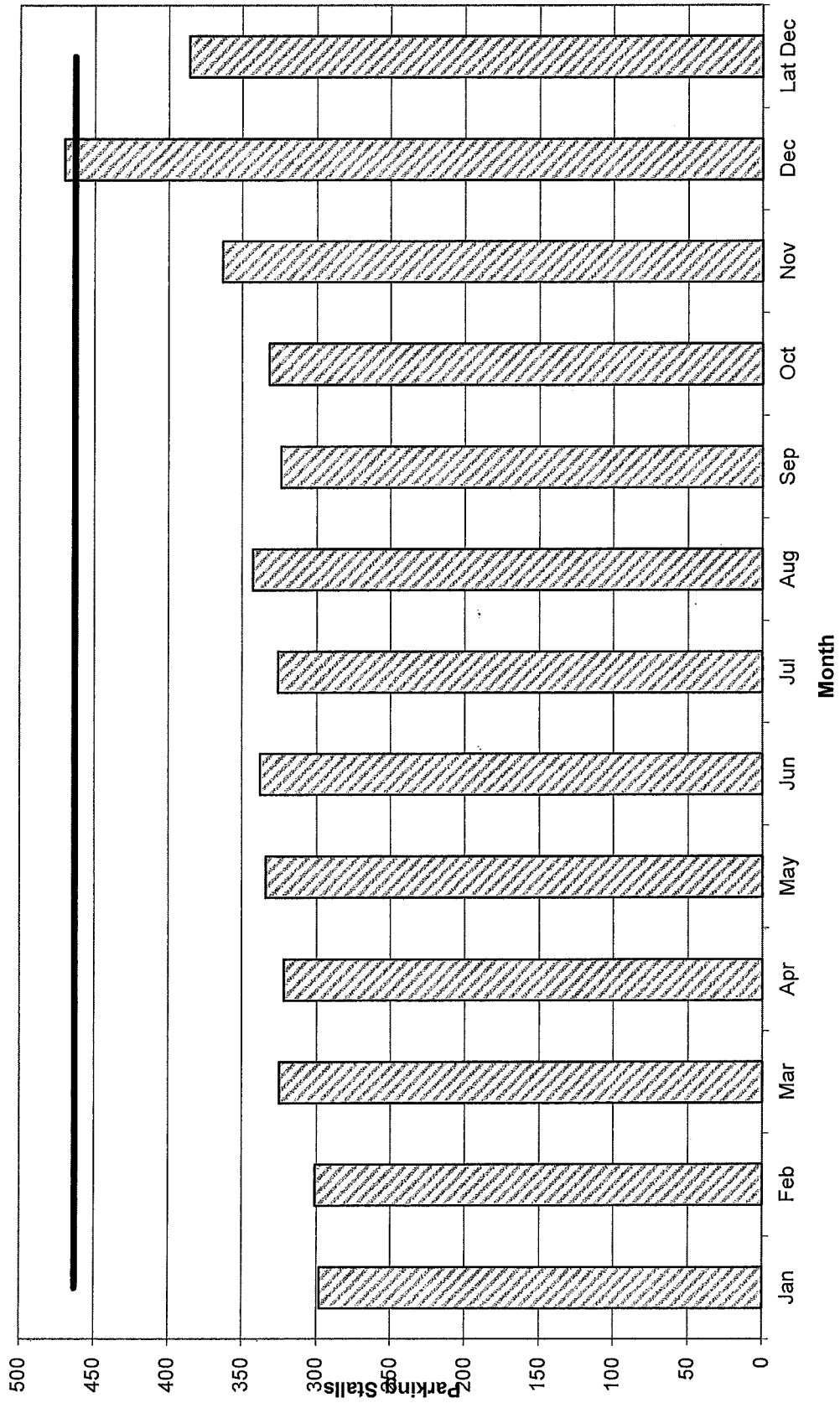
Table
Project: SteelCraft Ballflower
Description: Food Hall

SHARED PARKING DEMAND SUMMARY WITH STEELCRAFT

PEAK MONTH: DECEMBER -- PEAK PERIOD: 2 PM, WEEKEND

Land Use	Project Data Quantity Unit	Weekday						Weekend							
		Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non- Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	
															Base Rate
Community Shopping Center (<400 ksf)	128,786 sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	374	
Employee Reserved		0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	90	
Residential, Rental, Shared Spaces		1.50	1.00	1.00	1.50	/unit	1.50	1.00	1.00	1.50	/unit	1.00	1.00	0	
Guest		0	1.00	1.00	0	/unit	0	1.00	1.00	0	/unit	1.00	1.00	0	
Residential, Owned, Shared Spaces	30 units	1.70	1.00	1.00	1.70	/unit	1.70	1.00	1.00	1.70	/unit	1.00	1.00	0	
Reserved		0.00	1.00	1.00	0.00	/unit	0.00	1.00	1.00	0.00	/unit	1.00	1.00	0	
Guest		0.15	1.00	1.00	0.15	/unit	0.15	1.00	1.00	0.00	/unit	1.00	1.00	6	
												Customer Employee Reserved Total	380 90 0 470	Customer Employee Reserved Total	418 103 0 521

Weekday Month-by-Month Estimated Parking Demand



Weekend Month-by-Month Estimated Parking Demand

