



# staff report

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**TO:** Honorable Chairman and Members of the Planning Commission

**ATTENTION:** Elizabeth Corpuz, Director of Planning and Building Services

**FROM:** Jason P. Clarke, Senior Planner

**SUBJECT:** Consideration and possible action to conduct a public hearing to consider an application from Vicente Vasquez, (representing Park Stadium Properties, LLC) for a Precise Plan, and adopt Resolution No. PC 18-15 – A Resolution approving Precise Plan Case No. PP 18-03 to allow additions to exceed the “2/3 rule” within the R-2 (Medium Density Residential) zone on property located at 9314 Cedar Street.

**DATE:** November 5, 2018

## RECOMMENDATION

1. Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-03; 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 October 25, 2018. Public hearing notices were sent on October 23, 2018 to 52 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. One public hearing notice was also posted on the subject site on October 26, 2018. As of the writing of this staff report, the City has received one phone message regarding the project; however, no information was provided by the caller and staff left a message for the caller to call back.

## CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), this project has been determined to be Categorical Exempt pursuant to § 15303, Class 3 (New Construction or Conversion of Small Structures) because the proposed project consists of a construction of a duplexes and similar structures designed for not more than six dwelling units. **(Attachment A)**

**BACKGROUND**

Property Owner:	Abraham Goldman representing Park Stadium Properties, LLC.
General Plan Land Use Designation:	“M” (Medium)
Zoning Classification:	R-2 (Medium Density Residential)
Property Size:	19,825 square feet (0.45 acres)
Current Development:	5 residential units
Previous Applications/Entitlements:	None
Surrounding Land Uses and Zoning:	
North	Multifamily Residential (R-2 zone)
South	Multifamily Residential (R-1 zone)
West	Multifamily Residential (R-2 zone)
East	Multifamily Residential (R-2 zone)

The project site is comprised of one parcel, located on Cedar Street. Currently, Cedar Street is accessible to Clark Avenue to the east, and Virginia Avenue and Lakewood Boulevard to the west. The lot is currently developed with five residential units (which have existing nonconforming front and side yard setbacks), a total of eight non-conforming parking spaces (i.e. which includes an attached one-car garage, an attached two-car garage, a detached four-car carport, and one open parking space), interior fences and perimeter walls and several large open space areas. Lastly, the existing driveway is located along the east side of the property.

**PROJECT DESCRIPTION**

➤ **Request**

The Applicant is requesting a Precise Plan approval to deviate from the 2/3rds rule for the construction of additions to four of the five existing units. The Precise Plan proposal is subject to Bellflower Municipal Code (BMC) § 17.28.100 (Building Bulk) which states, *in efforts to minimize building bulk and mass, any new two-story residential structure shall satisfy the “2/3 rule.” The two-thirds (2/3) rule requires the top story to be not more than two-thirds (2/3) the size in total floor area of the bottom story. Deviation from this rule is permitted if the residential structure incorporates “desirable architectural elements” and satisfies the following process. If at least fifty (50) points are accumulated through provision of the various desirable architectural elements, the applicant is allowed to deviate from the two-thirds (2/3) rule, subject to review and approval of a “Precise Plan” by the Planning Commission.* The proposal is also subject to the development standards of the R-2 zone (BMC Chapter 17.28).

• **Site Improvements**

**Demolition** – The proposal includes the demolition of the following: 1) an existing one-car garage attached to the front unit addressed as 9314 Cedar Street, 2) an existing two-car garage attached to units addressed as 9316 and 9316 ½ Cedar Street, 3) a



detached four-car carport structure in the rear of the property, 4) remove a wood fence along the driveway, and 5) remove some landscaping.

**Additions to Four Units** – The proposal includes a 684-square-foot addition of one bedroom and two bathrooms to the first floor unit addressed as 9316 Cedar Street and a 504-square-foot addition of one bedroom and two bathrooms to the second floor unit addressed as 9316 ½ Cedar Street. The plan also proposes an attached two-car garage.

The proposal includes a 369-square-foot addition of one bedroom and two bathrooms to the first floor unit addressed as 9318 Cedar Street and a 682-square-foot addition of one bedroom and two bathrooms to the second floor unit addressed as 9318 ½ Cedar Street. The proposal also includes an attached three-car garage. After the additions, all four units will have three bedrooms and three baths.

**Other Improvements** - The proposal also includes constructing two, detached two-car garages at the rear of the site and adding five open parking spaces. The proposal includes seven new spaces and a total of 15 parking spaces on the site. The sizes of the proposed enclosed and open parking spaces comply with the Bellflower Municipal Code. The proposal includes widening a portion of the existing driveway from 10 feet to 16 feet between the front unit and the second/third units. A new trash enclosure is proposed in the south west corner of the site and must be architecturally compatible with the buildings, as it relates to material and color, as well as have solid decorative gates of the same height. Lastly, all units include a 150 to 154-square-foot outside patio/deck.

## **PROJECT ANALYSIS**

### ➤ ***Bellflower Municipal Code - 17.92.020 & 17.92.120 (Nonconforming)***

Although the subject site has existing non-conforming conditions, such as setbacks and parking, the existing conditions and additions are compliant with the non-conforming provisions of the Bellflower Municipal Code.

**Setbacks** - Additions to the units include code compliant side and rear yard setbacks of 8 feet or more.

**Parking** - Expansions to the units are allowed without bringing parking into complete compliance; however, the applicant must provide additional parking for added bedrooms in each unit. In addition, demolished garages must meet all parking requirements, the removed carports must be replaced with two-car garages, and all removed open parking spaces must be replaced. Based on the submitted plans, the project complies with the above requirements and provides one extra parking space on site.

### ➤ ***Bellflower Municipal Code - 17.28.100 (Building Bulk – 2/3rds)***

**Precise Plan/Building Bulk** – Units addressed as 9316 and 9316 ½ Cedar Street includes a total of 1,902.36 square feet on the first floor and a total of 1,281.36 square feet on the second floor. Per the 2/3rds rule, the required second floor square footage

must be 1,268.24 square feet or less; however, the proposed second floor exceeds the 2/3rds rule by 13.12 square feet.

Units addressed as 9318 and 9318 ½ Cedar Street includes a total of 1,787.45 square feet on the first floor and a total of 1,459.36 square feet on the second floor. Per the 2/3rds rule, the required second floor square footage must be 1,191.63 square feet or less; however, the proposed second floor exceeds the 2/3rds rule by 267.73 square feet.

To deviate/exceed the 2/3rds rule, the project proposes to incorporate 65 points of “desirable architectural elements,” into the development which includes 5 points for non-blank exterior walls, 5 points for appearance of front porches, 10 points for strong entries, 5 points for single doors with side lightings, 10 points for additional building materials other than stucco, 10 points for less lot coverage, 5 points for less building height, 5 points for varying roof planes, 5 points for varying roof massing and 5 points for upgraded roof material (**Attachment D**).

**Precise Plan (PP) Approval and Findings** - Before the Commission grants approval of a Precise Plan, it must approve the precise plan points per BMC § 17.28.100 and find that the project meets all the findings outlined in BMC § 17.40.060 (Findings for Approval). As proposed, the project provides more than the minimum points for desirable architectural elements and meets all four findings, as outlined in Resolution No. PC 18-15 (**Attachment A**).

#### **ATTACHMENTS**

- A. Resolution No. PC 18-15
- B. Timeline and Process, Development Standards & Points Value for Desirable Architectural Elements
- C. Aerial, Assessor’s Map, Zoning Map and General Plan Map
- D. Project Documents



**ATTACHMENT A**  
Resolution No. PC 18-15

CITY OF BELLFLOWER

RESOLUTION NO. PC 18-15

**A RESOLUTION APPROVING PRECISE PLAN CASE NO. PP 18-03 TO ALLOW ADDITIONS TO EXCEED THE “2/3 RULE” WITHIN THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE ON PROPERTY LOCATED AT 9314 CEDAR STREET. APPLICANT: VICENTE VASQUEZ (REPRESENTING PARK STADIUM PROPERTIES, LLC)**

**THE PLANNING COMMISSION RESOLVES AS FOLLOWS:**

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

- A. On May 10, 2018, Mr. Vicente Vasquez, (representing Park Stadium Properties, LLC) (the “Applicant”), filed an Application and submitted plans seeking a Precise Plan to allow the construction of additional bedrooms to four existing dwelling units to exceed the “2/3 rule” within the R-2 (Medium Density Residential) zone on the property located at 9314 Cedar Street. The two-thirds (2/3) rule requires the second floor to be not more than two-thirds (2/3) the size in total floor area of the first floor;
- B. The Application was reviewed by the City’s Department of Planning and Building Services for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code (“BMC”);
- C. Notice of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law;
- D. In addition, the City reviewed the project’s environmental impacts under 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”); CEQA, CEQA Guidelines and Bellflower Guidelines collectively referred to as “CEQA Regulations”);
- E. The Department of Planning and Building Services completed its review and scheduled a public hearing regarding the Application before this Planning Commission on November 5, 2018; and
- F. 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 November 5, 2018 hearing.

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

- A. The Applicant seeks approval of a Precise Plan to deviate from the “2/3 rule” at 9314 Cedar Street (“Project Site”);
- B. The Project Site is accessible from Cedar Street, a 50’-0” wide right-of-way local street;
- C. The Project Site is located within the R-2 (Medium Density Residential) zone with a General Plan – Land Use Designation of “M” (Medium); and



- D. The Project Site is bounded to the north, east and west by multifamily residential units; and to the south by multifamily and single family homes; and
- E. The Project Site is approximately 19,825 square feet and is currently developed with five, two-bedroom dwelling units.

**SECTION 3. *Environmental Assessment.*** 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 Categorically Exempt (Class 3, § 15303) from the provisions of CEQA (New Construction or Conversion of Small Structures) because the proposed project consists of construction of duplexes and similar structures designed for not more than six dwelling units.

**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. *Precise Plan Findings and Conclusions.*** The Planning Commission finds the following facts exist:

- A. *That the proposed project is compatible with the surrounding neighborhood and adjacent properties;*

The proposed project consists of adding bedrooms and bathrooms to four existing units. Adjacent properties include similar two-story multiple family dwelling developments (i.e. apartments, condominiums, etc.); therefore, the proposed improvements are compatible with the surrounding neighborhood. Additionally, the improvements will enhance the surrounding neighborhood by rehabilitating the existing craftsman architecture.

- B. *That the proposed project incorporates superior site design techniques that demonstrate innovative and creative utilization of design principles;*

The proposed project includes new entry enhancements to the units, adequate parking spaces and circulation, private open space, perimeter block walls, a wider driveway near the front unit and a new trash enclosure, creating superior site design.

- C. *That the proposed project demonstrates superior architecture and the use of high-quality building materials, building fixtures and architectural treatments and amenities; and*

The craftsman architectural style includes non-blank exterior walls, front porches with strong entries, single doors with side lightings, varying roof planes and roof massing, lightweight concrete roof tiles, decorative roof drains, stucco, stone veneer wainscot and decorative door and window moldings. These improvements collectively create an aesthetically appealing multiple family dwelling site.

- D. *That the proposed project has open space that is designed in a manner where the open space is functional and is grouped in a manner that maximizes the appearance and use of open space.*

The proposed project includes private open space in the form of patios, porches and balconies for each unit. Each proposed area either meets or exceeds the minimum required 150 square feet of open space. Additionally, the site will maintain existing open space in the front yard and maintain areas along the west of the property, which is not required by the BMC.

**SECTION 6.** *Approval.* Subject to the conditions set forth in the attached "Exhibit A," which are incorporated by reference, the Planning Commission approves Precise Plan Case No. PP 18-03. Because no additional legislative action is required with this project, the Planning Commission's decision is final unless appealed, pursuant to BMC § 17.28.100.

**SECTION 7.** *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

**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.** This Resolution will remain effective until superseded by a subsequent resolution.

**SECTION 12.** 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 13.** 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 14.** 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 5<sup>th</sup> DAY OF NOVEMBER 2018.**

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John B. Nowlin, Chairman

Attest:

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Elizabeth Corpuz, Secretary

Approved as to form:

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David King, Assistant City Attorney

Attachment:  
Exhibit A - Conditions of Approval

**RESOLUTION NO. PC 18-15 – EXHIBIT A  
CONDITIONS OF APPROVAL FOR  
PRECISE PLAN CASE NO. PP 18-03**

In addition to all applicable provisions of the Bellflower Municipal Code (“BMC”), Vicente Vasquez, on behalf of Park Stadium Properties, LLC (“Applicant”), agrees that it will comply with the following provisions as conditions for the City of Bellflower’s approval of Precise Plan Case No. PP 18-03 (“Project Conditions”).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Conditions of Approval use the definitions set forth in the BMC.

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 September 25, 2018, unless revisions and/or additional conditions are specifically required herein.
2. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon Applicant’s successors in interest. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the Bellflower Municipal Code (BMC).
3. Any proposed deviations from the exhibits, Project Description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.
4. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions prevail.
5. The effectiveness of this Project will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed.
6. The Permittee is responsible for ascertaining and paying all City Development fees, including without limitation, Public Facilities Fees and Public Art Fees as required by the BMC. In addition, the impact fees established by the Consolidated Fire Protection District of Los Angeles County and Bellflower Unified School District must also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code § 66020(d) that the City of Bellflower is imposing development impact fees (“DIFs”).



7. The Applicant/Property Owner agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of PP 18-03, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval of PP 18-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Bellflower's elected officials, appointed officials, officers, and employees.
8. The Applicant must comply with all requirements of this Resolution, the applicable Zone, the BMC, rules and regulations and applicable law, policies and regulations of any State, Federal or local agency with jurisdiction thereof.
9. The Applicant must sign these Conditions of Approval, as set forth below, to acknowledge acceptance within 30 days from the date of approval by the Planning Commission.
10. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans and building plans) substantially comply with the approved plans. The size, shape arrangement, use and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity may be determined by the Director.
11. 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.
12. 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.
13. 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.
14. The Applicant must provide a sheet on the construction plans with the City of Bellflower signed Resolution stating the Conditions of Approval as adopted by the Planning Commission. The information must be incorporated into the plans before the City issues a building permit.

15. The Applicant must comply with all Conditions of Approval before the City issues a certificate of occupancy.

### **Specific Conditions of Approval**

#### **Planning**

16. The project must incorporate 65 points of “desirable architectural elements,” into the development which includes 5 points for non-blank exterior walls, 5 points for appearance of front porches, 10 points for strong entries, 5 points for single doors with side lightings, 10 points for additional building materials other than stucco, 10 points for less lot coverage, 5 points for less building height, 5 points for varying roof planes, 5 points for varying roof massing and 5 points for upgraded roof material.
17. The Applicant must revise Sheets E.1 and E-2 to be consistent with the proposed site plan on Sheet A1.0. Specifically, the plans must show the attached two-car garage and one open parking space between the rear units.
18. The Applicant must revise Sheet A1.0 to include the correct bedroom and bathroom data under the “Building Square footage breakdown.”
19. The Applicant must revise the site plan on Sheet A1.0 to show all existing easements on the property. Proposed structures cannot be built on any easement unless approved by the easement holder.
20. The Applicant must replant all removed landscape in front of units addressed 9316 and 9316 ½ Cedar Street.

#### **Building**

21. The project must comply with the current California Building Code.
22. Provide four sets of complete plans and two sets of supporting documents at plan check submittal. Additional comments may occur during the plan check review process.

#### **Traffic Engineering**

23. The site plan must show the location and dimensions of all existing and proposed drive approaches.
24. The site plan must show all existing right-of-way improvements.
25. Landscape and hardscape improvements adjacent to drive approaches and intersecting drive aisles may not exceed 42” in height as measured from the paved driveway surface to ensure safe vehicular sight distance.



**City Engineering**

26. 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.
27. 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.
28. The site plan must show how site drainage is to be addressed. 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.
29. The plans must illustrate and dimension all existing and proposed easements.
30. The site plan must show and dimension all existing and proposed perimeter walls/fences.
31. If a new sanitary sewer 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.
32. 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.
33. Any 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.
34. The contractor must meet with the City Public Works Inspector before starting any construction within the public right-of-way.
35. All work within the public right-of-way, including placing and removal of traffic control devices, is restricted to the hours between 8:30am and 3:30pm, 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.

36. 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.

37. Permits are required for all work within the public right-of-way.

By, signing this document, Vicente Vasquez, representing Park Stadium Properties, LLC, (Applicant) certifies that he has read, understood, and agrees to the project conditions listed in this document.

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Vicente Vasquez, representing Park Stadium Properties, LLC (Applicant)

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

By, signing this document, Abraham Goldman representing Park Stadium Properties, LLC (Property Owner) certifies that he has read, understood, and agrees to the project conditions listed in this document.

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Abraham Goldman representing Park Stadium Properties, LLC (Property Owner)

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

# **ATTACHMENT B**

Timeline and Process, Development Standards & Points Value for  
Desirable Architectural Elements



**Process and Timeline, Development Standards &  
Precise Plan Desirable Architectural Elements  
PP 18-03  
9314 Cedar Street**

**Table 1.0 - Process and Timeline**

<b>Timeline (Application)</b>				
<b>Event</b>	<b>Meeting/Submittal</b>	<b>Applicant Response Time</b>	<b>City Response Time</b>	<b>Lapse Time</b>
Application Submittal	05/10/18	-	-	Day 1
Application deemed incomplete	06/13/18	-	34 days	35 days
Application Resubmittal	07/30/18	47 days	-	81 days
Application deemed incomplete	08/13/18	-	14 days	95 days
Application Resubmittal	09/25/18	43 days	-	138 days
Application deemed complete	09/26/18	-	1 day	139 days
Planning Commission Meeting date	11/05/18	-	39 days	178 days
			<b>Total Lapse Time</b>	<b>178 Days (5.8 Months)</b>

**Table 2.0 - Development Standards based on R-2 (Medium Density Residential) Zone (BMC § 17.28)**

<b>Development Standard</b>		<b>Required/Allowed</b>	<b>Existing (E)/Proposed (P)</b>	<b>Complies</b>
Minimum Lot Area		6,000 sq. ft.	19,825 sq. ft. (E)	Yes
Height of Main Structures		2 stories or 30'-0", whichever is less	2 stories = 22' (P)	Yes
Setbacks	Front	23'-5" Minimum.	20'-4" (E)	Yes*
	Side	Minimum: Living area walls & bedroom walls: 8'-0"	(Unit 1) East: 23 feet (P)	Yes
			(Unit 1) West: 7 feet (E)	Yes*
		Secondary walls: 5'-0"	(Units 2 & 3) East: 19'-6" (E)	Yes
			(Units 2 & 3) West: 4'-3" (E) West: 8'-0" (P)	Yes* Yes
	Rear	Minimum: Living area walls & bedroom walls: 8'-0"  Secondary walls: 5'-0"	(Units 4 & 5) East: 23'-6" (E)	Yes
(Units 4 & 5) West: 4'-3" (E) West: 8'-0" (P)			Yes* Yes	
			68'-0" (P)	Yes

Process and Timeline, Development Standards & Precise Plan Desirable Architectural Elements

9314 Cedar Street (PP 18-02)

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Development Standard	Required/Allowed	Existing (E)/Proposed (P)	Complies
Building Separation	In the case of the development of detached single dwelling units, the separation of buildings must be a minimum of 11 feet on the first floor and 16 feet on the second floor.	First Floor: 10'-0" (E)  Second Floor: 10'-0" (E)	Yes*  Yes*
Building Bulk	In efforts to minimize building bulk and mass, any new two-story residential structure must satisfy the "2/3 rule." The two-thirds (2/3) rule requires the top story to be not more than two-thirds (2/3) the size in total floor area of the bottom story.	Units 2-5: First Floor: 3,361.72 sq. ft. (P)  Units 2-5: 2/3 of first floor: 2,459.87 sq. ft. (P)  Units 2-5: Proposed second floor: 2,740.72  2/3rds has been exceeded by 280.85 sq. ft. See Table 3 below.	Yes <sup>1</sup>
Usable Open Space	All of the units must have an appurtenant private patio, deck or balcony, atrium or solarium with a minimum area of 150 square feet, with a minimum dimension of eight feet. The space must be designed for the sole enjoyment of the unit owner and his/her guest, and must have one or more weatherproof electrical convenience outlets.	Unit 1: 150 Sq. Ft. (P)  Unit 2: 150 Sq. Ft. (P)  Unit 3: 150 Sq. Ft. (P)  Unit 4: 160 Sq. Ft. (P)  Unit 5: 150 Sq. Ft. (P)	Yes
Driveways	Minimum 20 foot wide, if wall exposures are equal to or greater than 300 linear feet from a street.	16'-0" (E) to 20'-0" (P)	Yes

Development Standard	Required/Allowed	Existing (E)/Proposed (P)	Complies
Off Street Parking	<p>A minimum of two enclosed parking spaces must be provided for the first two bedrooms of each dwelling unit (10 spaces).</p> <p>One parking space must be provided for each bedroom after the first two bedrooms, which may be in tandem but only with enclosed parking (4 spaces).</p> <p>One uncovered parking space must be provided for each unit for the designated use of visitors (5 spaces).</p> <p>Total: 19 spaces</p>	<p>Total: 15 spaces (E) + (P)</p>	<p>Yes**</p>
Minimum Floor Area	<p>Two bedroom: 900 sq. ft.</p> <p>Three bedroom 1100 sq. ft.</p>	<p>Unit 1: 1,886 sq. ft. (E) + (P)</p> <p>Unit 2: 1,461 sq. ft. (E) + (P)</p> <p>Unit 3: 1,281 sq. ft. (E) + (P)</p> <p>Unit 4: 1,146sq. ft. (E) + (P)</p> <p>Unit 5: 1,459 sq. ft. (E) + (P)</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Lighting	<p>Parking Areas. Any open parking area not lighted by street lights must be lighted with fixtures that provide illumination of the parking area only.</p> <p>Driveways and Entrances. Any driveway entrance which serves as parking access to more than four units must be lighted, either by street lights or special lighting fixtures. All common driveways must be lighted with the equivalence of a 100 watt light per 50 feet.</p>	<p>A photometric and lighting plan provided.</p>	<p>Yes</p>



Process and Timeline, Development Standards & Precise Plan Desirable Architectural Elements  
 9314 Cedar Street (PP 18-02)

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Development Standard	Required/Allowed	Existing (E)/Proposed (P)	Complies
	<p>Addresses. The address sign on all residential units must be lighted.</p> <p>Common Walkways. All common walkways must be lighted with the equivalence of a 100 watt light per 35 feet. All walkway ramps and steps must be lighted.</p> <p>Shielding. All lighting fixtures must be shielded from neighboring residential units.</p>		
Refuse Storage	<p>A refuse storage area, completely enclosed within a six foot high decorative wall (split face concrete block, or equivalent) with solid metal gates, large enough to accommodate standard sized commercial trash bins, must be located on the property in such a manner as to be accessible to refuse collection vehicles for all properties with multiple residential units, residential planned development or planned development overlays. Wall and gate materials, textures, colors, and design must be architecturally compatible with the surrounding buildings. All trash enclosures must be securely designed to prevent access to anyone other than the authorized users and the refuse service company.</p>	<p>One refuse storage area, enclosed with a six foot high decorative block wall with solid metal gates with a decorative trellis cover large enough to accommodate standard size commercial trash bins located at the southern property line.</p>	Yes
Mechanical Equipment	<p>All ground mechanical equipment must be completely screened behind a permanent structure and all rooftop mechanical equipment must be screened from view from the ground surface. Screening</p>	<p>All ground mounted mechanical equipment is securely screened behind 6'-0" high walls/fences and will not be visible from ground view.</p>	Yes

Development Standard	Required/Allowed	Existing (E)/Proposed (P)	Complies
	methods must be architecturally compatible with the main building.		

\* Existing legal nonconforming condition.

\*\*Nonconforming parking – Per BMC, parking complies.

<sup>1</sup> Precise Plan requested.

<sup>2</sup> Conditioned to comply.

**Table 3.0 - Precise Plan Desirable Architectural Elements**

Desirable Elements (For Multi-Family Attached Residential)	Definition of Element	Points
1. Eliminate Large Blank Exterior Walls	<b><i>Provide varied architectural treatments and articulation. Incorporate features such as varied building elevation plane depth, bay windows, corbels, cornice treatments and other similar architectural details. The intent is to provide visually-interesting design that has compatible architectural treatments.</i></b>  Plans incorporate features such as varied building elevations and plane depth which create varied building elevation plane depth.	<b>5 Max</b>  5 Awarded
2. Provide Appearance of Front Porch or Entryway	<b><i>Any architectural articulation on the front of the residential structure which resembles a porch, but does not necessarily comply with the requirements of “Functional/Open Front Porch” above.</i></b>  Each unit contains architectural articulation on the residential structure which resembles a porch.	<b>5 Max</b>  5 Awarded
3. Provide Strong Entry	<b><i>Any architectural articulation on the front of the unit which provides a “sense of entry”.</i></b>  Each unit provides architectural articulation on the front of any units.	<b>10 Max</b>  10 Awarded
4. Provide Double Front Door or Single Door with Side-Lights	<b><i>Use of double front doors or a single front door with decorative side-lights.</i></b>  Each of the proposed entries is a single door with decorative side-lights.	<b>5 Max</b>  5 Awarded
5. Provide Additional Building Material (other than stucco)	<b><i>Provide at least one additional exterior wall material other than (or in conjunction with) stucco, including stone and/or brick veneer; wood siding; etc. The additional material(s) must be consistently applied and must work harmoniously with connecting materials. Piecemeal embellishment does not qualify.</i></b>  The project incorporates stone veneer and an aluminum reveal.	<b>10 Max</b>  10 Awarded



Process and Timeline, Development Standards & Precise Plan Desirable Architectural Elements  
 9314 Cedar Street (PP 18-02)

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6.	Provide larger trees, shrubs and vegetation along front elevation to soften views of the front elevation	<b>Provide at least 45-inch box trees, 10-gallon shrubs, and other proportionately sized plant materials.</b>  A landscape plan was not submitted and the submitted plans don't contain any landscape information.	<b>5 Max</b>  0 Awarded
7.	Provide Less Lot Coverage Than the Percentage Permitted in the City Zoning Ordinance	<b>Building coverage must be less than 45 percent of the entire lot area (percentage designated in Chapter 17.16 of the City Zoning Ordinance). Builder will be awarded 5 points for every increment of 5 percent under the permitted percentage.</b>  The proposed lot coverage is 32.43% (6430.3/19825)	<b>10 Max</b>  10 Awarded
8.	Provide Less Building Height Than Permitted in the City Zoning Ordinance	<b>Points will be given if the residence is built less than building height requirements mandated by the City Zoning Ordinance.</b>  The height limitation in the R-2 zone is 30'-0" and the proposed additions will increase the height to 22'-0".	<b>5 Max</b>  5 Awarded
9.	Increase the Amount of Front, Rear, and Side Yard Setback	<b>Points will be given if front, rear, and side yard setbacks exceed the requirements mandated by the City Zoning Ordinance.</b>  The project complies with the minimum interior side yard setback.	<b>10 Max</b>  0 Awarded
10.	Provide More Open Space Than Required	<b>Provide at least 10 percent more open space than required.</b>  Private open space exceeds the minimum required by 0.77%.	<b>10 Max</b>  0 Awarded
11.	Provide Varying Roof Planes and Ridgelines	<b>Provide varying roof planes and ridgelines to eliminate identical roof ridgelines.</b>  The proposed development consists of three roof planes.	<b>5 Max</b>  5 Awarded
12.	Provide Varying Roof Massing	<b>Design must minimize large expanses of the roof to ensure the roof does not dominate the overall view of the building elevation. The use of dormers, additional gables, and similar design features can be considered.</b>  The project incorporates design articulation on the roof fascia that minimizes the expanses of the roof, and includes a Hip and Gable roof.	<b>5 Max</b>  5 Awarded
13.	Provide Upgraded Roof Materials	<b>Use roof materials other than asphalt shingles. The roof material must be rated for a minimum of 30 years.</b>  The plans identify the use of lightweight concrete tiles that are rated for a minimum of 30 years.	<b>5 Max</b>  5 Awarded



14.	Decorative Hardscape for Driveways	<p><i>Provide paving material other than plain asphalt or concrete. Interlocking unit pavers are preferred, but stamped, colored concrete is acceptable. A minimum of at least 30 percent of the total surface area of the driveway must be comprised of decorative hardscape material to be eligible for this category.</i></p> <p>The submitted plans don't illustrate the use of any alternative paving material other than asphalt or concrete.</p>	<p><b>10 Max</b></p> <p>0</p> <p>Awarded</p>
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Total: 65  
 Required: 50

# **ATTACHMENT C**

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

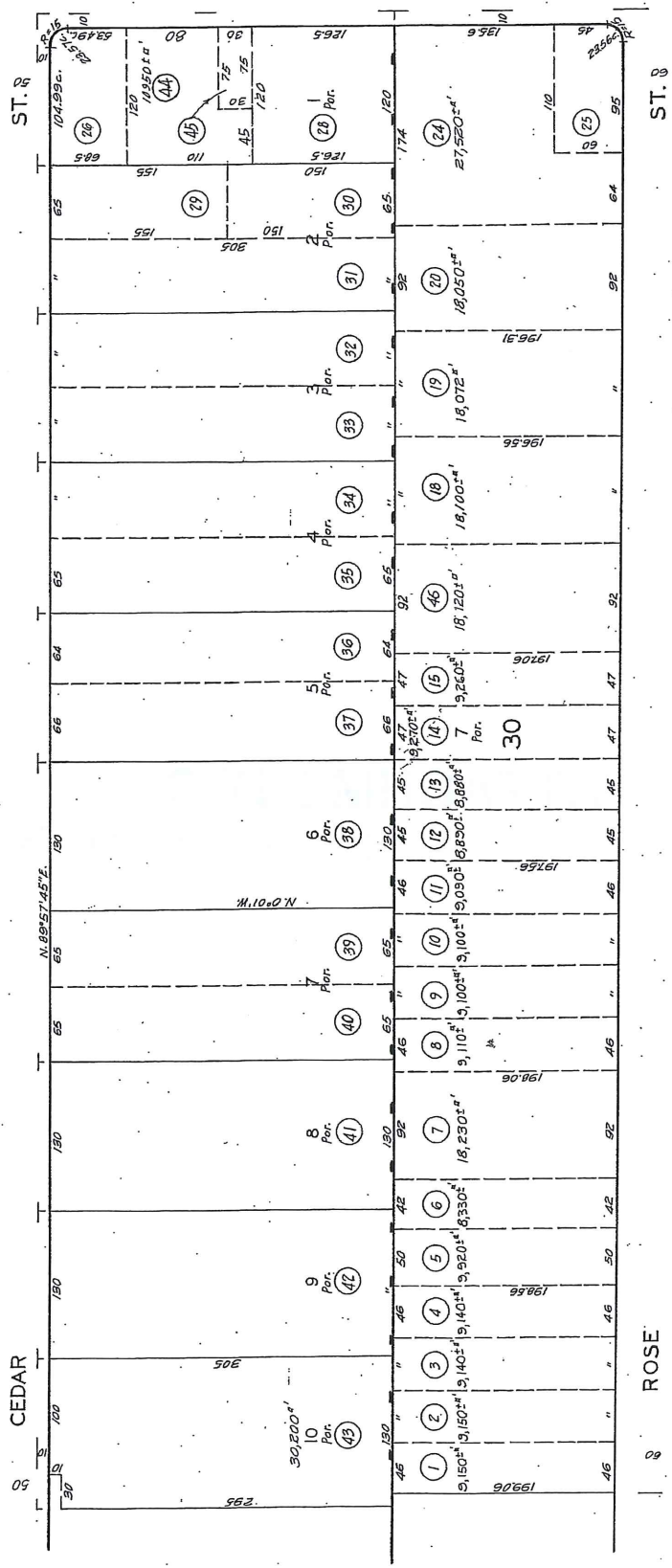
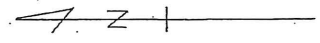
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SCALE 1" = 100'

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BK. 7161

Street lines per M.R. 21-15-16 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

3

CODE 2267

CALIFORNIA COOPERATIVE COLONY TRACT  
M.R. 21-15-16

TRACT NO. 2511 M.B. 34-10

FOR PREV. ASSESSMENT SEE 7162-6.7

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





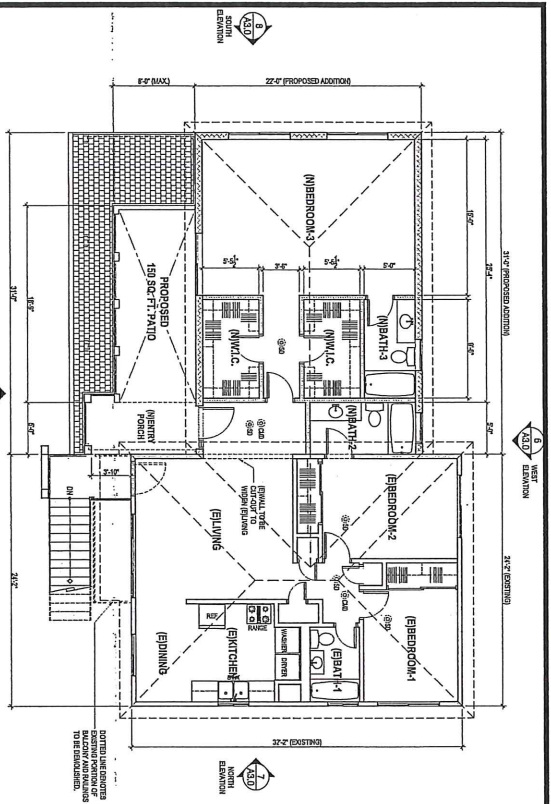




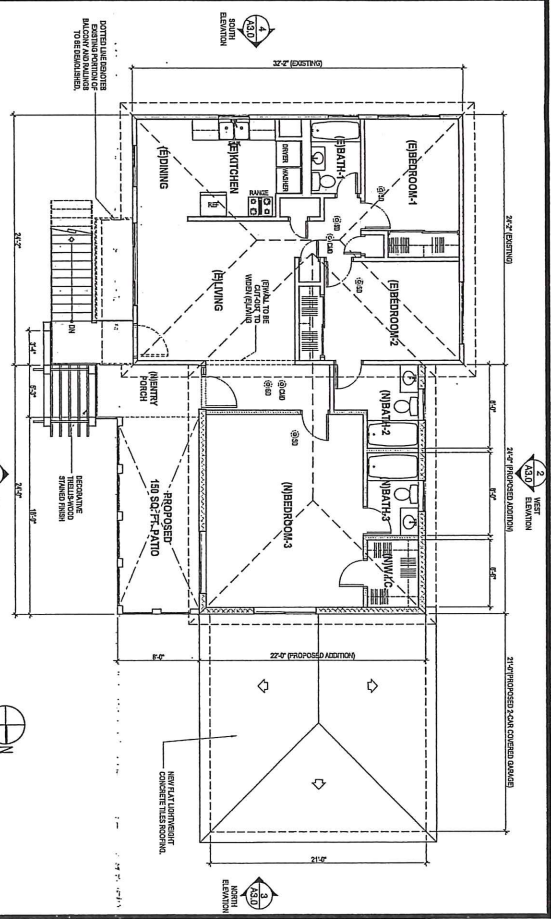
**ATTACHMENT D**  
Project Documents



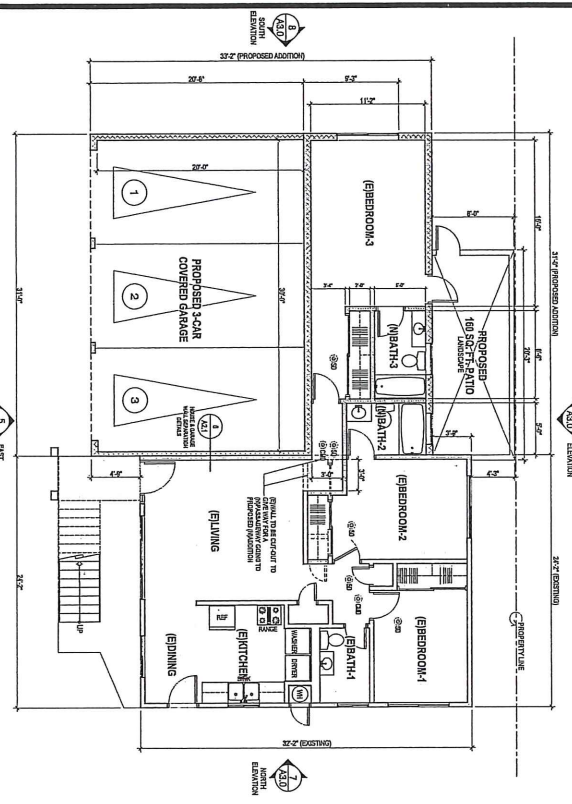




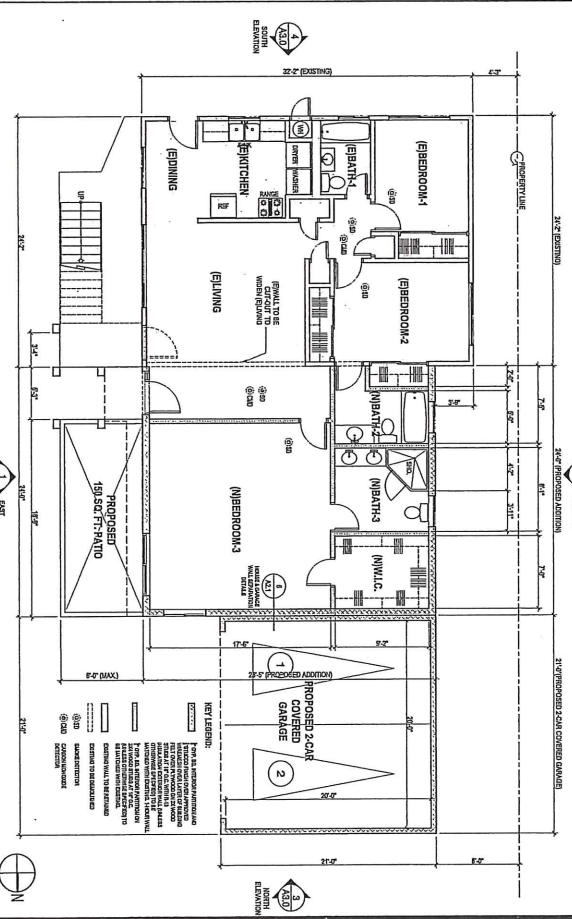
AS-BUILT SECOND FLOOR PLAN - UNIT 9318 1/2 (SHOWING PROPOSED ADDITION) 3/16"-1'-0" 4



AS-BUILT SECOND FLOOR PLAN - UNIT 9316 1/2 (SHOWING PROPOSED ADDITION) 3/16"-1'-0" 2



AS-BUILT FIRST FLOOR PLAN - UNIT 9318 (SHOWING PROPOSED ADDITION) 3/16"-1'-0" 3



AS-BUILT FIRST FLOOR PLAN - UNIT 9316 (SHOWING PROPOSED ADDITION) 3/16"-1'-0" 1

REVISIONS	BY

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 1000 S. GARDEN ST., SUITE 100  
 BELLFLOWER, CA 90706  
 TEL: 714.861.1111  
 FAX: 714.861.1112  
 WWW.PVOENGINEERING.COM

**ADDITION INTO AN EXISTING  
 MULTI-FAMILY RESIDENTIAL**  
 9316, 9316 1/2, 9318, 9318 1/2 CEDAR STREET,  
 BELLFLOWER, CA 90706

**SHEET CONTENTS:**  
 AS-BUILT FIRST FLOOR PLAN - UNIT 9316  
 (SHOWING PROPOSED ADDITION)  
 AS-BUILT FIRST FLOOR PLAN - UNIT 9316 1/2  
 (SHOWING PROPOSED ADDITION)  
 AS-BUILT FIRST FLOOR PLAN - UNIT 9318  
 (SHOWING PROPOSED ADDITION)  
 AS-BUILT FIRST FLOOR PLAN - UNIT 9318 1/2  
 (SHOWING PROPOSED ADDITION)

NO.	DATE	DESCRIPTION

**A2.0**  
 OF 1 SHEETS

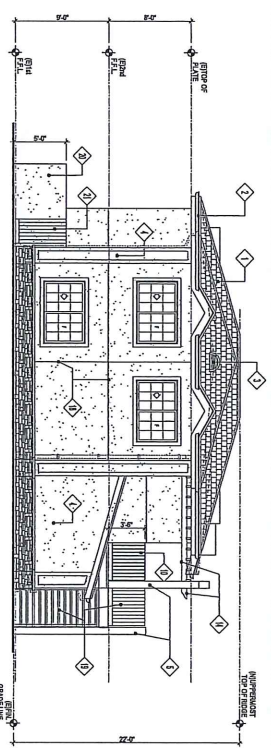






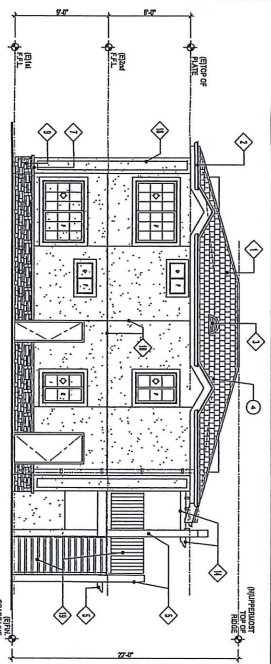






AS-BUILT SOUTH ELEV. (SHOWING PROPOSED ADDITION) UNIT-9318 & UNIT-9316 1/2

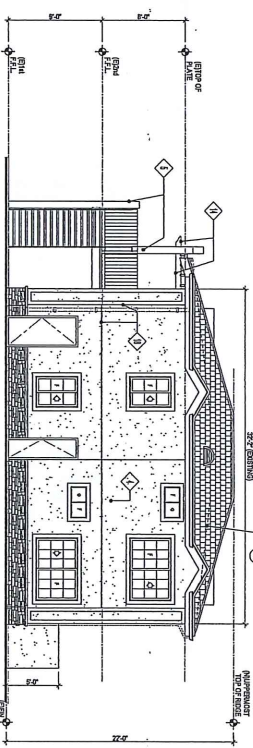
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AS-BUILT SOUTH ELEVATION

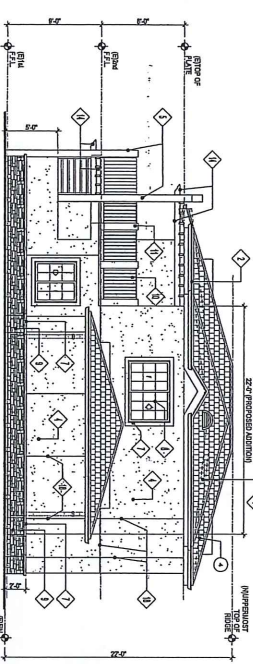
UNIT-9318 & UNIT-9316 1/2

3/16"-1'-0"



AS-BUILT NORTH ELEVATION (SHOWING PROPOSED ADDITION) UNIT-9318 & UNIT-9316 1/2

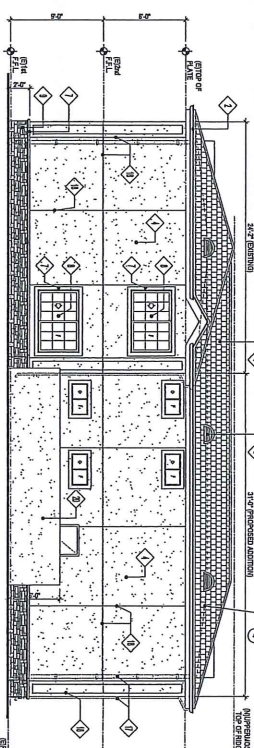
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AS-BUILT NORTH ELEV. (SHOWING PROPOSED ADDITION)

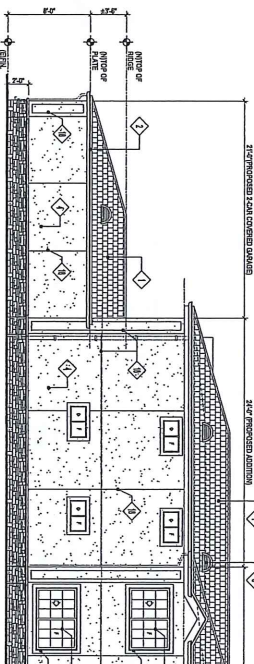
UNIT-9318 & UNIT-9316 1/2

3/16"-1'-0"



AS-BUILT WEST ELEV. (SHOWING PROPOSED ADDITION) UNIT-9318 & UNIT-9316 1/2

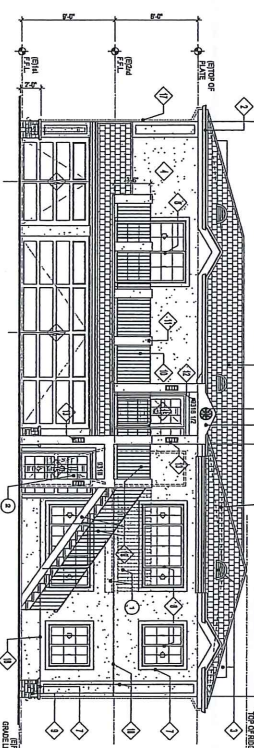
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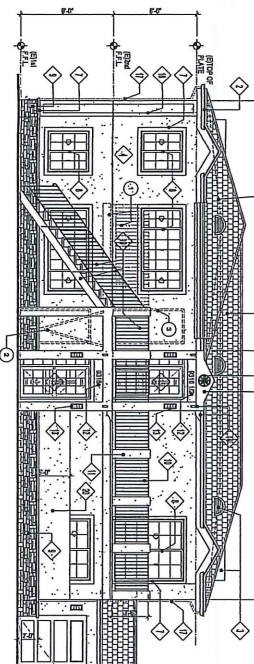
UNIT-9318 & UNIT-9316 1/2

3/16"-1'-0"



AS-BUILT EAST ELEV. (SHOWING PROPOSED ADDITION) UNIT-9318 & UNIT-9316 1/2

3/16"-1'-0"



AS-BUILT EAST ELEV. (SHOWING PROPOSED ADDITION)

UNIT-9318 & UNIT-9316 1/2

3/16"-1'-0"

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ADDITION INTO AN EXISTING  
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**A3.0**  
OF 1 SHEETS

**SHEET CONTENTS**

- AS-BUILT ELEVATION - UNIT 9316 (SHOWING PROPOSED ADDITION)
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- AS-BUILT ELEVATION - UNIT 9316 1/2 (SHOWING PROPOSED ADDITION)

DATE: 08/11/2011  
DRAWN: AS SHOWN  
CHECKED: AS SHOWN  
TITLED: AS SHOWN