



# staff report

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**TO:** Honorable Mayor and Members of the City Council

**ATTENTION:** Jeffrey L. Stewart, City Manager

**FROM:** Rowena Genilo-Concepcion, Interim Planning Director  
Jason Friedman, Assistant Planner

**SUBJECT:** Consideration and possible action to conduct a public hearing regarding an application from Torsak Thanaritiroj for a zone change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) 2-story, single-family residences, each with a 1-story second dwelling unit on property located at 16240 Grand Avenue; and adopt Resolution No. 16-XX – A Resolution denying Negative Declaration No. ND 15-13; Tentative Map No. PM 73342; Precise Plan Case No. PP 15-06; and Zone Change Case No. ZC 15-06 for property located at 16240 Grand Avenue; Applicant: Torsak Thanaritiroj (Continued from January 14, 2016).

**DATE:** January 25, 2016

## **EXECUTIVE SUMMARY**

A Zone Change, Tentative Map, and Precise Plan are being proposed to allow the existing site to be subdivided and developed with two single-family lots, each with a 2-story, single-family residence and a 1-story second dwelling unit. The Zone Change and Precise Plan would allow for flexibility from the typical A-E (Agricultural Estate) zone development standards. On November 16, 2015, the Planning Commission recommended that the City Council deny the project, finding that its absence of ample designated open space for agricultural and/or animal keeping uses is not consistent with the intent of the A-E Zone as outlined in the Bellflower General Plan. The Planning Commission also found that the proposed open space for the proposed project is designed in a manner that is not functional nor grouped in a way that maximizes the appearance and use of open space, particularly because the development is proposed on two neighboring parcels, which would further detract from the availability of open space for each single-family residence.

## **RECOMMENDATION TO CITY COUNCIL**

- 1) Reopen the continued public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. 16-XX (denying Negative Declaration No. ND 15-13; Tentative Map No. PM 73342; Precise Plan Case No. PP 15-06; and Zone Change Case No. ZC 15-06); or
- 2) Alternatively, discuss and take other action related to this item.

**FISCAL IMPACT**

Minor revenue from property taxes and permit fees.

**PUBLIC NOTICE**

A Notice of Public Hearing was published in the Press Telegram newspaper on Monday, January 4, 2016. On December 29, 2015, public hearing notices were sent to 35 property owners within a 300' radius of the subject site. On December 28, 2015, a Public Hearing Notice was posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park. A public hearing notice was posted on the street frontage of the subject property on January 5, 2016.

**CEQA STATUS**

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) guidelines. An Initial Study and Negative Declaration were prepared.

**PROJECT DATA**

**Applicant:** Torsak Thanaritiroj  
10254 Newville Avenue  
Downey, CA 90241

**Property Owner:** AJ Junior Prapavat  
6925 N. Paramount Blvd.  
Long Beach, CA 90805

**APN:** 7017-011-005

**Site Area:** Approximately 20,400 square feet (~0.47 acres)

**Zoning Designation:** A-E (Agricultural Estate)

**General Plan Designation:** Agricultural Residential

**Surrounding Zones / Land Uses:**

North: A-E (Agricultural Estate) / Single-Family  
South: A-E (Agricultural Estate) / Single-Family  
West: A-E (Agricultural Estate) / Multi-Family (3 units)  
East: A-E (Agricultural Estate) / Multi-Family (2 units)

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**PAST ACTIONS**

- 03/19/15 The Development Review Board (DRB) recommended approval of the project, subject to conditions (DRB Case No. 1-15-5863).
- 11/16/15 The Planning Commission: (1) recommended denial of Negative Declaration Case No. ND 15-13, Zone Change Case No. ZC 15-06 and Precise Plan Case No. PP 15-06, to the City Council; and (2) denied Tentative Map Case No. PM 73342.

**BACKGROUND**

- ***Process and Time Line***

Timeline (Pre-Application)				
Event	Meeting/Submittal /Response Date	Applicant Response Time	City Response Time	Lapse Time
Preliminary Plan Review Submittal	5/22/14	-	-	Day 1
Preliminary Plan Review Response	6/23/14	-	32 days	32 days
			Time Subtotal	32 days
Timeline (Application)				
DRB Application Submittal	01/22/15		-	Day 1
DRB Meeting	03/19/15	-	56 days	56 days
DRB Letter Sent to Applicant	04/13/15	-	25 days	81 days
CUP Application Submittal	07/23/15	101 days	-	182 days
Planning Commission Meeting	11/16/15	-	117 days	299 days
			Time Subtotal	299 days (~10 months)
			<b>Total Lapse Time</b>	<b>331 days (~11 months)</b>

- ***Development Standard Compliance***

**Table 1.0 – Compliance Table based on A-E Development Standards**

DEV. STANDARDS	MINIMUM REQUIRED / MAXIMUM REQUIRED	LOCATION/STRUCTURE	PROPOSED	COMPLIES?
<b>Building Height</b>	(Main) Max. 2 stories or 30 ft. (Accessory) Max. 1 story or 18 ft.	Front Lot Primary Unit	28 feet, 4 inches	Yes
		Front Lot Second Dwelling Unit	14 feet, 2 inches	Yes
		Rear Lot Primary Unit	23 feet, 6 inches	Yes
		Rear Lot Second Dwelling Unit	14 feet, 3 inches	Yes

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<b>Front Yard</b>	Min. 20 ft.	Front Lot	20 feet	Yes
		Rear Lot	20 feet	Yes
<b>Concrete Area</b>	Max. 40% of Front Yard 544 sq. feet max	Front Lot	500 square feet	Yes
		Rear Lot	852 square feet	No*
<b>Side Yard</b>	Min. 5 ft.	North	5 feet	Yes
		South	20 feet	Yes
<b>Rear Yard</b>	If lot >150 ft. in depth, 20 ft. rear setback or 20% of depth of lot  If lot <150 ft. in depth, 15 ft. rear setback or 15% of depth of lot	Front Lot	30 feet, 3 inches	Yes
		Rear Lot	22 feet, 4 inches	Yes
<b>Lot Area</b>	Min. 10,000 sq. ft.	Front Lot	10,268 sq. ft.	Yes
		Rear Lot	10,132 sq ft.	Yes
<b>Parking</b>	Min. 2-Car Garage for primary unit  1 unenclosed space per bedroom in each second dwelling unit	Front Lot Primary Unit	2-Car Garage	Yes
		Front Lot Second Dwelling Unit	2 unenclosed parking spaces + 1 additional guest parking space	Yes
		Rear Lot Primary Unit	2-Car Garage	Yes
		Rear Lot Second Dwelling Unit	2 unenclosed parking spaces + 1 additional guest parking space	Yes
<b>Driveway</b>	Min. 10 ft.	Front Lot	20 feet	Yes
		Rear Lot	20 feet	Yes
<b>Lot Coverage</b>	Max. 40% of Lot Area	Front Lot	32.50%	Yes
		Rear Lot	26.80%	Yes
<b>Floor Area Ratio</b>	Max. 50% of Lot Area	Front Lot	46%	Yes
		Rear Lot	37.50%	Yes

\*to be addressed by Precise Plan – see Analysis Section

- **Site Description**

The subject site is located on the east side of Grand Avenue, and bounded by Trabuco Street to the north, Midway Street to the south, California Avenue to the west, and Chicago Avenue to the east. The site is relatively flat in topography and is bounded by single-family and multi-family lots.

The subject property is composed of one (1) lot, currently developed with two (2) residential units that are accessible via one driveway from Grand Avenue. The existing two units will be demolished. The site has a street frontage of 68 feet along Grand Avenue. The total land area of the property is approximately 20,400 square feet (~0.47 acres).

- ***Project Request***

The proposed project involves a request for a Zone Change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone and a Precise Plan. The Zone Change and Precise Plan are necessary to allow for the subdivision of the property into two (2) single-family lots because, per Bellflower Municipal Code (B.M.C) subsection 17.04.070, all newly created lots are required to have street frontages of no less than fifty (50) feet. The proposed Zone Change would allow for the subdivision of the property without the rear lot being subject to this code provision. A new 20'-0" wide common driveway will be provided to serve all residential units on the property.

The Applicant/Developer is also requesting approval of a Tentative Map to subdivide the existing 20,400 square foot lot into two (2) separate lots.

- ***Site Design***

The proposed project involves the construction of two (2) new 2-story, single-family residences, each with a detached 1-story second dwelling unit. The living areas of the proposed single-family residences measure 2,985 square feet for the unit on the proposed front lot and 2,363 square feet for the unit on the proposed rear lot. The proposed front lot includes a 979-square foot second dwelling unit and the proposed rear lot includes a 1,008-square foot second dwelling unit, both behind the main units. Each of the primary units has an attached 2-car garage and an unenclosed guest parking space. Each second dwelling unit has two side-by-side unenclosed parking spaces. Each primary unit includes 3 bedrooms, 4 bathrooms, a kitchen, living room, dining room, den, family room, and front porch. The second dwelling units each contain 2 bedrooms, 1 bathroom, a kitchen, dining room, living room, and porch. Each primary and secondary unit will include individual trash bins to be serviced by the local trash provider.

All of the site's parking spaces will be accessed from a 20-foot wide common driveway, which includes a fire truck turnaround area towards the rear of the back property. As shown on the plot plan, colored stamped concrete is proposed along the first 20 feet of the driveway and throughout several areas along the driveway. The proposed development incorporates landscaping (i.e., trees and bushes) around each unit. There are a total of seventeen (17) 24-inch box trees being proposed of ten (10) different species, all of which are classified as low or very low water usage. A new 6'-0" high perimeter split-face block wall will be built along all side property lines and the rear property line of the rear lot, all of which will be scored and include a decorative cap to match the development. Additionally, a new 6'-0"-high concrete wall is proposed to be built along the newly created rear property line of the front lot, which

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will provide additional privacy for both properties. All new perimeter walls are proposed to be built on the subject property, adjacent to existing block walls located on the other side of each property line.

**Table 2.0 Building Statistics**

	Bedrooms	1st Floor Area	2nd Floor Area	Habitable Area	Garage Area
Primary/Front Lot	3	1,305 sf	1,680 sf	2,985 sf.	420 sf
Primary/Rear Lot	3	1,077 sf	1,286 sf	2,363 sf	430 sf
Secondary/Front Lot	2	979 sf	N/A	979 sf	N/A
Secondary/Rear Lot	2	1,008 sf	N/A	1,008 sf	N/A

N/A: Not Applicable

**Table 3.0 Lot Coverage by Percentage**

	Lot Area	Total Structure Area	Lot Coverage	Maximum Allowed
Front Lot	10,268 sf	3,030 sf	29.5%	40%
Rear Lot	10,132 sf	2,620 sf	25.9%	40%

**Table 4.0 Floor Area Ratio by Percentage**

	Lot Area	Total Floor Area	Floor Area Ratio	Maximum Allowed
Front Lot	10,268 sf	4,725 sf	46%	50%
Rear Lot	10,132 sf	3,843 sf	37.9%	50%

- **November 16, 2015, Planning Commission Meeting**

The Negative Declaration, Zone Change, Tentative Map, and Precise Plan, were presented to the Planning Commission on November 16, 2015. At the public hearing, six members of the public spoke, all of who expressed their opposition to the proposed project. The comments regarding the proposed project included concerns about:

- ❖ how this type of development would affect the City’s horse population;
- ❖ the proposed project not designating open space areas for agricultural or animal keeping uses, consistent with the intent of the A-E zone;
- ❖ how to enforce potential illegal conversions of the second dwelling units’ common areas into additional bedrooms in the future;
- ❖ increased parking demand;
- ❖ the development of mansions in the A-E Zone; and
- ❖ the increased demand for neighborhood utilities that the project would cause.

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At the conclusion of the meeting, the Planning Commission denied the Tentative Map and recommended denial of the Negative Declaration, Zone Change, and Precise Plan to the City Council. The recommendation to deny the Negative Declaration was based on CEQA Guidelines § 15270. Additional CEQA review is unnecessary when a public agency denies a project. The Planning Commission found that the proposed project is not compatible with the surrounding neighborhood and adjacent properties in that the proposed project is designed with two (2) new, single-family residences, each with a second dwelling unit, and neither of the proposed parcels would include open space areas allocated for current or potential future agricultural or equestrian uses, whereas the surrounding neighborhood and adjacent properties consist of single-family residences with ample open space areas allocated for current or potential future agricultural or equestrian uses. Additionally, the Planning Commission found that the proposed project is designed in a manner where the proposed open space is not functional and is not grouped in a manner that maximizes the appearance and use of open space. In particular, the Planning Commission found, the proposed project includes the development of two second dwelling units on two neighboring parcels, which further detracts from the availability of open space for each single-family residence. The Planning Commission further found that the requirement for open space in the proposed project is underscored by the fact that the proposed project is in the A-E Zone and General Plan Land Use Element Agricultural Residential Policy 1, Implementation Program 1.2 states that the purpose of the Agricultural Residential areas is to “*preserve large lot development in some areas of the city to ensure diversity of neighborhoods.*”

- ***Communication with Applicant Post Planning Commission Meeting***

Since the Planning Commission’s decision, the Applicant and his architect approached Staff multiple times to express their desire to revise the project’s plans to address the Planning Commission’s concerns. They indicated that they would be willing to remove the proposed second dwelling unit from each of the single-family lots in order to create the open space necessary for current or potential agricultural and/or animal keeping uses. Staff informed the Applicant about the process; in which case the recommendation of the Planning Commission to deny the project would be forwarded to the City Council. However, the Applicant could request that the City Council give the Applicant the opportunity to revise the project’s plans in order to address the concerns discussed during the Planning Commission meeting. The City Council could then direct the Applicant to work with Staff to revise the project plans and then remand the project back for Planning Commission’s review.

- ***Continued from the January 14, 2016, City Council Meeting***

Despite Staff’s instructions that a public hearing notice needed to be posted on the street frontage of the subject property by the Applicant at least ten (10) days before the City Council meeting, as required by law, the Applicant did not post the notice until January 5, 2016, one day short of the required 10-day posting period. Consequently, Staff believed that it would be in the City’s interest to continue this matter until January 25, 2016, in order to satisfy the legal posting requirements. Staff provided a recommendation that the City Council continue this matter to the January 25, 2016, City Council Meeting, which the City Council accepted.

**ANALYSIS**

- ***General Plan Consistency***

The City of Bellflower's General Plan Land Use Element contains provisions that relate to the physical development of the City and to the organization of the City's environment in a functional and aesthetic pattern. The Land Use Element serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial, public/quasi-public (institutional/civic), and open space land uses to meet the needs of the community.

California law requires cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302(a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the "Agricultural Residential" land use designation of the Bellflower General Plan. The Planning Commission determined that the proposed project is inconsistent with the following Goals and Policies of the General Plan Land Use Element: General Plan Land Use Element Agricultural Residential Policy 1, Implementation Programs 1.1 and 1.2, which state that the Agricultural Residential area is intended to "*allow agricultural and equestrian uses to remain and expand*" and to "*preserve large lot development in some areas of the city to ensure diversity of neighborhoods.*" The proposed project would not be consistent with this policy and implementation programs because the proposed lot development does not include any space for agricultural or equestrian uses, and therefore does not ensure or preserve the unique character of the Agricultural Residential area.

- ***Subdivision***

Pursuant to the Subdivision Map Act (Cal. Gov. Code §§ 66410 *et seq.*), a Tentative Map is required when any subdivider desires to lay out, for the purpose of sale or filing with the County Recorder, any subdivision of land in this City. The Tentative Map process is administered by the City's Planning Division and requires a public hearing before the Planning Commission for approval.

A Tentative Map review procedure is designed to ensure such things as street alignments, grades and widths; drainage and sanitary facilities; Fire Department access requirements; location and size of easements and rights-of-way; lot sizes and configuration; traffic access; landscaping and other features conform to City regulations and arranged in the best possible manner to serve the public. The Planning Commission denied the Tentative Map because the project was not consistent with the General Plan and did not include ample open space for agricultural uses.

- ***Zone Change and Precise Plan***

The proposed Zone Change and Precise Plan requests are needed to accommodate properties like the subject site, which have lot shapes that are not ideally configured for vertical subdivisions. In this case, the development requires a horizontal subdivision in order to maximize the density of the two proposed lots and encourage owner-occupied units. The Applicant/Developer is requesting flexibility for the following:

1. Street frontage (Rear Lot);
2. Maximum allowable concrete area within the front yard setback (Rear Lot); and
3. Parking within front yard area, other than the driveway (Rear Lot).

The purpose of the Planned Development Overlay District is to provide flexibility in the evaluation of development standards for certain projects; such flexibility can include “vary[ing] the provisions of the Zoning and/or Subdivision Ordinances.” (B.M.C. §§ 17.60.010, 17.60.070(A)). The Planned Development Zone Change designation will allow for the subject site to be subdivided into two (2) separate lots, one of which will not meet the traditional street frontage (for the rear lot), exceed the maximum allowable concrete area within the front yard setback (for the rear lot), and would incorporate parking within the front yard area (for the rear lot). By requesting a two lot subdivision, each of the individual lots could be sold to independent homeowners. If a PD Zone Change and parcel map is not approved, the lot could only be developed with two units.

- ***Architecture***

The proposed development incorporates Spanish-Mediterranean architecture. Building materials include Spanish roof tiling and a lightly textured stucco treatment on the exterior building walls. The architectural theme of each of the dwelling units is maintained on all four building elevations, and the styles of the second dwelling units are complementary to the primary residences.

- ***Conditions of Approval Recommended to the Planning Commission***

At the Planning Commission meeting on November 16, 2015, conditions of approval were included for the project. However, since the Planning Commission recommended denial of the project, the conditions do not apply at this time. The following conditions of approval could be included should the City Council approve the project:

- ***Deed Restriction/Maintenance Covenant***

The Applicant/Property Owner must establish a maintenance covenant or deed restriction to maintain the common areas (e.g., driveway, landscape, hardscape).

➤ ***Refuse/Trash***

In typical Planned Developments, individual trash bins are provided for each residence. Typically, each unit is provided with three (3) individual bins from the trash company. The first for regular trash, the second for recyclables, and the third for green waste (e.g., grass, sod, plants). The homeowner may be required to roll out their individual bins on trash day for trash collection. The trash service will be provided in an appropriate manner subject to review and approval by the Planning Director, or designee, and the City's franchise trash collector (CR&R). Please also note that red curb in front of the property may be required for sight visibility and for the trash bins to be placed on the street for the designated trash service day.

➤ ***Future Additions***

In order to preserve the proposed design and prevent intensification of the mass and bulk of the proposed dwelling units, the project is considered a built-out project; therefore, further additions will be restricted. The following condition of approval is recommended in addressing future additions:

"Each of the subject properties is limited as to future additions. No additional bedrooms can be added to any of the homes. Other additions including enlarging bedrooms or other areas of a home may be processed for a planning approval and a building permit in accordance with the Bellflower Municipal Code. In the event the proposed addition is substantially changing a home, the Director of Planning, or designee, may require the Planning Commission to review the project through a public hearing."

➤ ***Animals and Enclosure Provisions***

The project does not include any requests to include any animals and/or animal enclosures on the properties. However, if the property owners would like to place animals and/or animal enclosures on the properties in the future, then the properties must comply with BMC Section 17.20.030(B) (Agricultural Uses): Based on the lot size of each site, each lot is permitted to have a maximum of 2 animals or 2 animal units on site.

## **CONCLUSION**

Based on the scope and objectives of the proposed project, the Planning Commission found that it is not desirable and/or essential to vary the provisions of the BMC zoning regulations. According to the General Plan (Land Use Element 1995-2010, Implementation Program 1.1), the City wants to "*allow agricultural and equestrian uses to remain and expand.*" Because the proposed project does not designate ample open space

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for agricultural and/or animal keeping uses, it is not consistent with the intent of the A-E Zone.

The Planning Commission found that the proposed project, even as conditioned, may pose negative impacts to surrounding properties and is incompatible with some of the neighborhood and adjacent properties, some of which are developed with single-family residential units that have designated open space for current or potential agricultural and/or animal keeping uses.

**ATTACHMENTS**

A. Resolution No. 16-XX (ND-13, PM 73342, PP 15-06, ZC 15-06) .....12

B. November 16, 2015, Planning Commission Staff Report, Minutes, Resolution No. PC 15-45 (ND 15-13), Resolution No. PC 15-46 (ZC 15-06), Resolution No. PC 15-47 (PP 15-06), and Resolution No. PC 15-48 (PM 73342).....16

C. Negative Declaration No. ND 15-13 .....88

D. Applicant’s Pre-Selected City’s Climate-Ready Development Standards .....114

E. DRB Letter - Case No. 1-15-5863 (includes Fire Department Comments) .....118

F. Aerial Photo/Assessor’s Map.....147

G. General Plan Land Use Map/Zoning Map.....148

H. 300’ Radius Map.....149

I. Plans.....150

**CITY OF BELLFLOWER**

**RESOLUTION NO. 16-XX**

**A RESOLUTION DENYING NEGATIVE DECLARATION NO. ND 15-13; TENTATIVE MAP NO. PM 73342; PRECISE PLAN CASE NO. PP 15-06; AND ZONE CHANGE CASE NO. ZC 15-06 FOR PROPERTY LOCATED AT 16240 GRAND AVENUE; APPLICANT: TORSAK THANARITIROJ**

**THE CITY COUNCIL DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council finds as follows:

- A. On July 23, 2015, Torsak Thanaritiroj (the “Applicant”) filed an application seeking a Zone Change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Map to allow the subdivision of an existing lot into two single-family lots, and a Precise Plan for the development of two 2-story single-family residences each with a 1-story, second dwelling unit on property located at 16240 Grand Avenue (the “project”);
- B. Applicant’s application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code (“BMC”);
- C. In addition, the City reviewed the project’s environmental impacts under the California Environmental Quality Act (Pub. Res. Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Reg. §§15000, *et seq.*, the “CEQA Guidelines”);
- D. The City completed its review and scheduled a public hearing regarding the application before the Planning Commission for November 16, 2015;
- E. On November 16, 2015, the Planning Commission opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Commission by Applicant, denied Negative Declaration Case No. ND 15-13, and recommended denial of Zone Change Case No. ZC 15-06, Tentative Map No. PM 73342, and Precise Plan Case No. PP 15-06 to the City Council;
- F. On January 14, 2016, the City Council opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Council by

Applicant, and, in acceptance of Staff's recommendation, continued the public hearing to January 25, 2016 in order to satisfy legal public notice posting requirements at the subject property;

- G. On January 25, 2016, the City Council reopened the continued public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Council by Applicant; and
- H. The City Council considered the information provided by City staff, public testimony, and Applicant. This Resolution, and its findings, are made based upon the entirety of the administrative record including, without limitation, evidence presented to the City Council at its January 14, 2016 and January 25, 2016 hearings (including, without limitation, the staff report) all of which are incorporated by reference.

**SECTION 2.** *Factual findings.* The City Council makes the following factual findings and conclusions:

- A. The project would result in the subdivision of an existing lot into two (2) single-family lots each with a single-family dwelling unit and a second dwelling unit; and
- B. The neighborhood surrounding the proposed project and adjacent properties consist of single-family residences with ample open space areas allocated for current or potential future agricultural or equestrian uses.

**SECTION 3.** *Environmental assessment.* Denying this project is exempt from additional environmental review pursuant to CEQA Guidelines § 15270.

**SECTION 4.** *Tentative Map.* Based upon the findings in Section 2 and pursuant to Government Code § 66474, the City Council finds that the map must be denied for the reason that the map application is inconsistent with the Bellflower General Plan for the following reasons:

- A. General Plan Land Use Element Agricultural Residential Policy 1, Implementation Program 1.1, states that the Agricultural Residential area is intended to "allow agricultural and equestrian uses to remain and expand." The project, however, would not provide any functional open space area for potential agricultural or equestrian uses, which is inconsistent with the "Agricultural Residential" General Plan Land Use designation.
- B. General Plan Land Use Element Agricultural Residential Policy 1, Implementation Program 1.2 states that the purpose of the Agricultural Residential areas is to "preserve large lot development in some areas of

the city to ensure diversity of neighborhoods.” The proposed project would not be consistent with this policy and implementation program because the proposed lot development does not include any space for agricultural or equestrian uses, and therefore does not ensure or preserve the unique character of the Agricultural Residential area.

**SECTION 5.** *Precise Plan.* Based upon the findings in Section 2, the City Council cannot approve the Precise Plan as required by BMC § 17.60.060 as follows:

- A. The proposed project is incompatible with the surrounding neighborhood and adjacent properties since it would not include open space areas allocated for current or potential future agricultural or equestrian uses.
- B. The proposed project is designed in a manner where the proposed open space is not functional and is not grouped in a manner that maximizes the appearance and use of open space.

**SECTION 6.** *Zone Change.* Based upon the findings in Section 2, the City Council cannot approve a zone change in accordance with BMC § 17.104.030 as follows:

- A. The proposed change of zone will adversely affect adjoining property as to value and precedent, and will be detrimental to the area, in that the proposed project does not include open areas for potential agricultural or equestrian uses. Instead, the proposed project includes the development of second dwelling units which, due to their size and location in the proposed project, restrict the potential for the property to be utilized for agricultural or equestrian uses in the future. The surrounding neighborhood and adjacent properties consist of single-family residences with ample open space areas allocated for current or potential future agricultural or equestrian uses, so that the proposed project and change of zone would be detrimental to the area.
- B. Approving a zone change would adversely affect the City’s adopted Comprehensive Zoning Plan, in that the proposed project does not include open space areas allocated for current or potential future agricultural or equestrian uses, which is inconsistent with other single-family projects zoned A-E PD (Agricultural Estate Planned Development) Overlay.

**SECTION 7.** *Denial.* Based upon the findings set forth above, the City Council denies the project.

**SECTION 8.** *Reliance on record.* Each and every finding and determination in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project, and reflects the independent judgment of the City Council. The findings and determinations constitute the independent findings and determinations of the city council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 9.** This Resolution will remain effective until superseded by a subsequent resolution.

**SECTION 10.** The City Clerk is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

**SECTION 11.** This Resolution is the City Council's final decision and will become effective immediately upon adoption. Any challenge brought to this resolution must be filed within 90 days pursuant to Code of Civil Procedure Section 1094.6.

**SECTION 12.** The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Bellflower, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER THIS \_\_\_\_\_ OF \_\_\_\_\_ 2016.**

\_\_\_\_\_  
**Scott A. Larsen, Mayor**

**Attest:**

\_\_\_\_\_  
**Mayra Ochiqui, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Karl H. Berger, Interim City Attorney**



# staff report

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

**ATTENTION:** Rowena Genilo-Concepcion, Interim Director of Planning

**FROM:** Jason Friedman, Assistant Planner

**SUBJECT:** Public Hearing to consider a Request for a Zone Change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2), 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue.

**RESOLUTION NO. PC 15-45** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF NEGATIVE DECLARATION NO. ND 15-13 FOR ZONE CHANGE CASE NO. ZC 15-06 TO ALLOW A ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE, TENTATIVE PARCEL MAP CASE NO. PM 73342 TO ALLOW THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS, AND PRECISE PLAN CASE NO. PP 15-06 FOR THE DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ

**RESOLUTION NO. PC 15-46** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. ZC 15-06 TO ALLOW A ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ

**RESOLUTION NO. PC 15-47** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF PRECISE PLAN CASE NO. PP 15-06 FOR THE DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ

**RESOLUTION NO. PC 15-48** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER APPROVING TENTATIVE PARCEL MAP CASE NO. PM 73342 TO ALLOW THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ

**DATE:** November 16, 2015

**CEQA STATUS:** An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and a Negative Declaration have been prepared and are attached. Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment.

**PUBLIC NOTICE:** A Notice of Public Hearing was published in the Press Telegram newspaper on Wednesday, October 28, 2015. On October 27, 2015, public hearing notices were sent to 35 property owners within a 300' radius of the subject site. On October 30, 2015, a Public Hearing Notice was posted at City Hall and Brakensiek Library. A Public Hearing Notice was posted on the street frontage of the subject property on November 6, 2015.

**RECOMMENDATION**

It is recommended that the Planning Commission open the public hearing, take public testimony, close the public hearing and, after considering all of the evidence:

1. Adopt Resolution No. PC 15-45, recommending approval of Negative Declaration No. ND 15-13.
2. Adopt Resolution No. PC 15-46, recommending approval of Zone Change Case No. ZC 15-06, as conditioned.
3. Adopt Resolution No. PC 15-47, recommending approval of Precise Plan Case No. PP 15-06, as conditioned.
4. Adopt Resolution No. PC 15-48, approving Tentative Parcel Map Case No. PM 73342, as conditioned.

**PROJECT DATA**

**Applicant and Property Owner:** Torsak Thanaritiroj  
10254 Newville Avenue  
Downey, CA 90241

**APN:** 7017-011-005

**Site Area:** Approximately 20,400 square feet (~0.47 acres)

**Zoning Designation:** A-E (Agricultural Estate)

**General Plan Designation:** Agricultural Residential

**Surrounding Zones/ Land Uses:**

North: A-E (Agricultural Estate)  
 South: A-E (Agricultural Estate)  
 West: A-E (Agricultural Estate)  
 East: A-E (Agricultural Estate)

**PAST ACTIONS**

03/19/15 The Development Review Board (DRB) recommended approval of the project (DRB Case No. 1-15-5863).

**BACKGROUND**

• **Process and Time Line**

Timeline (Pre-Application)				
Event	Meeting/Submittal /Response Date	Applicant Response Time	City Response Time	Lapse Time
Preliminary Plan Review Submittal	5/22/14	-	-	Day 1
Preliminary Plan Review Response	6/23/14	-	32 days	32 days
			Time Subtotal	32 days
Timeline (Application)				
DRB Application Submittal	01/22/15		-	Day 1
DRB Meeting	03/19/15	-	56 days	56 days
DRB Letter Sent to Applicant	04/13/15	-	25 days	81 days
CUP Application Submittal	07/23/15	101 days	-	182 days
Planning Commission Meeting	11/16/15	-	117 days	299 days
			Time Subtotal	299 days (~10 months)
			Total Lapse Time	331 days (~11 months)

• **Site Description**

The subject site is located on the east side of Grand Avenue, and bounded by Trabuco Street to the north, Midway Street to the south, California Avenue to the west and Chicago Avenue to the east. The site is relatively flat in topography and is bounded by single-family and multi-family lots.

The subject property is composed of one (1) lot, currently developed with two (2) residential units that are accessible via one driveway from Grand Avenue. The site has a street

frontage of 68 feet along Grand Avenue. The total land area of the property is approximately 20,400 square feet (~0.47 acres).

- ***Project Request***

The proposed project involves a request for a Zone Change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone and a Precise Plan. The Zone Change and Precise Plan are necessary to allow for the subdivision of the property into two (2) single-family lots because, per Bellflower Municipal Code (B.M.C) section 17.04.070, all newly created lots are required to have street frontages of no less than fifty (50) feet. The proposed zone change request would allow for the subdivision of the property without the rear lot being subject to this code provision. A new 20'-0" wide driveway will be provided to serve all residential units on the property, and an easement will be recorded to grant legal access.

The applicant/developer is also requesting approval of a Tentative Parcel Map to subdivide the existing 20,400 square foot lot into two (2) separate lots.

- ***Site Design***

The proposed project involves the construction of two (2) new, 2-story, single-family residences, each with a 1-story, State-permitted second dwelling unit. The living areas of the proposed single-family residences measure 2,985 square feet for the unit on the proposed front lot, and 2,363 square feet for the unit on the proposed rear lot. The proposed front lot includes a 979 square foot second dwelling unit and the proposed rear lot includes a 1,008 square feet second dwelling unit. Each of the primary units has an attached 2-car garage and an unenclosed guest parking space, and each second dwelling unit has two side-by-side unenclosed parking spaces. Each primary unit includes 3 bedrooms, 4 bathrooms, a kitchen, living room, dining room, den, family room, and front porch. The secondary dwelling units will each contain 2 bedrooms, and a bathroom, kitchen, dining room, living room and porch. Each primary and secondary unit will include individual trash bins to be serviced by the local trash provider.

All of the site's parking spaces will be accessed from a 20-foot wide common driveway, which includes a fire truck turnaround pocket towards the rear of the property. As shown on the plot plan, colored stamped concrete is proposed along the first 20 feet of the driveway and throughout several areas along the driveway. The proposed development incorporates landscaping (i.e. trees and bushes) around each unit. There are a total of seventeen (17) 24-inch box trees being proposed of 10 different species, all of which are classified as low or very low water usage. A new 6'-0" high perimeter split-face block wall will be built along all side property lines and the rear property line of the rear lot, all of which will be scored and include a decorative cap to match the development. Additionally, a new 6'-0" high mixed construction wall is proposed to be built along the newly created rear property line of the front lot, which will provide additional privacy for both properties.

**Table 1.0 Building Statistics**

	Bedrooms	1st Floor Area	2nd Floor Area	Habitable Area	Garage Area
Primary/Front Lot	3	1,305 sf	1,680 sf	2,985 sf.	420 sf
Primary/Rear Lot	3	1,077 sf	1,286 sf	2,363 sf	430 sf
Secondary/Front Lot	2	979 sf	N/A	979 sf	N/A
Secondary/Rear Lot	2	1,008 sf	N/A	1,008 sf	N/A

N/A: Not Applicable

**Table 2.0 Lot Coverage by Percentage**

	Lot Area	Total Structure Area	Lot Coverage	Maximum Allowed
Front Lot	10,268 sf	3,030 sf	29.5%	40%
Rear Lot	10,132 sf	2,620 sf	25.9%	40%

**Table 3.0 Floor Area Ratio by Percentage**

	Lot Area	Total Floor Area	Floor Area Ratio	Maximum Allowed
Front Lot	10,268 sf	4,725 sf	46%	50%
Rear Lot	10,132 sf	3,843 sf	37.9%	50%

**ANALYSIS**

• **General Plan Consistency**

The City of Bellflower's General Plan Land Use Element contains provisions that relate to the physical development of the City and to the organization of the City's environment in a functional and aesthetic pattern. The Land Use Element serves as the primary vehicle for ensuring the logical organization of residential, commercial, industrial, public/quasi-public (institutional/civic), and open space land uses to meet the needs of the community.

State Planning Law requires cities and counties to set forth goals, policies, and implementation programs for the long term physical development of the community. Section 65302(a) of the Government Code requires preparation of a land use element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, public buildings, and open space. The proposed development is located within the "Agricultural Residential" land use designation of the Bellflower General Plan.

The proposed development is consistent with the following General Plan Land Use Element "Agricultural Residential" policies:

*POLICY 1: Retain physically unique neighborhoods.*

*POLICY 2: Allow for high quality of lifestyles.*

The proposed development will comply with the allotted density for the area and, as conditioned, is consistent with the development provisions of the General Plan and Zoning Ordinance. Access to recreational, cultural, and social activities shall be retained and expanded, as intended by the General Plan.

- **Subdivision**

Pursuant to the California Subdivision Map Act (Cal. Gov. Code §§ 66410 *et seq.*), a Tentative Parcel Map is required when any subdivider desires to lay out, for the purpose of sale or filing with the County Recorder any subdivision of land in this City. The Tentative Parcel Map process is administered by the City's Planning Division and requires a public hearing before the Planning Commission for approval after the map has been certified by the City Engineer. State Law authorizes local governmental agencies the power to regulate and control the design and improvements of subdivisions.

A Tentative Parcel Map review procedure is designed to ensure such things as street alignments, grades and widths; drainage and sanitary facilities; Fire Department access requirements; location and size of easements and rights-of-way; lot sizes and configuration; traffic access; landscaping and other features conform to City regulations and arranged in the best possible manner to serve the public.

- **Zone Change and Precise Plan**

The proposed Zone Change and Precise Plan requests are needed to accommodate properties like the subject site, which have lot shapes that are not ideally configured for vertical subdivisions. In this case, the development requires a horizontal subdivision in order to maximize the density of the two proposed lots, and encourage owner-occupied units. The applicant/developer is requesting flexibility for the following:

1. Street frontage (Rear Lot).

- **Street Frontage**

The purpose of the Planned Development Overlay District is to provide flexibility in the evaluation of development standards for certain projects; such flexibility can include “vary[ing] the provisions of the Zoning and/or Subdivision Ordinances.” (B.M.C. §§ 17.60.010, 17.60.070(A)). The Planned Development Zone Change designation will allow for the subject site to be subdivided into two (2) separate lots, one of which will not have the required street frontage. By requesting a two lot subdivision, each of the individual lots could be sold to independent homeowners. If a PD Zone Change and parcel map is not approved, the lot could only be developed with two units.

- **Architecture**

The proposed development incorporates Spanish-Mediterranean architecture. Building materials include Spanish roof tiling and a lightly textured stucco treatment on the exterior building walls. The architectural theme of each of the dwelling units is maintained on all four building elevations, and the styles of the second dwelling units are complementary to the primary residences.

- **Block Walls/Fence**

As shown on the submitted site plan, the applicant is proposing to build a new 6'-0" high perimeter split-face block wall along all side property lines and the rear property line of the rear lot. All proposed walls will be scored and include a decorative cap to match the development. Additionally, the applicant proposes to build a new 6'-0" high mixed construction wall along the newly created rear property line of the front lot, which will provide additional privacy for both properties. All new property line walls are proposed to be built on the applicant's side of the property line, adjacent to existing block walls located on the other side of each property line.

- **Deed Restriction/Maintenance Covenant**

In previous Planned Development projects, the Planning Commission has required that the applicant/property owner establish a maintenance covenant or deed restriction to maintain the common areas (i.e. driveway, landscape, hardscape, etc.). To ensure that the common areas are properly maintained throughout the life of the property, a condition has been added indicating that the common areas be properly maintained by the property owners of the two lots in the title/deed restriction (**Resolution No. PC 15-47, Condition No. 39**).

- **Refuse/Trash**

In typical Planned Developments, individual trash bins are provided for each residence. Each unit is provided with three (3) individual bins from the trash company. The first for regular trash, the second for recyclables, and the third for green waste (i.e. grass, sod, plants, etc.). The homeowner may be required to roll-out their individual bins on trash day for trash collection. The trash service shall be provided in an appropriate manner subject to review and approval by the Planning Director and the City's franchise trash collector (CR&R). Please also note that red curb in front of the property may be required for sight visibility and for the trash bins to be placed on the street for the designated trash service day.

- **Future Additions**

In order to preserve the proposed design and prevent intensification of the mass and bulk of the proposed dwelling units, the project is considered a built-out project; therefore, further additions will be restricted. The following condition of approval is recommended in addressing future additions:

"Each of the subject properties shall be limited as to future additions. No additional bedrooms shall be added to any of the homes. Other additions including enlarging bedrooms or other areas of a home may be processed for a planning approval and a building permit through the City's Development Review Board process. In the event the proposed addition is substantially changing a home, the Director of Planning may require the Planning Commission to review the project through a public hearing." (**Resolution No. PC 15-47, Condition No. 49**).

- **Animals and Enclosure Provisions**

The project does not include any requests to include any animal and/or animal enclosures on the properties. However, in the future if the property owners would like to place animals and/or animal enclosures on the properties, then the properties must comply with BMC Section 17.20.030(B) (Agricultural Uses):

A condition of approval has been included to address the above requirement (**Resolution No. PC 15-47, Condition No. 58**). Based on the lot size of each site, each lot is permitted to have a maximum of 2 animals or 2 animal units on site.

## **CONCLUSION**

Based on the scope and objectives of the proposed project, Staff recommends that the Planning Commission approve Tentative Parcel Map Case No. PM 73342 and recommend the City Council approve Negative Declaration No. ND 15-13, Zone Change Case No. ZC 15-06 and Precise Plan Case No. PP 15-06 be approved, subject to conditions.

## **ATTACHMENTS**

- A. Resolution No. PC 15-45 (ND 15-13)
- B. Resolution No. PC 15-46 (ZC 15-06)
- C. Resolution No. PC 15-47 (PP 15-06)
- D. Resolution No. PC 15-48 (PM 73342)
- E. Negative Declaration No. ND 15-13
- F. Applicant's Pre-Selected City's Climate-Ready Development Standards
- G. DRB Letter - Case No. 1-15-5863
- H. Fire Department Comments
- I. Aerial Photo/Assessor's Map
- J. General Plan Land Use Map/Zoning Map
- K. 300' Radius Map & Mailing Labels
- L. Plans

Doc 330951



# MINUTES

## CITY OF BELLFLOWER

16600 Civic Center Drive • Bellflower, California 90706 • (562) 804-1424

### REGULAR PLANNING COMMISSION MEETING MONDAY, NOVEMBER 16, 2015

#### 1 Call to Order

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Chairman Gomez called the November 16, 2015, Planning Commission Meeting to order at 7:03 p.m., at Bellflower City Hall, 16600 Civic Center Drive, Bellflower.

#### 2 Roll Call

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The following members of the Planning Commission responded present to roll call:

Chairman Alan Gomez  
Vice Chairman Juan Garza  
Commissioner George Franzen  
Commissioner Ray Hamada  
Commissioner John Nowlin

City Staff participants:  
Rowena Genilo-Concepcion, Interim Planning Director  
Jason P. Clarke, Interim Planning Manager  
Jason Friedman, Assistant Planner

Also present:  
David King, Interim Assistant City Attorney

#### 3 Invocation

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Commissioner Hamada led the Invocation.

#### 4 Pledge of Allegiance

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Commissioner Franzen led the Pledge of Allegiance.

#### 5 Public Comment

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None

6 Approval of the Minutes

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Without objection, it was moved by Vice Chairman Garza, and seconded by Commissioner Nowlin, to approve the following actions:

- A. Approval of the November 2, 2015, Planning Commission Meeting Minutes.
- B. Approval of the September 10, 2015, Special Joint Meeting of the Bellflower City Council, Parks and Recreation Commission, Planning Commission, and Town Center Design Review Committee

7 Oath

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Interim Planning Director Genilo-Concepcion administered the Oath. For the record Chairman Gomez stated eight people took the Oath.

- 8- A Public Hearing to consider an application from Torsak Thanaritiroj for a Zone Change from A-E (Agricultural Estate) zone to A-E PD (Agricultural Estate Planned Development) Overlay zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue.

**RESOLUTION NO. PC 15-45** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF NEGATIVE DECLARATION CASE NO. ND 15-13 FOR ZONE CHANGE CASE NO. ZC 15-06 TO ALLOW A ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE, TENTATIVE PARCEL MAP CASE NO. PM 73342 TO ALLOW THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS, AND PRECISE PLAN CASE NO. PP 15-06 FOR THE DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSACK THANARITIROJ

**RESOLUTION NO. PC 15-46**- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. ZC 15-06 TO ALLOW A ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSACK THANARITIROJ

**RESOLUTION NO. PC 15-47**- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF PRECISE PLAN CASE NO. PP 15-06 FOR THE DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSACK THANARITIROJ

- 8- A Public Hearing – ND 15-13/ZC 15-06/PM 73342/PP 15-06–16240 Grand Avenue  
– Continued

**RESOLUTION NO. PC 15-48-** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER APPROVING TENTATIVE PARCEL MAP CASE NO. PM 73342 TO ALLOW THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSACK THANARITIROJ

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Assistant Planner Friedman briefly reviewed the staff report highlighting the history, the background, and the proposed project. He indicated there were a few deviations which were not covered in the staff report and reviewed them. He stated Condition No. 58 of Resolution No. PC 15-47 would be changed to indicate if the applicant chooses to include animal enclosures or agricultural uses on the property then the project shall comply with the BMC section that references those. He stated staff received an opposition letter which was provided to the Commission.

Staff answered Commission questions relative to 1) creation of the PD zoning designation, 2) the number of PDs in the A-E zone, 3) the speed reader on the subject street, 4) the General Plan policy, 5) how many properties have horses and how many horses are there in the A-E zone, 6) second unit restrictions, 7) the 2 different walls, 8) the difference between a maintenance covenant and an HOA, 9) number of animals allowed in the A-E zone, 10) Public Art Funds, 11) SCAQMD Rule No. 1403, 12) BMC 17.20.030, and 15) the distance requirement for enclosure.

For the benefit of the audience, Interim Assistant City Attorney King stated a General Plan sets policies and goals for the City in a broad sense, and that is why the language is generally very broad and can be a little bit vague. He stated he thinks of the General Plan as sort of the City's constitution when it comes to land use and the way the constitution is effectuated through the zoning code.

Chairman Gomez opened the Public Hearing.

Noting that the applicant had not taken the Oath, Chairman Gomez asked Interim Planning Director Genilo-Concepcion to administer the Oath.

**Sergio Estevez, the architect,** stated 1) he worked with staff and they comply with all the regulations, and 2) briefly reviewed their proposal.

For the record, Interim Planning Manager Clarke stated the applicant was in the audience and the applicant preferred the architect speak on his behalf.

Mr. Estevez answered Commission questions relative to 1) grading, 2) open space of both primary and second units, 3) floor plan, 4) possibility of converting den to bedroom, 5) covenant to ensure homeownership, and 6) location of washer and dryer hook-ups.

8- A Public Hearing – ND 15-13/ZC 15-06/PM 73342/PP 15-06–16240 Grand Avenue  
– Continued

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**Richard Downing, 10511 Flora Vista Street**, stated 1) he has lived there for 35 years, 2) has fought this battle before, 3) wrote the opposition letter and paraphrased some of his issues which included a) enforcement of the rental properties, and b) second unit not to be used as a rental, and 4) asked the difference between a second dwelling unit and a granny unit.

Interim Planning Director Genilo-Concepcion clarified the 2002 State regulation regarding second dwelling units.

Mr. Downing 1) reviewed the history of the A-E zone, 2) stated the founding fathers thought it would be a good idea to build high residential developments on Eucalyptus and Cornuta which ended up with high crime, and 3) and asked staff if there was a master plan.

Interim Assistant City Attorney King recommended that the speaker direct his comments to the Commission.

Mr. Downing reviewed the required setbacks in the A-E zone, and commented on 1) possible conversion of the den to a bedroom, 2) parking, 3) when he was on the Commission he did not care for the PDs in the A-E zone at that time either, 4) PDs have a purpose, 5) mansions going up in the A-E zone, 6) some homes are being built that do not conform with the requirement for agricultural use and he feels that is wrong, 7) believes the Negative Declaration is violating CEQA and does not meet the intent of the A-E zone, 8) there will be increases in emission, noise, over usage of water and electricity, and infrastructure sewer lines, 9) they will be taxed even more, 10) approving this project may deny the neighboring properties of agricultural space, 11) the PD is not a right it is a request and the Commission should remember that, 12) does not think the Commission wants to be the destroyers of the A-E zone, 13) does not believe the homeowners or property owners should benefit financially in the short-term and they, the A-E residents, be short changed in the long-term, 14) reiterated there are more than 10 or 13 horses as indicated, and 15) asked the Commission to deny this project.

**Linda Hardwick, 16254 Grand Avenue**, stated 1) it was her arena they were looking at and she does have horses, 2) has lived there for 48 years and enjoyed the agricultural area, 3) reiterated there are more than 10 horses, 4) they are building these homes too close together, 5) she requested a speed bump because people speed down that street, 6) due to the drought she is unable to water her arena so the applicant/future residents are going to complain about the dust, and her place is immaculately clean and the subject is not.

Chairman Gomez stated he visited the site but did not go in the back.

8- A Public Hearing – ND 15-13/ZC 15-06/PM 73342/PP 15-06–16240 Grand Avenue – Continued

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Mr. Hardwich stated she would let them come to her backyard so they can see what the back of that property looks like. She stated they love the area, want to keep it safe, want to keep it agricultural, and not have so many homes on top of each other.

Commissioner Hamada stated for the record that when he visited the site he did it from the street and will not walk onto any property.

**Wayne Brown, 10505 Flora Vista Street**, stated 1) he has lived there for 50 years, 2) whenever a house is built right on the property line it loses the ability to have animals, 3) the issue is whether you want to maintain the integrity of that neighborhood or whether you want to let it advance beyond what it would normally be by the mansions that are being built there, and 3) they have fought similar battles and they are standing adamantly behind the area and the personality of it.

**Marco Perez, 16221 Grand Avenue**, stated 1) he moved to this area because of the horses and large properties, 2) they systematically cut-up a property on Trabuco and the horse had a space similar between the garage and it was not fair to the horse or to the house next door, 3) there is a house down his street that has all concrete and no landscaping, 4) he does not understand how anybody can get a huge beautiful home only to stuff another huge beautiful home behind it, 5) horses are being moved out, and 6) asked that the Commission to vote no.

Mr. Brown stated one thing they want to consider is the City is spending a lot of money on the Butterfly Park on Trabuco.

**Lonnie Ridenour, 16278 Grand Avenue**, stated 1) she lives 4 doors down from the subject property, 2) they have a very unique neighborhood and it means so much to her, 3) they have lived there for 35 years, 4) there will be more people speeding if you put more houses there, and 5) she is 100% against this project.

**A Bellflower High School Student**, stated he was in opposition because it takes away the horses and asked if you had a horse or any animal in that area could you kill it for food.

Speaking in rebuttal, Mr. Estevez stated 1) having horses confined to that little space is technically criminal, and 2) his design complies with all the rules and referenced a project in the City of Downey.

A discussion ensued between staff and the Commission relative to 1) the amount of properties in the A-E zone that have been converted to A-E PD, 2) how many horses there were, 3) the implementation of the code for second dwelling units, 4) Policy 1 in the General Plan, 5) the Housing Element, 6) floor plans, 7) character of the A-E zone, 8) absence of the agricultural use, and 9) ~~purpose of the A-E zone.~~

8- A Public Hearing – ND 15-13/ZC 15-06/PM 73342/PP 15-06–16240 Grand Avenue – Continued

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Following discussion, it was moved by Vice Chairman Garza, seconded by Commissioner Franzen, and carried by the following roll call vote, to adopt Resolution Nos. PC 15-45 recommending denial of Negative Declaration No. ND 15-13, PC 15-46 recommending denial of Zone Change Case No. ZC 15-06, PC 15-47 recommending denial of Precise Plan Case No. PP 15-06, and PC 15-48 denying PM 73342, and directed staff to prepare new Resolutions and bring them back for the Commission's review:

**AYES:** Commissioners - Nowlin, Hamada, Franzen, Garza, and Chairman Gomez

Interim Assistant City Attorney King stated staff would prepare resolutions based on the evidence that was presented before the Commission and the Commission's comments.

9 Resolution for Consideration

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None

- 10-A Continued Consideration of an application from Martinez Signs, Inc. for a Sign Permit to refurbish and modify the text on the existing "Johnson's Jewelers" sign within Area 1 of the Town Center (TC) District on property located at 16727 Bellflower Boulevard. (*Continued from the November 2, 2015, Planning Commission Meeting*).

**RESOLUTION NO. PC 15-51** – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER APPROVING SIGN PERMIT CASE NO. SP 15-01 TO ALLOW THE REFURBISHMENT AND MODIFICATION TO THE TEXT ON THE EXISTING "JOHNSON'S JEWELERS" SIGN WITHIN AREA 1 OF THE TOWN CENTER (TC) DISTRICT ON PROPERTY LOCATED AT 16727 BELLFLOWER BOULEVARD.

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Interim Planning Manager Clarke briefly reviewed the staff report highlighting the history, the background, and the proposed project, and answered Commission questions.

**Christina Wendell, Martinez Signs**, reviewed the revised sign plan rendering to address the alternative lighting source. She answered Commission questions relative to 1) flexibility, 2) type of light fixture, 3) paint, and 4) the sign being properly lit.

Following discussion, it was moved by Commissioner Nowlin, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 15-51 approving Sign Permit Case No. SP 15-01, subject to findings and with conditions as presented:

**AYES:** Commissioners - Nowlin, Hamada, Franzen, Garza, –29–  
and Chairman Gomez

**11-A Upcoming Agenda Item Schedule**

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Interim Planning Director Genilo-Concepcion briefly reviewed the Upcoming Agenda Item Schedule.

**12 Commission Comments/Reports**

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The Commission made various comments and reports.

**13 Adjournment**

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Without objection, Chairman Gomez adjourned the meeting at 9:20 p.m., to the next Planning Commission meeting at 7 p.m. on Monday, December 7, 2015.

**Attest:**

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**Rowena Genilo-Concepcion, Acting Secretary**

**Approved: December 7, 2015**

Doc 331577

CITY OF BELLFLOWER

RESOLUTION NO. PC 15-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING DENIAL OF NEGATIVE DECLARATION NO. ND 15-13 FOR ZONE CHANGE CASE NO. ZC 15-06 REGARDING ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE, TENTATIVE PARCEL MAP CASE NO. PM 73342 REGARDING THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS, AND PRECISE PLAN CASE NO. PP 15-06 FOR THE PROPOSED DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ

**WHEREAS**, the Applicant, Torsak Thanaritiroj, is requesting a Zone Change from A-E (Agricultural Estate) Zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue; and

**WHEREAS**, the Planning Department reviewed Applicant's application for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC"); and

**WHEREAS**, an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (Pub. Resources Code §§ 21000, *et seq.*) ("CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*) and the City's Procedures for Implementing CEQA, and in accordance with the provisions of CEQA, an Initial Study has been prepared; and

**WHEREAS**, the Planning Department completed its review and scheduled a Public Hearing regarding the application before the Planning Commission on November 16, 2015; and

**WHEREAS**, notice of said Hearing was duly given and posted in the time, form, and manner as required by law; and

**WHEREAS**, on November 16, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the applicant; and

**WHEREAS**, 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 16, 2015, hearing including, without limitation, the staff report submitted by the Planning Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER AS FOLLOWS:**

**SECTION 1.** The Planning Commission does hereby find, determine and declare that:

- A. An Initial Study (IS) was prepared for Zone Change Case No. ZC 15-06, Tentative Parcel Map Case No. PM 73342, and Precise Plan Case No. PP 15-06 in accordance with the provisions of the California Environmental Quality Act (CEQA), State CEQA Guidelines, and the City of Bellflower's Procedures for Implementing CEQA. A copy of the Initial Study and Environmental Checklist is attached hereto as Exhibit A. The IS showed that the proposed project would not cause any significant environmental impacts. Accordingly, the City prepared a Negative Declaration (ND) of Environmental Impacts for the proposed project.
- B. That the IS and ND were made available to the public for review and comment from October 27, 2015, to and including November 15, 2015.
- C. A duly noticed Public Hearing was held by the Planning Commission of the City of Bellflower on November 16, 2015 at which time evidence was heard on the IS and ND and Staff Report. At the hearing, the Planning Commission fully reviewed and carefully considered them, together with any comments received during the public review period and determined that the ND was consistent with CEQA.

**SECTION 2.** The Planning Commission hereby recommends the City Council deny Negative Declaration No. ND 15-13 for Zone Change Case No. ZC 15-06, Tentative Parcel Map Case No. PM 73342, and Precise Plan Case No. PP 15-06. Moreover, pursuant to Section 15270 of the CEQA Guidelines, approval of Negative Declaration No. ND 15-13 is unnecessary when a public agency rejects or disapproves the project, and simultaneous with this resolution, the Planning Commission is recommending the City Council deny the zone change and precise plan associated with the project.

**SECTION 3.** 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 7<sup>th</sup> DAY OF DECEMBER 2015.**

\_\_\_\_\_  
ALAN GOMEZ, CHAIRMAN

Attest:

\_\_\_\_\_  
ROWENA GENILO-CONCEPCION, SECRETARY

# **EXHIBIT A**

Negative Declaration No. ND 15-13

COPY

**NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION**

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study for the following location:

**PROJECT:** Negative Declaration Case No. ND 15-13  
Zone Change Case No. ZC15-06  
Precise Plan Case No. PP 15-06  
Tentative Parcel Map No. PM 73342

**FILED**

OCT 28 2015

**LOCATION:** 16240 Grand Avenue, Bellflower, CA 90706

DEAN G. LOGAN  
REGISTRAR/RECORDER/COUNTY CLERK  
*M. Brooks*  
M. BROOKS DEPUTY

**PROJECT:** A request for a Zone Change from A-E (Agricultural Estate) Zone to A-E PD Overlay (Agricultural Estate Planned Development) Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2), 2-story single-family residences each with a 1-story, State-permitted second dwelling unit.

**APPLICANT:** Torsak Thanaritiroj

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Bellflower has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA)

**The 20-day public review period for this document begins on October 27, 2015 and expires on November 15, 2015.**

The proposed Negative Declaration is available for public review between 8:00 a.m. and 5:30 p.m., Monday through Thursday and every other Friday between 8:00 a.m. and 4:30 p.m. at: 1) The City of Bellflower, Planning Division located at 16600 Civic Center Drive, Bellflower, CA, and 10:00 a.m. to 8:00 p.m., on Tuesday, Wednesday and Thursdays and 8:00 a.m. to 6:00 p.m. on Saturdays at: 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA.

The Planning Commission of the City of Bellflower will conduct a public hearing to consider the proposed Negative Declaration in conjunction with the Zone Change, Tentative Parcel Map, and Precise Plan on **Monday, November 16, 2015**, at 7:00 pm or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: Jason Friedman, Assistant Planner, 16600 Civic Center Drive, Bellflower, CA 90706, 804-1424, ext. 2314, [jfriedman@bellflower.org](mailto:jfriedman@bellflower.org).

**CITY OF BELLFLOWER  
ENVIRONMENTAL CHECKLIST FORM**

**PROJECT TITLE:** Negative Declaration Case No. ND 15-13  
Zone Change Case No. ZC 15-06  
Precise Plan Case No. PP 15-06  
Tentative Parcel Map No. PM 73342

**LEAD AGENCY NAME AND ADDRESS:** City of Bellflower  
16600 Civic Center Drive,  
Bellflower, CA 90706

**CONTACT PERSON AND PHONE NUMBER:** Jason Friedman, Assistant Planner  
(562) 804-1424 ext. 2314

**PROJECT LOCATION:** 16240 Grand Avenue, Bellflower, CA 90706

**PROJECT SPONSOR'S NAME AND ADDRESS:**

Applicant:  
Torsak Thanaritiroj  
10254 Newville Avenue  
Downey, CA 90241

Property Owner:  
AJ Junior Prapavat  
6925 N. Paramount Boulevard  
Long Beach, CA 90805

**GENERAL PLAN DESIGNATION:** Agricultural Residential (0-4.4 DU/net AC)

**ZONING CLASSIFICATION:** A-E (Agricultural Estate) Zone, changed to A-E P-D (Agricultural Estate Planned Development) Zone

**PROJECT DESCRIPTION** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

The project involves a request for a Zone Change and Precise Plan to allow for the construction of two (2) new, 2-story, single-family residences, each with a 1-story, detached State-permitted second dwelling unit. The primary unit in the front measures 2,006 square feet, with a detached State-permitted second dwelling unit measuring 1,024 square feet. The primary unit in the rear measures 1,566 square feet, with a detached State-permitted second dwelling unit measuring 1,054 square feet. In addition, the project involves a Tentative Parcel Map to subdivide the existing lot into two (2) lots that are approximately 20,400 square feet combined. Each primary dwelling unit will have an attached 2-car garage and one guest parking space. Each State-permitted second dwelling unit will have two (2) unenclosed parking spaces. The existing lot currently contains two (2) single-family residences that will be demolished. The

proposed development will be served by a common driveway that starts at the westerly property line.

**SURROUNDING LAND USES AND SETTING** (Briefly describe the project's surroundings.):

The subject site is bounded to the north, south, east and west by A-E (Agricultural Estate) zoned properties.

**OTHER AGENCIES WHOSE APPROVAL IS REQUIRED** (i.e., permits, financing approval, or participation agreement.):

Los Angeles County Fire Department

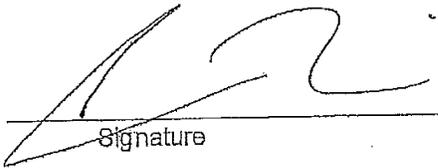
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Green House Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning         | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing        | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic    | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION (To be completed by the Lead Agency):** On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature

Jason Friedman  
 Printed Name

October 22, 2015  
 Date

City of Bellflower  
 For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE RESOURCES.**  
 In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**III. AIR QUALITY.**  
 Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY, continued.</b>				
d) Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES.</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES.</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES, Continued.</b>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**VII. GREEN HOUSE GAS EMISSIONS.** Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VII. GREEN HOUSE GAS EMISSIONS. Continued**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of Greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY.</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**X. LAND USE AND PLANNING.**

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XI. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XII. NOISE.** Would the project result in:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XIV. PUBLIC SERVICES.**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Fire protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Police protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Parks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| v) Other public facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XV. RECREATION.**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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### XVI. TRANSPORTATION/TRAFFIC.

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVII. UTILITIES AND SERVICE SYSTEMS.**

**Continued**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

### I. AESTHETICS.

**a-b:** Would the project have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** The City does not have a designated scenic vista. In addition, the subject site is not located within a state scenic highway and is in an urbanized area with existing development on it.

**c-d:** Would the project substantially degrade the existing visual character or quality of the site and its surroundings; and create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**Less Than Significant Impact.** No scenic vista will be affected. The proposed improvement has been reviewed by the Development Review Board to address the design and layout of the project. The proposed improvement, as conditioned, is compatible with surrounding properties. New light sources are proposed to illuminate the common area. However, these light sources will not result in substantial glare that would affect day or nighttime views in the area. To ensure that the new light sources will not negatively impact the surrounding properties, conditions of approval such as shielding of light fixtures, which will be subject to review and approval by the Planning Division, will be included.

### II. AGRICULTURE RESOURCES.

**a - c:** Would the project convert Prime Farmland, Unique Farmland, or Farmland on a Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; conflict with existing zoning agriculture use, or a Williamson Act contract; and, involve other changes in existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Less Than Significant Impact.** The subject site is located in an urbanized area, and although it is zoned A-E (Agricultural Estates), it has not recently been utilized as farmland, as defined by the Division of Land Resource Protection. The subject site is not listed on any California Farmland list. The proposed project is consistent with all zoning and development standards for the A-E zone, and the project does not restrict the property from being utilized for agricultural use in the future, as permitted by the Bellflower Municipal Code.

### III. AIR QUALITY.

a – e. Would the project conflict with the implementation of the applicable air quality plan; violate any air quality standards; result in a cumulatively net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutants concentrations; and, create objectionable odors affecting a substantial number of people?

#### *Less Than Significant Impact.*

Construction: The project would involve minor grading of the subject site, and the construction of two (2) new dwelling units, each with a detached second dwelling unit. Grading and construction activities will generate dust, referred to here as PM-10 (fine particulate matter), which pollutes the air in the vicinity of the project and settles out onto nearby properties. Assuming the site is under simultaneous disturbance, and that standard dust control measures are implemented, project grading and construction activities will generate approximately 9 pounds of dust per day of activity (PM-10 pounds per day = number of acres under simultaneous disturbance multiplied by 26.4 pounds. Source: AQMD Air Quality Handbook). However, standard dust control measures, such as periodically watering the construction site and sweeping site access points, are included as project conditions of approval to address the generated dust. These measures should be sufficient to protect the existing dwelling units surrounding the subject site from excessive dust during grading and construction.

Use: The proposed project is located within an urbanized area. The two (2) new dwelling units and detached second dwelling units will contribute to an incremental increase of air pollution. Although air pollution will result from the emissions of construction vehicles assigned to the project and from vehicle trips to the site once the dwelling units are built, this increase will not be significant. The mobile nature of the project-related equipment is such that no single receptor is exposed to equipment emissions for any extended period. However, some localized impact from vehicular exhaust may be a possible result of exhaust odor. These odors, however, would not be of a concentration that would create a measurable threat to clean air standards, and are therefore considered less than significant.

### IV. BIOLOGICAL RESOURCES.

a – f: Would the project have a substantial effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community; have a substantial adverse effect on federally protected wetlands; interfere

substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies or ordinances protecting biological resources, such as tree preservation policies or ordinances; and, conflict with the provisions of an adopted Habitat Conservation Plan?

**No Impact.** The City of Bellflower is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Bellflower is bounded by four (4) major freeway corridors of the I-105 to the north, I-605 to the east, the I-710 to the west and the SR 91 to the south. There are no designated wildlife habitat areas, any designated wildlife corridors, habitat or wetlands within the project site or the City of Bellflower. The project will not conflict with any Habitable Conservation Plan or tree preservation policies. For these reasons, it can be concluded that the proposed project would not cause any biological impacts.

## V. CULTURAL RESOURCES.

a - d: Would the project cause a substantial adverse change in the significance of a historical resource; cause a substantial adverse change in the significance of an archaeological resource; directly or indirectly destroy a unique paleontological resource or site of unique geographic feature; and, disturb any human remains, including those interred outside of formal cemeteries?

**No Impact.** There are no known cultural or historical resources on-site, as evidenced by a review of the State Historic Inventory, City historic resource records and site inspections by Staff. A Native American monitor may be permitted to be present during any and all ground disturbing activities, including but not limited to pavement removal, potholing or augering, boring, grading, excavation and trenching at the project site. The monitor may utilize photo-documentation and complete monitoring logs on a daily basis about daily activities, including construction locations, soil information, and a list of any cultural materials identified.

## VI. GEOLOGY AND SOILS.

a.i - a.iii, c, d: Would the project expose people or structures to potential adverse effects involving ground ruptures of a known earthquake fault; strong seismic shaking; expose people or structures to potential adverse effects involving seismic-related ground failure, including liquefaction, or located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse located on soil that is unstable; or located on expansive soil?

**Less than significant impact.** The City of Bellflower and project site are not located within any Alquist-Priolo Earthquake Fault Zoning Map study area. Therefore, there is no opportunity to conflict with provisions of the study area. Regarding seismic activity and ground ruptures, there are two

known active or potentially active faults near the City of Bellflower, including the Los Alamitos Fault and the Newport-Inglewood Fault. The Newport-Inglewood Fault is approximately three miles to the southwest of Bellflower and is defined as a series of low, elongated hills extending from Newport Beach to Beverly Hills, including Signal and Dominguez Hills. The project site will be subjected to seismic activity. Significant impacts, however, are not expected. First, the project site will be subjected to the same degree of seismic impacts as experienced elsewhere in seismically-active Southern California. Secondly, the project, as required for all development projects, must comply with standards and requirements contained in the City Codes relating to construction and paving, etc. Compliance with these standards and requirements ensure that future construction will not be compromised by any future seismic activity.

The City of Bellflower is located in a portion of southeast Los Angeles County that is known for liquefaction potential. Numerous soils test have confirmed that liquefaction potential exists for any development within the City. The project site will be subjected to seismic activity and potential ground failure, including potential liquefaction. Significant impacts, however, are not expected. As part of the building plan check process, a soils report with study of liquefaction, prepared by a state licensed geo-tech engineer, is required. The developer is required to implement and comply with all of the conclusions and recommendations of the soils report.

**a.iv & b:** Would the project expose people or structures to potential adverse impacts involving landslides or substantial soil erosion or loss of topsoil?

**Less than significant impact.** The City of Bellflower is a relatively flat community, with no significant changes in elevation that would subject people or structures to landslides. Soils within the City are predominantly Recent Alluvium, Basement Complex, and Sedimentary Bedrock. These soil types are stable and can support the proposed structures. Furthermore, the proposed project, as with all development projects, is required to submit an erosion control plan and soil report with a study of liquefaction potential as part of the grading plan and permit approval process. Significant impacts are not expected.

## VII. GREEN HOUSE GAS EMISSIONS

**a - b:** Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of Greenhouse gases?

**Less than significant impact.** Although air pollution will result from the emissions of construction vehicles assigned to the project and from vehicle

trips to the site once the dwelling units are built, this increase will not be significant. The mobile nature of the project-related equipment is such that no single receptor is exposed to equipment emissions for any extended period. However, some localized impact from vehicular exhaust may be a possible result of exhaust odors. These odors, however, would not be of a concentration that would create a measurable threat to clean air standards, and are therefore considered less than significant. Furthermore, the project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. Therefore, no impact on air traffic patterns, emergency access or parking capacity is anticipated. Furthermore, the project will not generate traffic congestion or hazards. Since there will not be significant traffic generated, air impacts similarly would be negligible. With no air impacts, there will not be any significant greenhouse gases. Lastly, because the project is not Categorically Exempt, the project will be required to comply with the City's Climate Action Plan. As a result, the project will incorporate design elements that will contribute to the reduction of energy and reduce the potential for any negative emissions into the environment. As proposed to be conditioned, significant impacts are not expected.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS.

a – h: Would the project create a significant hazard to the public or the environment through the transport, use or disposal of hazardous material; create a significant hazard through reasonably foreseeable upset; emit hazardous emissions or handle hazardous materials, substances or waste; be located on a site which is included on a list of hazardous materials sites; located within an airport land use plan; located within the vicinity of a private airstrip; impair implementation of an adopted emergency response plan; and, expose people or structures to a significant risk of loss or injury involving wildland fires?

*No Impact.* The proposed project consists of constructing two (2) dwelling units, each with a detached second dwelling unit. The only materials related to the proposed project are those related to the construction of the dwelling units, which do not include hazardous materials. Therefore, the project would not create any hazards or involve the use or disposal of hazardous material, or otherwise result in any impacts involving hazardous materials.

#### XV. HYDROLOGY AND WATER QUALITY.

a & e: Would the project violate any water quality standards or waste discharge requirements; and create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide a substantial additional sources of polluted runoff?

**Less than significant impact.** The City of Bellflower is subject to the provisions of the State of California Water Board's stormwater runoff requirements. Compliance ensures the proposed project will not violate any water quality standards and further ensures that water runoff would not exceed the capacity of the stormwater drainage systems.

**b – d & f – j:** Would the project substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of a site or area in a manner that would result in substantial erosion or siltation; substantially alter the existing drainage pattern of a site or area in a manner that would result in flooding; otherwise substantially degrade water quality; place housing within the 100-year flood hazard area; place structures within the 100-year flood hazard area that would impede or redirect flood flows; expose people or structures to a significant risk of flooding as a result of the failure of a dam or levee; and, inundation by seiche, tsunami or mudflow?

**No Impact.** The subject site is located within an urbanized area. The site is not within any groundwater recharge area or 100-year flood plain. Persons and/or structures will not be subjected to any flood hazard. Drainage patterns will not be significantly affected. Dam or levee failure or inundation is not likely because both the Los Angeles River and the San Gabriel River have certified levees in the area.

#### X. LAND USE AND PLANNING.

**a & c:** Would the project physically divide an established community; conflict with any applicable habitat conservation plan?

**No Impact.** The project will not divide an established community or conflict with any habitat conservation plan. The proposed project is designed as detached residential units. The project is compatible with the existing residential developments and will be a positive improvement to the area.

**b:** Would the project conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**Less Than Significant Impact.** The property is zoned A-E (Agricultural Estates) and will be changed to A-E P-D (Agricultural Estates Planned Development). The General Plan Land Use Designation is "Agricultural Residential" (0 to 4.4 dwelling units per acre). Pursuant to the existing A-E zoning standards, the minimum required lot size is 10,000 square feet and the maximum number of residential units possible for the subject site without subdividing the lot would be two (2). Thus, the project will result in a less than significant impact because the zoning and General Plan designations for the area are consistent and allow for the proposed subdivision development.

## XI. MINERAL RESOURCES.

**a & b:** Would the project result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state; and, result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan.

**No Impact.** The subject site is located within an urbanized area and is not known to be a source of minerals. Therefore there is no impact related to mineral resources.

## XII. NOISE.

**a & b:** Would the project result in exposure of persons to noise levels in excess of standards established in the local general plan; and exposure of persons to excessive groundborne vibration or noise levels?

**No Impact.** The proposed project would not expose persons to noise levels in excess of General Plan standards, or to excessive ground-borne vibration or noise levels. Noise related to the project would be due to construction, which will be negligible.

**c & d:** Would the project result in a substantial permanent increase in ambient noise levels above existing levels; and a substantial temporary or periodic increase in ambient noise levels?

**Less than significant impact.** The project is a proposed residential use, and no excessive noise will be produced from the proposed project. Noise related to the project that might be considered more than the existing use will be due to construction and will be minimal. Conditions have been included addressing possible noise issues, and hours of construction have been regulated.

**e & f:** If the project is within an airport land use planning area or within two miles of a public airport, would the project expose people to excessive noise levels; and if the project is within the vicinity of a private airstrip, would the project expose people to excessive noise levels.

**No Impact.** The project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. The project will not conflict with any airport plan.

### XIII. POPULATION AND HOUSING.

a: Would the project induce substantial population growth in an area, either directly or indirectly.

*Less than significant impact.* The subject site is located within a built-out community. The site was developed with 2 existing residential units, which will be demolished and rebuilt. The proposed project will result in a net increase of two (2) second dwelling units. The new units are within the allotted density requirements allowed by the City of Bellflower's General Plan and Zoning Ordinance. Since Bellflower is a built-out community, the proposed development would not create a potential inducement for population growth in the area.

b & c: Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing; and, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

*No Impact.* The proposed project consists of the construction of two (2) new single-family residences, each with a detached State-permitted second dwelling unit. Therefore, the number of housing units has increased, resulting in no potential for a significant effect upon the environment as a result of the displacement of residents or the elimination of housing stock.

### XIV. PUBLIC SERVICES.

a, a.i, a.ii, a.v: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services – fire protection; police protection; and other public facilities?

*No impact.* The proposed project will not have a significant impact to public services including fire protection; police protection; and other public facilities. The proposed project is in an area where public services are already offered.

a.iii & a.iv: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services – schools and parks.

**Less than significant impact.** Because the project will have a net increase of two (2) State-permitted second dwelling units, additional persons are more likely to access schools and parks. However, there are existing school districts and park facilities that are located within the City, and the persons generated by two (2) State-permitted second dwelling units would not cause a significant impact to these facilities. The nearest park is located on Flora Vista Street, 0.5 miles from the subject site. The new units will trigger payment of the Park Fee and Public Facilities fee to help purchase, establish, and maintain existing facilities.

#### XV. RECREATION.

**a:** Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur?

**Less than significant impact.** Because the project will have a net increase of two (2) State-permitted second dwelling units, additional persons are more likely to access the existing parks and recreational facilities. However, the existing park facilities that are located within the City can accommodate the potential number of persons caused by a net increase of two (2) State-permitted second dwelling units. Therefore its impact would be less than significant.

**b:** Does the project include recreational facilities or require the construction of recreational facilities, that may have an adverse physical effect upon the environment.

**No Impact.** The proposed development would not require the construction of recreational facilities that would have an adverse impact on the environment, and the existing parks in the City can accommodate the proposed development. The new units will trigger payment of the Park Fee and Public Facilities fee to help purchase, establish, and maintain existing facilities.

#### XVI. TRANSPORTATION/TRAFFIC.

**a:** Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?

**Less than significant impact.** Because there is a net increase of two (2) State-permitted second dwelling units within the vicinity, additional vehicles are expected to utilize the streets. However, the impact of vehicle increase caused by the two (2) State-permitted second dwelling units to the existing traffic load and capacity of the street system would be less than significant. In addition, the two (2) State-permitted second dwelling units are accommodated by the proposed 2 on-site parking spaces per unit, and 2-car garages and a guest parking space are being provided for each of the primary single-family residences.

**b - f:** Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency; result in a change in air traffic patterns; substantially increase hazards due to a design feature, such as sharp curves or dangerous intersections; or result in inadequate emergency access; or result in inadequate parking capacity?

**No Impact.** The net increase of two (2) State-permitted second dwelling units will not have a significant impact on transportation and traffic, as determined by the City Traffic Engineer. The subject site has been designed to include additional off-street parking. Furthermore, the site has been designed to accommodate proper emergency access. Existing streets and intersections are capable of accommodating the project. The project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. Therefore, no impact on air traffic patterns, emergency access or parking capacity is anticipated. Furthermore, the project will not generate traffic congestion or hazards.

#### **XVII. UTILITIES AND SERVICE SYSTEMS.**

**a-b, d-g:** Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require new water or wastewater treatment facilities; have sufficient water supplies available to serve the project; result in a determination by the wastewater treatment provider that there is adequate capacity; is served by a landfill with sufficient permitted capacity; and, will comply with federal, state and local statutes regarding solid waste?

**No Impact.** The proposed project only consists of two (2) new, 2-story single-family residences, each with a State-permitted second dwelling unit. The impact of the project on the existing storm water drainage facilities is considered to be negligible. The proposed project is required to provide proper drainage and would be required to conform to all applicable City land use provisions and to minimum Best Management Practices required under NPDES and the Stormwater Permit. Thus, the intensity of uses that could potentially result due to the project is consistent with land use intensities identified within the Bellflower General Plan. Adequate water availability, wastewater capacity and landfill capacity was identified as a result of the adoption of the Bellflower General Plan. The proposed project will not disrupt its conformity with current general plan provisions. Therefore, there will be no requirement for additional wastewater, water, or solid waste capacity.

**c:** Would the project require or result in the construction of new storm water drainage facilities, or the expansion of existing facilities?

**Less than significant impact.** The proposed project only consists of two (2) primary dwelling units and two (2) State-permitted second dwelling units, and is to be built on a lot currently developed with two (2) units that will be

demolished. Therefore the impact of the project on the existing stormwater drainage facilities is negligible. The proposed project is required to provide proper drainage and would be required to conform with all applicable City land use provisions and with minimum Best Management Practices required under NPDES and the Stormwater Permit. Thus, the intensity of uses that could potentially result from the project is consistent with land use intensities identified within the Bellflower General Plan. Adequate water availability, wastewater capacity and landfill capacity were identified as a result of the adoption of the Bellflower General Plan. The proposed project will not disrupt its conformity with current General Plan provisions. Therefore, there will not be a requirement for additional wastewater, water, or solid waste capacity.

### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

*No impact.* The proposed project does not change the land uses or projected development for the subject area. The City of Bellflower is a completely "built-out", urban community, with no unimproved areas of wilderness or open space. There are no adopted habitat conservation plan areas within the boundaries of the City of Bellflower. In addition, the Bellflower General Plan does not identify any local historical resources within the community. Therefore, there will not be a potential for significant impacts of this type.

b: Does the project have impacts that are individually limited, but cumulatively considerable?

*Less than significant impact.* The proposed project consists of the development of two (2) primary dwelling units, each with a State-permitted second dwelling unit, which is consistent with the density requirements outlined in the Bellflower General Plan Land Use Designation and Zoning Ordinance A-E Development Standards. The proposed development does not pose significant impacts in the area. Therefore, the impact of the project can be considered less than significant.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*No impact.* The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The project consists of the construction of new dwelling units, but otherwise will not alter the development or

implementation of the General Plan. Furthermore, any new development or modification to existing development not contemplated by the proposed project will be required to analyze potential project-generated environmental impacts pursuant to the provisions of CEQA. Therefore, there will not be a potential for a significant environment effect which would have substantial impacts upon human beings.

#### XIX. SOURCES.

1. The City of Bellflower General Plan, *City of Bellflower*, 1998
2. USGS Map – Whittier Quadrangle, *United States Geologic Survey*, 1981
3. The City of Bellflower Housing Element, *City of Bellflower*, 2013
4. The City of Bellflower Safety Element, *City of Bellflower*, 1995
5. The City of Bellflower Circulation Element, *City of Bellflower*, 1995
6. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994
7. CEQA Deskbook, *Bass, Hernson, Bogdan*, 1999
8. California Environmental Quality Act and CEQA Guidelines, 2015
9. California Land Use and Planning Law, *Curtin and Talbert*, 2002
10. Federal Emergency Management Agency Maps (Flood Zone Insurance), 2002
11. Bellflower Municipal Code Zoning Ordinance, 2015

Doc 329508

**CITY OF BELLFLOWER**

**RESOLUTION NO. PC 15-46**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. ZC 15-06 TO ALLOW A ZONE CHANGE FROM A-E (AGRICULTURAL ESTATE) ZONE TO A-E PD (AGRICULTURAL ESTATE PLANNED DEVELOPMENT) OVERLAY ZONE ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ**

**WHEREAS**, the Applicant, Torsak Thanaritiroj, is requesting a Zone Change from A-E (Agricultural Estate) zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue; and

**WHEREAS**, the Planning Department reviewed Applicant's application for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC"); and

**WHEREAS**, the purpose of the Zoning Ordinance is to encourage the most appropriate use of the land; to conserve and stabilize the value of property; and to promote public peace, health, safety, and general welfare, all in accordance with the General Plan; and

**WHEREAS**, the General Plan contains policies to provide for infill housing while protecting the character and scale of existing Agricultural Residential neighborhoods; and

**WHEREAS**, an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (Pub. Resources Code §§ 21000, *et seq.*) ("CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*) and the City's Procedures for Implementing CEQA, and in accordance with the provisions of CEQA, an Initial Study has been prepared; and

**WHEREAS**, the Planning Department completed its review and scheduled a Public Hearing regarding the application before the Planning Commission on November 16, 2015; and

**WHEREAS**, notice of said hearing was duly given and posted in the time, form, and manner as required by law; and

**WHEREAS**, on November 16, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the applicant; and

**WHEREAS**, 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 16, 2015, hearing including, without limitation, the staff report submitted by the Planning Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER, AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the City of Bellflower does hereby find, determine, and declare as follows:

1. There are changed conditions since the existing zoning became effective to warrant other or additional zoning, in that the proposed zone change accommodates the changing desire of property owners to build more homes on their properties.
2. Proposed change of zone will not adversely affect adjoining property as to value or precedent, and will not be detrimental to the area, in that the proposed single-family lots are compatible with other properties in the neighborhood and the proposed use is similar to what already exists on the property (*i.e.*, dwelling units with no agricultural uses).
3. The change of zone will be in the interest or furtherance of public health, safety and general welfare, in that it creates new housing designed to be compatible with the existing zoning. The proposed project increases homeownership. In addition, the proposed project, as conditioned, will provide adequate parking, access, and circulation to each of the proposed lots.
4. That the approval of such change of zone will not adversely affect the Comprehensive Zoning Plan being prepared for the City, or as adopted, in that the proposed project is consistent with other single family projects zoned A-E PD (Agricultural Estate Planned Development) Overlay and the Agricultural Residential Land Use designation.

**SECTION 2.** Based on the foregoing, the application for this Zone Change is hereby recommended for approval to the City Council, and the Planning Commission adopts of this resolution recommending approval of Zone Change Case No. ZC 15-06.

**SECTION 3.** Attached hereto as Exhibit A is a locator map indicating the subject site and the proposed Zone Change from A-E (Agricultural Estate) to A-E PD (Agricultural Estate Planned Development) overlay.

**SECTION 4.** 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, <sup>Page 61 of 158</sup> directed to attest thereto.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION  
OF THE CITY OF BELLFLOWER THIS 16<sup>th</sup> DAY OF NOVEMBER 2015.

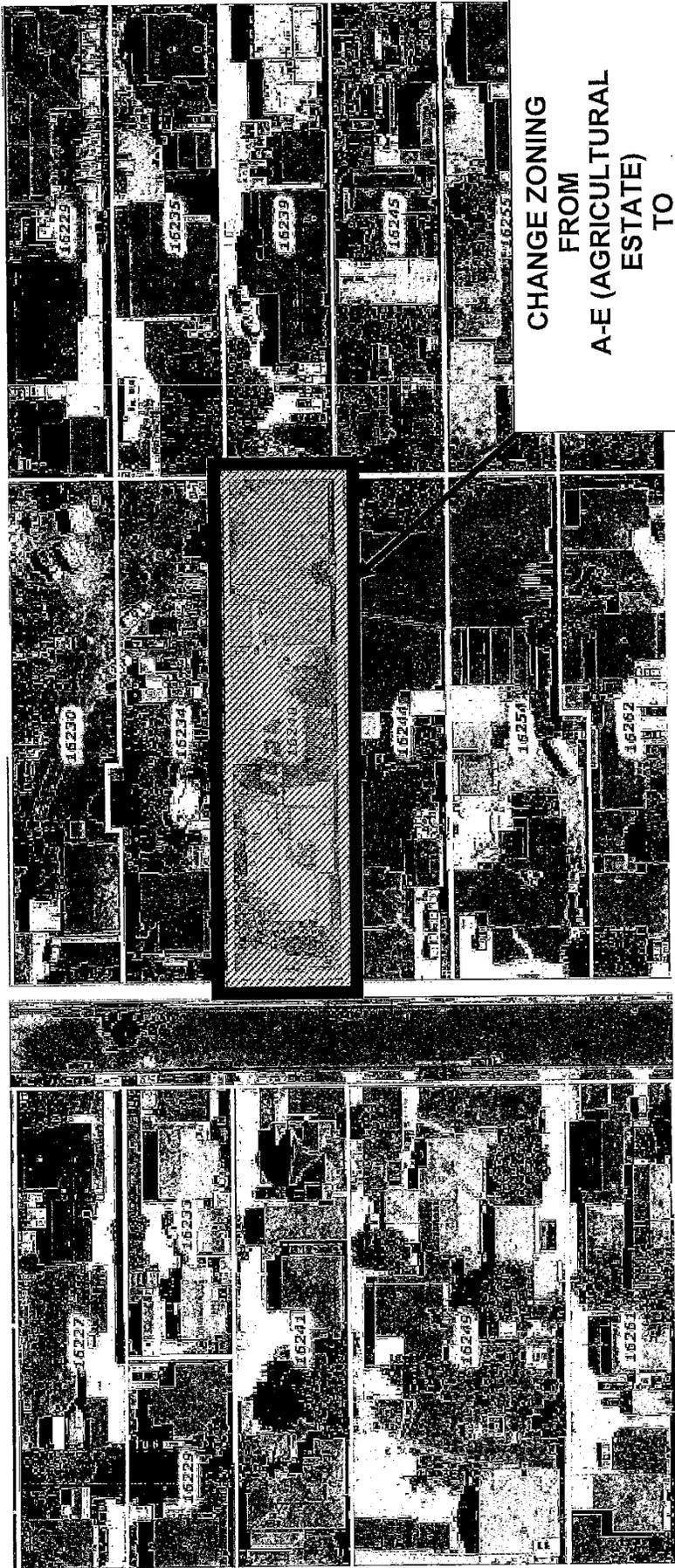
\_\_\_\_\_  
ALAN GOMEZ, CHAIRMAN

Attest:

\_\_\_\_\_  
ROWENA GENILO-CONCEPCION, SECRETARY

Doc 330952

**EXHIBIT A**



**CITY OF BELLFLOWER**

**RESOLUTION NO. PC 15-47**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING APPROVAL OF PRECISE PLAN CASE NO. PP 15-06 FOR THE DEVELOPMENT OF TWO (2) 2-STORY SINGLE-FAMILY RESIDENCES EACH WITH A 1-STORY, STATE-PERMITTED SECOND DWELLING UNIT ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ**

**WHEREAS**, the Applicant, Torsak Thanaritiroj, is requesting a Zone Change from A-E (Agricultural Estate) zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) new 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue; and

**WHEREAS**, the Planning Department reviewed Applicant's application for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC"); and

**WHEREAS**, the General Plan contains policies to organize land uses to avoid creating nuisances among adjacent land uses; and

**WHEREAS**, the purpose of the Zoning Ordinance is to encourage the most appropriate use of the land; to conserve and stabilize the value of property; and to promote public peace, health, safety, and general welfare, all in accordance with the General Plan; and

**WHEREAS**, an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (Pub. Resources Code §§ 21000, et seq.) ("CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq.) and the City's Procedures for Implementing CEQA, and in accordance with the provisions of CEQA, an Initial Study has been prepared; and; and

**WHEREAS**, the Planning Department completed its review and scheduled a Public Hearing regarding the application a Public Hearing was held before the Planning Commission on November 16, 2015; and

**WHEREAS**, notice of said hearing was duly given and posted in the time, form, and manner as required by law; and

**WHEREAS**, on November 16, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the applicant; and

**WHEREAS**, 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 16, 2015, hearing including, without limitation, the staff report submitted by the Planning Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER, AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the City of Bellflower does hereby find, determine, and declare as follows:

1. That the proposed project is compatible with the surrounding neighborhood and adjacent properties in that the proposed project is designed with two (2) new single-family residences, each with a State-permitted second dwelling unit, and the surrounding neighborhood and adjacent properties consist of single-family residences.
2. That the proposed project incorporates superior site design techniques that demonstrate innovative and creative utilization of design principles in that the proposed project includes entry enhancements, decorative paving, adequate amount of parking spaces, and architecturally compatible primary single-family units and second dwelling units, creating a superiorly designed project.
3. That the proposed project demonstrates superior architecture and the use of high-quality building materials, building fixtures and architectural treatments and amenities in that the architectural style includes light texture stucco, Spanish roof tiling, painted trim, and patterned garage doors, creating homes with superior architectural designs.
4. 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 in that the subject property includes private yard space. The private open space consists of front and rear yard areas sufficient in size for personal recreation and leisure.

**SECTION 2.** Based on the above findings, the Planning Commission hereby recommends to the City Council of the City of Bellflower the approval of Precise Plan Case No. PP 15-06 to allow for the construction of two (2) new single-family residences, each with a State-permitted second dwelling unit, subject to the following conditions:

**Standard Conditions of Approval**

1. The action of the Planning Commission on any such Precise Plan shall be advisory following final action by the City Council.
2. The proposal includes the construction of two (2) new, 2-story, single-family residences, each with a 1-story, State-permitted second dwelling unit. The living areas of the proposed single-family residences measure 2,985 square feet for the unit on the proposed front lot, and 2,363 square feet for the unit on the proposed rear lot. The front lot includes a 979 square foot State permitted,

**City of Bellflower**  
**Resolution No. PC 15-47**  
**Page 3 of 14**

second dwelling unit and the rear lot includes a 1,008 square feet State-permitted second dwelling unit. Each of the primary units has an attached 2-car garage and an unenclosed guest parking space, and each State-permitted second dwelling unit has two side-by-side unenclosed parking spaces.

3. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the submitted site plan/precise plans date-stamped July 23, 2015, unless revisions and/or additional conditions are specifically required herein.
4. This approval shall lapse and become void if the privilege authorized is not utilized within one (1) year from the date of the City Council's approval.
5. The Applicant/Property Owner(s) shall submit to the Planning Division an Affidavit in Agreement and Support thereof acknowledging acceptance of the conditions of approval within thirty (30) days from the date of approval by the Planning Commission. The Affidavit in Support form shall be signed, notarized and returned to the Planning Division prior to any plan check submittal or building permit application.
5. The Applicant shall comply with all federal, state and local laws. A material violation of any of those laws in connection with the use of the subject property will be cause for revocation of this permit.
6. The Applicant shall submit to the Planning Division a revised plan showing all required improvements for review and approval.
7. The conditions of approval for the proposed project shall be part of the title/deed restriction or maintenance covenant applicable to each lot with the project.
8. All conditions of approval shall be met prior to occupancy of the subject site.
9. All other development standards not specified herein shall be in compliance with the A-E (Agricultural Estate) zoning code requirements.
10. Prior to submitting for Fire Department approval and building plan check, the Applicant shall ensure that the tentative parcel map and the architectural plans are revised for consistency.
11. The proposed project is subject to the City of Bellflower Public Arts Ordinance, which requires the Applicant contribute 1% of the total valuation of the project towards the Public Arts Fund, or acquire and install an art work on-site or in a public place, subject to review and approval by the City (B.M.C. Chapter 3.32).
12. The project shall comply with the City of Bellflower Climate Action Plan by integrating the City's Climate-Ready Development Standards selected by the Applicant/Developer/Property Owner.

13. Prior to obtaining building permits, the Applicant/Property Owner(s) would be subject to the recently adopted Park Fees and Public Facilities Fees.
14. A Negative Declaration was prepared for the proposed project. If the Department of Fish and Wildlife determines that the project has an effect, a fee of \$2,210 shall be paid to the county.
15. The Applicant/Property Owner(s) shall comply with all conditions from DRB Case No. 1-15-5863.
16. The Applicant/Property Owner(s) shall provide a sheet on the construction plans with the City of Bellflower signed resolution stating the conditions of approval as adopted by the City Council. This information shall be incorporated into the plans prior to issuance of a building permit.
17. If the valuation of the proposed project exceeds \$50,000, a Construction and Demolition (C&D) Waste Management Plan needs to be completed by the Applicant and approved by the Public Works Division prior to the issuance of a building permit. In addition, if the valuation of the proposed project exceeds \$150,000, the Applicant will be required to submit a performance security in the amount of three percent (3%) of the total project cost.
18. All concrete and asphalt demolition debris from the site shall be recycled.
19. Exterior construction activities (grading, framing, etc.) shall be restricted to 7:00 a.m. to 6:00 p.m., Monday through Friday and 8 a.m. to 6 p.m. on Saturdays, except that interior building construction activities shall not be limited.
20. All construction equipment shall be properly muffled to reduce noise levels. Transportation of equipment and materials and operation of heavy grading equipment shall also be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday and 8 a.m. to 6 p.m. on Saturdays. All equipment staging areas shall be sited on the subject property.
21. Dust generated by construction activities shall be reduced by watering the soil prior to and during grading activities. Reclaimed water shall be used whenever possible. Dirt shall not be hosed into the storm drain system.
22. All improvements to the subject site shall be in compliance with all City Ordinances and shall conform to all requirements of the California Building Code as adopted by the City.
23. The Applicant and its successors in interest shall indemnify, protect, defend (with legal counsel reasonably 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 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, shall be paid for by the Applicant.

24. Anything which is not shown on application/plans, or which is not specifically reviewed, or which is not in compliance with this section, is not being recommended for approval. Any application and/or plans which are defective as to, but not limited to, omissions, dimensions, scale, use, colors, materials, encroachments, easements, etc., shall render any entitlements granted by this section null and void. Construction (if any) shall cease until the Applicant complies with all requirements of this section. Development entitlements may be withheld until Code violations are abated.
25. Failure to implement and/or maintain all provisions of these conditions of approval shall be deemed to void the permit, and revocation of said permit may occur following a public hearing of the approving body.

### **Special Conditions of Approval**

#### **Addresses**

26. Prior to building permit issuance, new addresses for each of the residences shall be assigned by the Planning Division.
27. Postal delivery receptacles shall be located behind the sidewalk and installed in a manner approved by the United States Post Office.
28. The address sign on each residential unit shall be illuminated and visible from the public right-of-way.
29. The main units will continue to use the existing addresses on site, which are 16240 and 16242 Grand Avenue. The front second dwelling unit will be addressed as 16240 ½ Grand Avenue, and the rear unit will be addressed as 16242 ½ Grand Avenue.

#### **Refuse**

30. In typical Planned Developments, individual trash bins are provided for each residence. Each unit is provided with three (3) individual bins from the trash company. The first for regular trash, the second for recyclables, and the third for green waste (i.e. grass, sod, plants, etc.). The homeowner may be required to roll-out their individual bins on trash day for trash collection. The trash service shall be provided in an appropriate manner subject to review and approval by the Planning Director and the City's franchise trash collector (CR&R). Please also note that the curb in the front of the property may be required to be painted red to maintain adequate sight visibility and for the trash bins to be placed on the street for the designated trash service day.

**Fences / Walls / Gates**

31. The Applicant shall obtain the adjacent property owners' consent and approval in writing prior to conducting any work on the existing fences or walls located on the adjacent properties. Prior to the installation of any perimeter walls, the Applicant shall be responsible for contacting abutting property owners for alterations, potential removal of existing block walls and the construction of any new block walls.
32. The decorative block walls proposed shall be split face with a decorative concrete cap.
33. The perimeter wall for the subject property shall be decorative block wall, with a maximum height of 6'-0", as measured from the finished grade of the subject property, except within the front yard setback where a fence, wall, or hedge is not to exceed forty-two (42) inches in height, to the satisfaction of the Planning Director or his designee. A wall that is more than 6'-0" in overall height is required to be engineered and will require a building permit.
34. All existing perimeter walls on the property must be in compliance with all applicable standards as a result of the proposed development. In addition, the perimeter walls for the subject property shall match in color and material. The Applicant is responsible for ensuring that the project complies with this development standard. Any proposed block wall/fencing is subject to review and approval by the Planning Division.

**Parking**

35. The interior twenty (20) feet in width by twenty (20) feet in depth dimensions of the garages shall be used exclusively for the parking of the residents' vehicles and not to be used as storage or for any other purposes except parking. However, any floor area beyond the aforementioned dimensions may be utilized for storage purposes. This condition shall be part of the title/deed restriction.
36. All guest and visitor parking spaces are limited to passenger vehicles only and at no time can the guest/visitor parking spaces be used for RV, trailers or other recreational vehicles.
37. All of the proposed 2-car garages shall maintain a combined interior dimension of twenty (20) feet in width by twenty (20) feet in depth of clear and unobstructed floor space.
38. The standard dimension for a legal parking space is 9'-0" in width by 20'-0" in length; and all parking spaces adjacent to a physical impediment (i.e. block walls, building walls) shall maintain minimum dimensions of 10'-0" in width and 20'-0" in length. In addition, surface parking stalls must have wheel stops or a min 6" high planter curb.

**Deed Restriction/Maintenance Covenant**

39. The Applicant/Property Owner(s) shall establish a maintenance covenant or deed restriction to the satisfaction of the City and in compliance with State Law to ensure that all common areas (i.e. landscape, hardscape, driveways, etc.) are properly maintained. The deed restriction or maintenance covenant shall be reviewed and approved by the City Attorney prior to recordation of the Final Parcel Map. In addition, the Applicant/Property Owner(s) shall pay for all attorney fees associated with the review of the document.
40. The two (2) single-family residence development, and either the maintenance agreement or deed restriction, shall be in conformance with all requirements of the Bellflower Municipal Code.

**Second Dwelling Unit Requirements**

41. For each of the lots, the Applicant shall comply with all requirements found in B.M.C. Section 17.16.170 with regard to the second dwelling units.

**Architecture and Site Design**

42. Stucco window/door trims shall be of heavy duty material.
43. Provide pedestrian paths between parked vehicles and dwelling units. Vehicles shall not overhang into any pedestrian paths.
44. The dwelling units shall be equipped with automatic garage door openers.
45. No outside storage (i.e. recreational vehicles, trailers, disrepair or dismantled vehicles, furniture) shall be permitted within the driveway areas, guest parking or areas accessing the enclosed parking garages.
46. Repair of vehicles and furniture is prohibited within any driveway areas.
47. Prior to issuance of building permits, the Applicant shall be responsible for submitting for Staff's review a selection of lighting fixtures to be used for each dwelling unit. The lighting fixtures shall be compatible with the architecture of the dwelling unit. Lighting (i.e. light sensor) shall be provided throughout the driveway, guest parking areas and common areas. A lighting plan shall be submitted to the Planning Division for approval. All lighting shall be shielded in a manner so as to not create a nuisance to adjacent properties.
48. The rear lot shall not have frontage on a public street, but will be provided access with a common driveway. This condition shall be included within the title/deed restrictions, subject to review and approval by the Planning Director.

49. Each of the subject properties shall be limited to future additions. No additional bedrooms shall be added to each of the homes. Other additions including enlarging bedrooms or other areas of a home may be processed for a planning approval and a building permit through the City's Development Review Board process. In the event the proposed addition is substantially changing a home, the Director of Planning may require the Planning Commission to review the project through a public hearing. This condition shall be included within the title/deed restriction, subject to review and approval by the Director of Planning.
50. The final exterior material and color shall be maintained throughout the existence of the dwelling. Any deviation from the approved elevations and color is subject to review by the Development Review Board.
51. All ground mechanical equipment shall be completely screened behind a permanent structure and no roof top mechanical equipment shall be permitted. Screening methods shall be architecturally compatible with the main building. The Applicant is responsible for ensuring that the project complies with this development standard.
52. The driveway surface shall be designed and constructed in a manner to support ingress and egress of vehicles to the satisfaction of the City Engineer.
53. Decorative pavers or a similar material shall continue to be incorporated throughout the driveway in regular intervals per the approved site plan.

### **Floor Plans**

54. The front doors along the street shall be maintained and functional at all times.

### **Landscaping**

55. In an effort to maintain a landscaped area in front of the proposed dwelling units, no expansion, whether concrete area or building area, shall be allowed within the designated front yard landscaped area.
56. A detailed landscaping and irrigation plan shall be submitted with the building plan check. The landscape plan shall indicate the location and the number of trees and shrubs planted on the property including their scientific and common names. A minimum of seventeen (17) 24-inch box trees classified as low or very low water usage shall be incorporated into the landscape.
57. The project shall comply with the Water Board's requirement pertaining to water efficiency State statutes, and any rules set by the Water Board, as a result of the recently issued Governor's Executive Order.

**Keeping of Animals and Enclosures**

58. The project shall comply with BMC section 17.20.030 pertaining to agricultural uses permitted on the property.

**Environmental**

59. The project shall comply with all applicable erosion control, fugitive dust, and best management practice/NPDES standards.

60. The Applicant/operator shall integrate Best Management Practices as shown on the site plan to ensure compliance with NPDES guidelines to the satisfaction of the Director of Planning Department, or his/her designee, prior to the finalization of building permits.

61. The Applicant/ operator shall record a maintenance covenant for Standard Urban Stormwater Mitigation Plan and other Municipal NPDES Development Planning Requirements to the satisfaction of the Planning Director, or his/her designee, prior to finalization of building permits.

62. The Applicant shall submit an erosion control plan as part of the grading plan and permit approval process.

63. The proposed project shall provide proper drainage and shall conform to all applicable City land use provisions, City Stormwater regulations, the NPDES provisions and the Permit. The project shall comply with Best Management Practices to ensure compliance with all stormwater provision.

64. The proposed project shall comply with Federal Clean Water Act, the State's water code, and the City's runoff control ordinance.

65. The site entrances shall be swept to ensure that dirt does not enter the storm drain system.

66. A Native American monitor shall be permitted to be present during any and all ground disturbing activities, including but not limited to pavement removal, potholing or augering, boring, grading, excavation and trenching at the project site. The monitor may utilize photo-documentation and complete monitoring logs on a daily basis about daily activities, including construction locations, soil information, and a list of any cultural materials identified.

**Building**

67. The project must be designed in conformance with the 2013 California Building Code and the 2014 Los Angeles County Fire Code with local amendments thereto (B.M.C. Chapters 15.04, 15.40).

68. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the initial recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
69. A copy of the City Conditions of Approval, signed by the applicant, shall be copied as the second sheet of the building plans, and shall be present at the time of initial plan check submittal. All conditions of approval shall be incorporated into the plans.
70. In accordance with Los Angeles County Fire Department requirements, a fire flow worksheet shall be provided by the local water provider and returned to the City of Bellflower prior to any permit issuance.
71. The project must comply with the current Title 24 California Energy Standards. Provide two wet stamped and signed calculations to show compliance with the energy requirements and include compliance certificates (CF-1R) and (M-M) mandatory measures on the plans.
72. At the time of initial plan review submittal, four sets of complete plans and specifications along with two sets of structural calculations and any other required supporting documentation shall be submitted prior to the commencement of City plan review services.
73. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 a day.
74. Please refer to the City of Bellflower Public Works Checklist returned after the first plan review submittal. Any Right of Way improvements necessary shall clearly be detailed on the plot plan. If no improvements are required, please provide a note in the plans.
75. Los Angeles County Fire Prevention and Engineering Division review and written approvals are required prior to building permit issuance.
76. Approved smoke and carbon monoxide alarms shall be installed within each dwelling in accordance with California Residential Code Sections R314.1 and R315.1. Alarms shall be State Fire Marshall approved and be hard wired with battery backup and interconnected.
77. Structural calculations and a lateral analysis for each structure shall be prepared and submitted for review and approval during the initial submittal of building plans. Structural calculations and structural plans shall be prepared under the direction of a California State licensed Civil/Structural Engineer or other appropriately licensed design professional.

78. Each proposed dwelling unit shall install an approved fire sprinkler system in accordance with the current California Residential Code. Plans shall be submitted to the Los Angeles County Fire Prevention and Engineering Division for review and approvals. Deferred submittals shall be listed on the building plans and be reviewed and approved by the County Fire Department and City Building Official prior to approval, permit, and installation.
79. A grading and drainage plan shall be prepared under the direction of a California licensed Civil Engineer or appropriately licensed design professional in accordance with the Bellflower Municipal Code and the current California Building Code with local amendments.
80. A soil report with a study of liquefaction potential shall be prepared under the direction of a California State licensed Geo-technical Engineer or appropriately licensed design professional in accordance with the Bellflower Municipal Code and current California Building and Residential Codes.
81. Building plans shall show in detail how the project complies with all the requirements of the current California Green Building Standards Codes for residential buildings including all Mandatory Measures and required conservation documentation. See the Building and Safety Division for copies of all required documentation that must be completed and copied within the building plans.

**Public Works/Engineering**

82. Landscape and hardscape improvements located within the 20-foot front yard setback shall not exceed 42" in height as measured from the paved driveway surface to ensure safe vehicular sight distance.
83. All existing drive approaches that do not access the property shall be removed and replaced with full height curb and gutter, sidewalk, and parkway improvements consistent with existing, adjacent parkway improvements.
84. CC&R's or some type of instrument shall be created to ensure that garages are used exclusively for vehicle parking only.
85. 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.
86. 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.
87. A grading plan prepared by a licensed civil engineer that also addresses site drainage is required. The minimum slope on concrete flow lines shall be

**City of Bellflower**  
**Resolution No. PC 15-47**  
**Page 12 of 14**

- 0.50%. Minimum slope on asphalt concrete or turf shall be 1.0%. Existing elevations of street flow lines must be shown. All applicable NPDES requirements shall be complied with.
88. A street tree fee shall be paid to the City of Bellflower for the provision and installation of one street tree by the City's Public Works Department.
89. A Tentative and Final Parcel Map is required for the proposed project.
90. Damaged sidewalk shall be removed and reconstructed along the entire property frontage in accordance with City Standards.
91. The site plan shall show and dimension all existing and proposed perimeter walls/fences.
92. Curb and gutter shall be removed and replaced associated with the reconstruction of the drive approach in accordance with City Standards. Note: Curb and gutter shall be monolithic.
93. 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. A separate sewer demand analysis prepared by a Registered Civil Engineer may be required.
94. All utilities within the subject property shall be placed underground prior to building occupancy or sale.
95. 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.
96. The contractor shall meet with the City Inspector before starting any construction within the public right-of-way.
97. 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.
98. The Applicant, 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.
99. Permits are required for all work within the public right-of-way.

100. The site plan shall show the location and dimensions of all existing and proposed drive approaches.
101. The site plan shall show all existing right of way improvements.
102. Standard passenger vehicle turning templates shall be superimposed on the site plan to ensure ingress/egress from all open parking spaces to confirm sufficient on-site vehicle circulation is provided.
103. The site plan shall provide driveway dimensions at all angle points and any proposed radii.
104. The site plan shall show all existing drive approaches located within 10 feet of the proposed drive approach.
105. The site plan shall provide a table of on-site parking provide and on-site parking required per the Bellflower Municipal Code.
106. Wheel stops or curbs shall be provided at all guest parking spaces not fronting a garage door.

**Fire**

107. The development shall comply with the most recent approved Fire Department comments.
108. Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
109. Vehicular access must be provided and maintained serviceable throughout construction to all require fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
110. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
111. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
112. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicle access shall be provided and maintained serviceable through construction.
113. Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.

**SECTION 3.** That the Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION  
OF THE CITY OF BELLFLOWER THIS 16<sup>th</sup> DAY OF NOVEMBER 2015.**

\_\_\_\_\_  
ALAN GOMEZ, CHAIRMAN

Attest:

\_\_\_\_\_  
ROWENA GENILO-CONCEPCION, SECRETARY

Doc 330950

**CITY OF BELLFLOWER**

**RESOLUTION NO. PC 15-48**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER APPROVING TENTATIVE PARCEL MAP CASE NO. PM 73342 TO ALLOW THE SUBDIVISION OF AN EXISTING LOT INTO TWO (2) SINGLE-FAMILY LOTS ON PROPERTY LOCATED AT 16240 GRAND AVENUE. APPLICANT: TORSAK THANARITIROJ**

**WHEREAS**, the Applicant, Torsak Thanaritiroj, is requesting a Zone Change from A-E (Agricultural Estate) zone to A-E PD (Agricultural Estate Planned Development) Overlay Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2) 2-story single-family residences each with a 1-story, State-permitted second dwelling unit on property located at 16240 Grand Avenue; and

**WHEREAS**, the Planning Department reviewed Applicant's application for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC"); and

**WHEREAS**, it is the purpose of the Zoning Ordinance to encourage the most appropriate use of the land; to conserve and stabilize the value of property; and to promote public peace, health, safety, and general welfare, all in accordance with the General Plan; and

**WHEREAS**, the General Plan contains goals to maintain and improve neighborhood environments, to promote and preserve an excellent quality of life for all Bellflower residents; and

**WHEREAS**, an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (Pub. Resources Code §§ 21000, et seq.) ("CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, et seq.) and the City's Procedures for Implementing CEQA, and in accordance with the provisions of CEQA, an Initial Study has been prepared; and

**WHEREAS**, the Planning Department completed its review and scheduled a Public Hearing regarding the application before the Planning Commission on November 16, 2015; and

**WHEREAS**, notice of said hearing was duly given and posted in the time, form, and manner as required by law; and

**WHEREAS**, on November 16, 2015, the Planning Commission opened a public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by the applicant; and

**WHEREAS**, 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 16, 2015, hearing including, without limitation, the staff report submitted by the Planning Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER AS FOLLOWS:**

**SECTION 1.** The Planning Commission of the City of Bellflower does hereby find, determine, and declare that none of the findings for denial of the tentative map set forth in Government Code § 66474 can be made:

1. That the proposed map is consistent with applicable general and specific plans as specified in Government Code § 65451 in that the proposed project shall result in the subdivision of an existing lot into two (2) single-family lots each with a single-family dwelling unit and a State-permitted second dwelling unit, which shall be consistent with the "Agricultural Residential" General Plan Land Use designation. The subject property consists of land uses consistent with the goals and objectives of the General Plan.
2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans in that the proposed project shall result in the subdivision of an existing lot into two (2) single-family lots each with a single-family dwelling unit and a State-permitted second dwelling unit, which shall be consistent with the "Agricultural Residential" General Plan Land Use designation. The subject property consists of land uses consistent with the goals and objectives of the General Plan.
3. That the site is physically suitable for the type of development in that the proposed subdivision shall result in the creation of two (2) lots each with a single-family residence and a State-permitted second dwelling unit which comply with the zoning code requirements of the A-E (Agricultural Estate) zone through the approval of a precise plan (A-E Planned Development Overlay Zone). The proposed subdivision shall be consistent with surrounding uses.
4. That the site is physically suitable for the proposed density of development in that the proposed subdivision shall result in the creation of two (2) lots each with a single family residence and a State-permitted second dwelling unit which comply with the zoning code requirements of the A-E (Agricultural Estate) zone through the approval of a precise plan (A-E Planned Development Overlay Zone). The proposed subdivision shall be consistent with surrounding uses.
5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the proposed project will result in the subdivision of an existing lot located in an area that is fully developed and is

currently developed with two residences, which are proposed to be demolished and replaced with two (2) new single-family dwelling units, each with a State-permitted second dwelling unit.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems in that the proposed project will result in the subdivision of an existing lot located in an area that is fully developed and is currently developed with two residences, which are proposed to be demolished and replaced with two (2) new single-family dwelling units, each with a State-permitted second dwelling unit.
7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision in that the conditions of approval shall require that public rights of easements will not be interfered with, and that statements of concurrence be provided from utility companies whose easements may be affected by the proposed development.

**SECTION 2.** Based upon the foregoing, the application for a Tentative Parcel Map Case No. PM 73342, thereon is hereby approved, and the adoption of this Resolution shall be deemed the conditional issuance of the Tentative Parcel Map, the conditions of approval are as follows:

**Standard Conditions of Approval**

1. The subject property shall be developed and/or used in the manner requested and shall be in substantial conformity with the submitted plans date-stamped July 23, 2015, unless revisions and/or additional conditions are contained herein.
2. This approval expires 24 months from the date of approval by the Planning Commission. If the final map is not recorded prior to the expiration date, the subdivider must apply in writing to the City of Bellflower Planning Commission Secretary at least 30 days before the above date for an extension of this approval.
3. The City shall grant the extension and any subsequent extensions, provided that it finds good cause for doing so and that such extensions do not exceed an aggregate five (5) years. If the Planning Commission denies the extension, the subdivider may appeal to the City Council within 15 days.
4. The project shall be subject to an appeal period of ten (10) days. A written appeal may be filed by the Applicant; any aggrieved person, or the City Council on its own initiative by a majority vote may appeal a decision of the Planning Commission for City Council review.
5. All requirements of this Resolution, the applicable Zone, City Codes, City Departmental policies, rules and regulations and applicable law, policies and

regulations of any State, Federal or local agency with jurisdiction thereof shall be complied with by the Applicant.

6. In accordance with Government Code Section 66474.9 (b) and (c), the Applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul, an approval of the City, which action brought within the time period provided for on Governmental Code Section 66499.37.
7. The minimum driveway width shall be maintained, clear to sky and posted "No Parking – Fire Lane." The tentative parcel map shall include this as a note on the plan.
8. The proposed tentative parcel map public improvements established by the City Engineer not completed and accepted at the time of approval of the final map shall require the Applicant to enter into an agreement with the City of Bellflower to complete such improvements at the Applicant's expense and guaranteed by improvement securities.
9. Prior to submitting for Building Plan Check review, submit a letter or document indicating proof that the plans were submitted to and approved by the Fire Department. Include all fire department comments relating to their requirements such as sprinklers, driveway width, and fire lanes.
10. The Applicant shall submit to the Planning Division a revised plan showing all required improvements for review and approval.
11. The concrete drive shall be labeled No Parking Fire Lane on both the site plan and tentative parcel map.
12. The Applicant shall record a final parcel map prior to the issuance of a Building Permit.
13. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
14. The Final Parcel Map shall:
  - a. Meet all the provisions of the latest Subdivision Map Act relating to parcel maps, subject to review and approval by the City Engineer.
  - b. Comply with all requirements of the Bellflower Municipal Code.
  - c. Give reference to all monuments found or set.

- d. Include traverse calculations of the parcel lots indicating closure within 1:10,000.
  - e. A letter shall be provided to the City of Bellflower stating that the property owner will provide two (2) duplicate, medium weight mylars and four (4) sets of prints of the recorded parcel map.
  - f. All existing and/or proposed easements shall be shown on the final map. If an easement is blanket or indeterminate, a statement to that effect must be shown on the final document.
  - g. Two inch I.P. monuments (24 inch minimum length) shall be set at all lot corners, except where sidewalks are to be constructed or are existing. The surveyor shall set Lead and Tack in the sidewalk at these locations.
  - h. The map shall state the basis of bearings.
  - i. The map shall provide arrows and leaders for all dimensions.
  - j. Mutual ingress/egress, drainage, and utility easements between the proposed parcels shall be shown on, and recorded with the parcel map.
  - k. Be recorded by the Los Angeles County Recorder.
  - l. The developer will be required to pay all applicable checking fees with the City prior to the start of map checking.
15. All boundary and other survey monuments shall be preserved and guaranteed by the Applicant in conformance with the Subdivision Map Act and as required by the City Engineer.
16. A reciprocal ingress/egress access and drainage easement is required and shall be made a component of the Parcel Map.
17. Proof of Tax clearance shall be provided at the time of parcel map review submittal for recordation.
18. Monumentation of tentative parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.
19. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the tentative parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.
20. The second sheet of the building plans is to list all City of Bellflower conditions of approval from each department and/or division. This information

shall be incorporated into the plans prior to the first submittal for plan check. Conditions are required from the following divisions: Planning, Building, Fire, Police, Public Works and Code Enforcement.

21. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer shall be provided.
22. The Applicant shall implement and comply with all of the conclusions and recommendations of the soils report.
23. Should any construction require encroachment onto adjacent properties, a Right of Entry letter signed and dated by the affected property owner shall be submitted to the City Building Department prior to the issuance of building permits.
24. All property lines shall be shown in standard property line linetype.
25. Where engineered fill is required, compaction tests shall not be performed by individual other than the soils engineer of record unless requested by the soils engineer of record and approved by the City of Bellflower Building Division.
26. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
27. No property drainage shall be allowed to cross sidewalks (parkways) or drive approaches. Yard basins, concrete gutters and under sidewalk (parkway) drains shall be constructed to adequately drain the subject property. A drainage plan shall be prepared by a Registered Civil Engineer and submitted for approval by the City. Under sidewalk drain shall be used. 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.
28. A sewer connection fee may have to be paid to the Los Angeles County Sanitation Districts, 1955 Workman Mill Road, Whittier, California, 90602. A receipt showing that the payments have been made shall be presented to the City Building Department prior to the issuance of any permits. The Applicant shall provide documentation from the Sanitation District that sufficient sewer capacity exists to serve the proposed development.
29. Separate utility plans for electricity, phone and cable shall be prepared indicating the location and method of utility service. Each utility provider shall approve the proposed method of service prior to building plan check approval by the City. The grading and/or building plans will not be issued until the requested plan has been approved by the building division.

30. Separate utilities shall be provided to each property within a planned development (PD). Separate utility connection shall include, but not be limited to, separate sewer connection to the sewer main located in the right-of-way, separate water service, separate electric service, separate gas service, separate cable service, and separate telephone service. All underground work shall be located in a trench located within the utility easement between the right-of-way and the individual dwelling unit property.
31. The Parcel Map is approved contingent upon City Council approval of Zone Change.
32. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City of Bellflower prior to being filed with the Los Angeles County Recorder. The final parcel map shall be in substantial conformity with the submitted tentative parcel map date-stamped July 23, 2015, unless revisions and/or additional conditions are specifically required herein.
33. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
34. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City of Bellflower and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.
35. All conditions from City of Bellflower Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.
36. Upon submittal of the parcel map for review by the City of Bellflower, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City of Bellflower Public Works Department.
37. The approval of Tentative Parcel Map No. 73342 shall not be effective for any purpose until the Applicant or a duly authorized representative of the Applicant has filed with the Planning Division an Affidavit of Acceptance, thereby accepting all the conditions of this approval, which Affidavit shall be filed within 15 days of the date of approval.

**City of Bellflower**  
**Resolution No. PC 15-48**  
**Page 8 of 10**

38. All easements existing prior to final approval must be shown. If an easement is blanket or indeterminate, a statement to that effect must be shown on the final document.
39. A title report/guarantee showing all fee owners, interest holders and nature of interest must be submitted prior to final approval of the parcel map. Such title report shall be submitted no more than 14 days prior to final approvals.
40. The Applicant shall obtain all appropriate permits prior to performing any work on the site or in the public right-of-way.
41. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public street, highways access rights, or other easements until after the final map is filed with the County Recorder.
42. The City of Bellflower, the County of Los Angeles, the State of California, and the Government of the United States, and any department, bureau or agency thereof, shall have the right of immediate access to all portion of common areas, of the project not assigned for the exclusive use of the owner of a particular unit at all times for the purposes of preserving the public health, safety and welfare except in those instances where a common area is accessible only through a private unit.
43. The parcel map shall be submitted to the City Engineer for examination pursuant to Section 66450 of the Government Code, to obtain clearance for the following map items: mathematical accuracy, survey analysis, and correctness of certificates, legal descriptions and signatures.
44. The proposed tentative parcel map public improvements established by the City Engineer not completed and accepted at the time of approval of the final map shall require the Applicant to enter into an agreement with the City of Bellflower to complete such improvements at the Applicant's expense and guaranteed by improvement securities.
45. A permit shall be obtained from the City of Bellflower Public Works Division prior to start of any work in the public right-of-way; including, but not limited to, public improvements and utility installations. All work shall be done in accordance with established City standards or as directed by the City Engineer.
46. An easement or easements for utility lines shall be created.
47. Any existing improvements in the public right-of-way; including, but not limited to, light standards, aprons, sidewalk, curb ramps, curb, and/or gutter which is damaged or made off-grade during construction shall be removed and replaced in accordance with the appropriate City Standard or as directed by the City Engineer.

48. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
49. Prior to the approval of any development plans the Applicant is required to contact Los Angeles County Fire Department, Engineering Division and obtain the fire flow and access requirements for any proposed development.
50. 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.
51. The Tentative Parcel Map shall show the width and location of all easements for drainage, sewerage, water supply, and utilities; the approximate width and location of any watercourses; trees, and the existing topography on a 1-foot contour interval.
52. Soils report prepared by a licensed civil or geotechnical engineer is required and shall include an evaluation of liquefaction potential.
53. Landscaping in the public right of way shall be per the City of Bellflower Master Street Tree Plan.
54. The site plan shall show and dimension all existing and proposed perimeter walls/fences.
55. The site plan shall include typical sections at the rear and side property lines. Sections shall show the property line, perimeter wall or fence, said walls location measured from the property line, and wall height as measured from the ground surface on both sides of the wall/fence.
56. The construction or modification of existing drive approaches shall be per City Standards with the bottom width, W, per the approved construction plans. All work shall be done by a "C-8" or an "A" licensed contractor. "B-1" contractors are not acceptable for this work. Note: Horizontal saw cutting of existing curb is permitted in most instances. Verify with City Inspector.
57. Remove and replace existing drive approaches and curb depressions that do not access the development with full height curb, sidewalk or clean topsoil and necessary repaving. A "C- 8" or an "A" licensed contractor shall do all work. "B-1" contractors are not acceptable for this work. Note: Replacement of curb depressions shall be accomplished by the removal of the existing curb and gutter and construction of new monolithic curb and gutter.
58. Curb and gutter shall be constructed where missing or repaired in accordance with City Standards. Note: Curb and gutter shall be monolithic.

59. A sanitary sewer lateral shall be constructed to service the property. Minimum lateral size from main to property line is 6". Separate Sewer clean outs shall be provided for each unit. Excavation permits with necessary insurance and bonds are required.
60. All utilities within the subject property shall be placed underground prior to building occupancy or sale, in accordance with Section 15 of the Bellflower Municipal Code.
61. 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.
62. The contractor shall meet with the City Inspector before starting any construction within the public right-of-way.
63. 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.
64. 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.
65. Failure to implement and/or maintain all provisions of these conditions of approval shall be grounds for the revocation of said map following a public hearing or the approving body.

**SECTION 3.** That the Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION  
OF THE CITY OF BELLFLOWER THIS 16<sup>th</sup> DAY OF NOVEMBER 2015.**

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**ALAN GOMEZ, CHAIRMAN**

**ATTEST:**

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**ROWENA GENILO-CONCEPCION, SECRETARY**

COPY

NOTICE OF INTENT TO ADOPT  
A NEGATIVE DECLARATION

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study for the following location:

- PROJECT:** Negative Declaration Case No. ND 15-13  
Zone Change Case No. ZC15-06  
Precise Plan Case No. PP 15-06  
Tentative Parcel Map No. PM 73342
- LOCATION:** 16240 Grand Avenue, Bellflower, CA 90706
- PROJECT:** A request for a Zone Change from A-E (Agricultural Estate) Zone to A-E PD Overlay (Agricultural Estate Planned Development) Zone, a Tentative Parcel Map to allow the subdivision of an existing lot into two (2) single-family lots, and a Precise Plan for the development of two (2), 2-story single-family residences each with a 1-story, State-permitted second dwelling unit.
- APPLICANT:** Torsak Thanaritroj

FILED

OCT 28 2015

DEAN LOGAN  
REGISTRAR/RECORDER/COUNTY CLERK  
*M. Brooks*  
M. BROOKS DEPUTY

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Bellflower has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, a Negative Declaration for the project is proposed pursuant to the requirements of the California Environmental Quality Act (CEQA)

The 20-day public review period for this document begins on October 27, 2015 and expires on November 15, 2015.

The proposed Negative Declaration is available for public review between 8:00 a.m. and 5:30 p.m., Monday through Thursday and every other Friday between 8:00 a.m. and 4:30 p.m. at: 1) The City of Bellflower, Planning Division located at 16600 Civic Center Drive, Bellflower, CA, and 10:00 a.m. to 8:00 p.m., on Tuesday, Wednesday and Thursdays and 8:00 a.m. to 6:00 p.m. on Saturdays at: 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA.

The Planning Commission of the City of Bellflower will conduct a public hearing to consider the proposed Negative Declaration in conjunction with the Zone Change, Tentative Parcel Map, and Precise Plan on **Monday, November 16, 2015**, at 7:00 pm or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: Jason Friedman, Assistant Planner, 16600 Civic Center Drive, Bellflower, CA 90706, 804-1424, ext. 2314, [jfriedman@bellflower.org](mailto:jfriedman@bellflower.org).

**CITY OF BELLFLOWER  
ENVIRONMENTAL CHECKLIST FORM**

**PROJECT TITLE:** Negative Declaration Case No. ND 15-13  
Zone Change Case No. ZC 15-06  
Precise Plan Case No. PP 15-06  
Tentative Parcel Map No. PM 73342

**LEAD AGENCY NAME AND ADDRESS:** City of Bellflower  
16600 Civic Center Drive,  
Bellflower, CA 90706

**CONTACT PERSON AND PHONE NUMBER:** Jason Friedman, Assistant Planner  
(562) 804-1424 ext. 2314

**PROJECT LOCATION:** 16240 Grand Avenue, Bellflower, CA 90706

**PROJECT SPONSOR'S NAME AND ADDRESS:**

Applicant:  
Torsak Thanaritroj  
10254 Newville Avenue  
Downey, CA 90241

Property Owner:  
AJ Junior Prapavat  
6925 N. Paramount Boulevard  
Long Beach, CA 90805

**GENERAL PLAN DESIGNATION:** Agricultural Residential (0-4.4 DU/net AC)

**ZONING CLASSIFICATION:** A-E (Agricultural Estate) Zone, changed to A-E P-D (Agricultural Estate Planned Development) Zone

**PROJECT DESCRIPTION** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.):

The project involves a request for a Zone Change and Precise Plan to allow for the construction of two (2) new, 2-story, single-family residences, each with a 1-story, detached State-permitted second dwelling unit. The primary unit in the front measures 2,006 square feet, with a detached State-permitted second dwelling unit measuring 1,024 square feet. The primary unit in the rear measures 1,566 square feet, with a detached State-permitted second dwelling unit measuring 1,054 square feet. In addition, the project involves a Tentative Parcel Map to subdivide the existing lot into two (2) lots that are approximately 20,400 square feet combined. Each primary dwelling unit will have an attached 2-car garage and one guest parking space. Each State-permitted second dwelling unit will have two (2) unenclosed parking spaces. The existing lot currently contains two (2) single-family residences that will be demolished. The

proposed development will be served by a common driveway that starts at the westerly property line.

**SURROUNDING LAND USES AND SETTING** (Briefly describe the project's surroundings.):

The subject site is bounded to the north, south, east and west by A-E (Agricultural Estate) zoned properties.

**OTHER AGENCIES WHOSE APPROVAL IS REQUIRED** (i.e., permits, financing approval, or participation agreement.):

Los Angeles County Fire Department

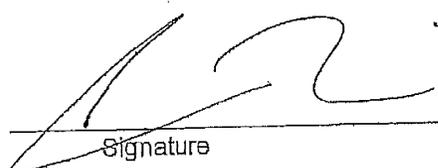
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Green House Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning         | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing        | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic    | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION (To be completed by the Lead Agency):** On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature  
 Jason Friedman  
 \_\_\_\_\_  
 Printed Name

October 22, 2015  
 \_\_\_\_\_  
 Date  
 City of Bellflower  
 \_\_\_\_\_  
 For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (i.e., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE RESOURCES.**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**III. AIR QUALITY.**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY, continued.</b>				
d) Expose sensitive receptors to substantial pollutants concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>IV. BIOLOGICAL RESOURCES.</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES.</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES, Continued.**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**VI. GEOLOGY AND SOILS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                          |                          |                                     |                          |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**VII. GREEN HOUSE GAS EMISSIONS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VII. GREEN HOUSE GAS EMISSIONS, Continued**

- b) Conflict with an applicable plan, policy or regulation Adopted for the purpose of reducing the emission of Greenhouse gases?

**VIII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?
- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IX. HYDROLOGY AND WATER QUALITY.**

Would the project:

- |    |  |                          |                          |                                     |                                     |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) | Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) | Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) | Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) | Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**X. LAND USE AND PLANNING.**

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XI. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XII. NOISE.** Would the project result in:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIII. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XIV. PUBLIC SERVICES.**

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Fire protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Police protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Parks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| v) Other public facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XV. RECREATION.**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVI. TRANSPORTATION/TRAFFIC.**

Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XVII. UTILITIES AND SERVICE SYSTEMS.**

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVII. UTILITIES AND SERVICE SYSTEMS.**  
Continued

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

### I. AESTHETICS.

**a-b:** Would the project have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.** The City does not have a designated scenic vista. In addition, the subject site is not located within a state scenic highway and is in an urbanized area with existing development on it.

**c-d:** Would the project substantially degrade the existing visual character or quality of the site and its surroundings; and create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

**Less Than Significant Impact.** No scenic vista will be affected. The proposed improvement has been reviewed by the Development Review Board to address the design and layout of the project. The proposed improvement, as conditioned, is compatible with surrounding properties. New light sources are proposed to illuminate the common area. However, these light sources will not result in substantial glare that would affect day or nighttime views in the area. To ensure that the new light sources will not negatively impact the surrounding properties, conditions of approval such as shielding of light fixtures, which will be subject to review and approval by the Planning Division, will be included.

### II. AGRICULTURE RESOURCES.

**a - c:** Would the project convert Prime Farmland, Unique Farmland, or Farmland on a Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; conflict with existing zoning agriculture use, or a Williamson Act contract; and, involve other changes in existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**Less Than Significant Impact.** The subject site is located in an urbanized area, and although it is zoned A-E (Agricultural Estates), it has not recently been utilized as farmland, as defined by the Division of Land Resource Protection. The subject site is not listed on any California Farmland list. The proposed project is consistent with all zoning and development standards for the A-E zone, and the project does not restrict the property from being utilized for agricultural use in the future, as permitted by the Bellflower Municipal Code.

### III. AIR QUALITY.

a – e. Would the project conflict with the implementation of the applicable air quality plan; violate any air quality standards; result in a cumulatively net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard; expose sensitive receptors to substantial pollutant concentrations; and, create objectionable odors affecting a substantial number of people?

#### *Less Than Significant Impact.*

Construction: The project would involve minor grading of the subject site, and the construction of two (2) new dwelling units, each with a detached second dwelling unit. Grading and construction activities will generate dust, referred to here as PM-10 (fine particulate matter), which pollutes the air in the vicinity of the project and settles out onto nearby properties. Assuming the site is under simultaneous disturbance, and that standard dust control measures are implemented, project grading and construction activities will generate approximately 9 pounds of dust per day of activity (PM-10 pounds per day = number of acres under simultaneous disturbance multiplied by 26.4 pounds. Source: AQMD Air Quality Handbook). However, standard dust control measures, such as periodically watering the construction site and sweeping site access points, are included as project conditions of approval to address the generated dust. These measures should be sufficient to protect the existing dwelling units surrounding the subject site from excessive dust during grading and construction.

Use: The proposed project is located within an urbanized area. The two (2) new dwelling units and detached second dwelling units will contribute to an incremental increase of air pollution. Although air pollution will result from the emissions of construction vehicles assigned to the project and from vehicle trips to the site once the dwelling units are built, this increase will not be significant. The mobile nature of the project-related equipment is such that no single receptor is exposed to equipment emissions for any extended period. However, some localized impact from vehicular exhaust may be a possible result of exhaust odor. These odors, however, would not be of a concentration that would create a measurable threat to clean air standards, and are therefore considered less than significant.

### IV. BIOLOGICAL RESOURCES.

a – f: Would the project have a substantial effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community; have a substantial adverse effect on federally protected wetlands; interfere

substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies or ordinances protecting biological resources, such as tree preservation policies or ordinances; and, conflict with the provisions of an adopted Habitat Conservation Plan?

**No Impact.** The City of Bellflower is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Bellflower is bounded by four (4) major freeway corridors of the I-105 to the north, I-605 to the east, the I-710 to the west and the SR 91 to the south. There are no designated wildlife habitat areas, any designated wildlife corridors, habitat or wetlands within the project site or the City of Bellflower. The project will not conflict with any Habitatable Conservation Plan or tree preservation policies. For these reasons, it can be concluded that the proposed project would not cause any biological impacts.

## V. CULTURAL RESOURCES.

**a – d:** Would the project cause a substantial adverse change in the significance of a historical resource; cause a substantial adverse change in the significance of an archaeological resource; directly or indirectly destroy a unique paleontological resource or site of unique geographic feature; and, disturb any human remains, including those interred outside of formal cemeteries?

**No Impact.** There are no known cultural or historical resources on-site, as evidenced by a review of the State Historic Inventory, City historic resource records and site inspections by Staff. A Native American monitor may be permitted to be present during any and all ground disturbing activities, including but not limited to pavement removal, potholing or augering, boring, grading, excavation and trenching at the project site. The monitor may utilize photo-documentation and complete monitoring logs on a daily basis about daily activities, including construction locations, soil information, and a list of any cultural materials identified.

## VI. GEOLOGY AND SOILS.

**a.i – a.iii, c, d:** Would the project expose people or structures to potential adverse effects involving ground ruptures of a known earthquake fault; strong seismic shaking; expose people or structures to potential adverse effects involving seismic-related ground failure, including liquefaction, or located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse located on soil that is unstable; or located on expansive soil?

**Less than significant impact.** The City of Bellflower and project site are not located within any Alquist-Priolo Earthquake Fault Zoning Map study area. Therefore, there is no opportunity to conflict with provisions of the study area. Regarding seismic activity and ground ruptures, there are two

known active or potentially active faults near the City of Bellflower, including the Los Alamitos Fault and the Newport-Inglewood Fault. The Newport-Inglewood Fault is approximately three miles to the southwest of Bellflower and is defined as a series of low, elongated hills extending from Newport Beach to Beverly Hills, including Signal and Dominguez Hills. The project site will be subjected to seismic activity. Significant impacts, however, are not expected. First, the project site will be subjected to the same degree of seismic impacts as experienced elsewhere in seismically-active Southern California. Secondly, the project, as required for all development projects, must comply with standards and requirements contained in the City Codes relating to construction and paving, etc. Compliance with these standards and requirements ensure that future construction will not be compromised by any future seismic activity.

The City of Bellflower is located in a portion of southeast Los Angeles County that is known for liquefaction potential. Numerous soils test have confirmed that liquefaction potential exists for any development within the City. The project site will be subjected to seismic activity and potential ground failure, including potential liquefaction. Significant impacts, however, are not expected. As part of the building plan check process, a soils report with study of liquefaction, prepared by a state licensed geo-tech engineer, is required. The developer is required to implement and comply with all of the conclusions and recommendations of the soils report.

**a.iv & b:** Would the project expose people or structures to potential adverse impacts involving landslides or substantial soil erosion or loss of topsoil?

***Less than significant impact.*** The City of Bellflower is a relatively flat community, with no significant changes in elevation that would subject people or structures to landslides. Soils within the City are predominantly Recent Alluvium, Basement Complex, and Sedimentary Bedrock. These soil types are stable and can support the proposed structures. Furthermore, the proposed project, as with all development projects, is required to submit an erosion control plan and soil report with a study of liquefaction potential as part of the grading plan and permit approval process. Significant impacts are not expected.

## VII. GREEN HOUSE GAS EMISSIONS

**a - b:** Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of Greenhouse gases?

***Less than significant impact.*** Although air pollution will result from the emissions of construction vehicles assigned to the project and from vehicle

trips to the site once the dwelling units are built, this increase will not be significant. The mobile nature of the project-related equipment is such that no single receptor is exposed to equipment emissions for any extended period. However, some localized impact from vehicular exhaust may be a possible result of exhaust odors. These odors, however, would not be of a concentration that would create a measurable threat to clean air standards, and are therefore considered less than significant. Furthermore, the project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. Therefore, no impact on air traffic patterns, emergency access or parking capacity is anticipated. Furthermore, the project will not generate traffic congestion or hazards. Since there will not be significant traffic generated, air impacts similarly would be negligible. With no air impacts, there will not be any significant greenhouse gases. Lastly, because the project is not Categorical Exempt, the project will be required to comply with the City's Climate Action Plan. As a result, the project will incorporate design elements that will contribute to the reduction of energy and reduce the potential for any negative emissions into the environment. As proposed to be conditioned, significant impacts are not expected.

#### VIII. HAZARDS AND HAZARDOUS MATERIALS.

**a – h:** Would the project create a significant hazard to the public or the environment through the transport, use or disposal of hazardous material; create a significant hazard through reasonably foreseeable upset; emit hazardous emissions or handle hazardous materials, substances or waste; be located on a site which is included on a list of hazardous materials sites; located within an airport land use plan; located within the vicinity of a private airstrip; impair implementation of an adopted emergency response plan; and, expose people or structures to a significant risk of loss or injury involving wildland fires?

**No Impact.** The proposed project consists of constructing two (2) dwelling units, each with a detached second dwelling unit. The only materials related to the proposed project are those related to the construction of the dwelling units, which do not include hazardous materials. Therefore, the project would not create any hazards or involve the use or disposal of hazardous material, or otherwise result in any impacts involving hazardous materials.

#### XV. HYDROLOGY AND WATER QUALITY.

**a & e:** Would the project violate any water quality standards or waste discharge requirements; and create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide a substantial additional sources of polluted runoff?

**Less than significant impact.** The City of Bellflower is subject to the provisions of the State of California Water Board's stormwater runoff requirements. Compliance ensures the proposed project will not violate any water quality standards and further ensures that water runoff would not exceed the capacity of the stormwater drainage systems.

**b – d & f – j:** Would the project substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of a site or area in a manner that would result in substantial erosion or siltation; substantially alter the existing drainage pattern of a site or area in a manner that would result in flooding; otherwise substantially degrade water quality; place housing within the 100-year flood hazard area; place structures within the 100-year flood hazard area that would impede or redirect flood flows; expose people or structures to a significant risk of flooding as a result of the failure of a dam or levee; and, inundation by seiche, tsunami or mudflow?

**No Impact.** The subject site is located within an urbanized area. The site is not within any groundwater recharge area or 100-year flood plain. Persons and/or structures will not be subjected to any flood hazard. Drainage patterns will not be significantly affected. Dam or levee failure or inundation is not likely because both the Los Angeles River and the San Gabriel River have certified levees in the area.

## X. LAND USE AND PLANNING.

**a & c:** Would the project physically divide an established community; conflict with any applicable habitat conservation plan?

**No Impact.** The project will not divide an established community or conflict with any habitat conservation plan. The proposed project is designed as detached residential units. The project is compatible with the existing residential developments and will be a positive improvement to the area.

**b:** Would the project conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**Less Than Significant Impact.** The property is zoned A-E (Agricultural Estates) and will be changed to A-E P-D (Agricultural Estates Planned Development). The General Plan Land Use Designation is "Agricultural Residential" (0 to 4.4 dwelling units per acre). Pursuant to the existing A-E zoning standards, the minimum required lot size is 10,000 square feet and the maximum number of residential units possible for the subject site without subdividing the lot would be two (2). Thus, the project will result in a less than significant impact because the zoning and General Plan designations for the area are consistent and allow for the proposed subdivision development.

## XI. MINERAL RESOURCES.

**a & b:** Would the project result in the loss of availability of a known mineral resources that would be of value to the region and the residents of the state; and, result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan.

**No Impact.** The subject site is located within an urbanized area and is not known to be a source of minerals. Therefore there is no impact related to mineral resources.

## XII. NOISE.

**a & b:** Would the project result in exposure of persons to noise levels in excess of standards established in the local general plan; and exposure of persons to excessive groundborne vibration or noise levels?

**No Impact.** The proposed project would not expose persons to noise levels in excess of General Plan standards, or to excessive ground-borne vibration or noise levels. Noise related to the project would be due to construction, which will be negligible.

**c & d:** Would the project result in a substantial permanent increase in ambient noise levels above existing levels; and a substantial temporary or periodic increase in ambient noise levels?

**Less than significant impact.** The project is a proposed residential use, and no excessive noise will be produced from the proposed project. Noise related to the project that might be considered more than the existing use will be due to construction and will be minimal. Conditions have been included addressing possible noise issues, and hours of construction have been regulated.

**e & f:** If the project is within an airport land use planning area or within two miles of a public airport, would the project expose people to excessive noise levels; and if the project is within the vicinity of a private airstrip, would the project expose people to excessive noise levels.

**No Impact.** The project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. The project will not conflict with any airport plan.

### XIII. POPULATION AND HOUSING.

a: Would the project induce substantial population growth in an area, either directly or indirectly.

*Less than significant impact.* The subject site is located within a built-out community. The site was developed with 2 existing residential units, which will be demolished and rebuilt. The proposed project will result in a net increase of two (2) second dwelling units. The new units are within the allotted density requirements allowed by the City of Bellflower's General Plan and Zoning Ordinance. Since Bellflower is a built-out community, the proposed development would not create a potential inducement for population growth in the area.

b & c: Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing; and, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

*No impact.* The proposed project consists of the construction of two (2) new single-family residences, each with a detached State-permitted second dwelling unit. Therefore, the number of housing units has increased, resulting in no potential for a significant effect upon the environment as a result of the displacement of residents or the elimination of housing stock.

### XIV. PUBLIC SERVICES.

a, a.i, a.ii, a.v: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services – fire protection; police protection; and other public facilities?

*No impact.* The proposed project will not have a significant impact to public services including fire protection; police protection; and other public facilities. The proposed project is in an area where public services are already offered.

a.iii & a.iv: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services – schools and parks.

**Less than significant impact.** Because the project will have a net increase of two (2) State-permitted second dwelling units, additional persons are more likely to access schools and parks. However, there are existing school districts and park facilities that are located within the City, and the persons generated by two (2) State-permitted second dwelling units would not cause a significant impact to these facilities. The nearest park is located on Flora Vista Street, 0.5 miles from the subject site. The new units will trigger payment of the Park Fee and Public Facilities fee to help purchase, establish, and maintain existing facilities.

#### XV. RECREATION.

**a:** Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur?

**Less than significant impact.** Because the project will have a net increase of two (2) State-permitted second dwelling units, additional persons are more likely to access the existing parks and recreational facilities. However, the existing park facilities that are located within the City can accommodate the potential number of persons caused by a net increase of two (2) State-permitted second dwelling units. Therefore its impact would be less than significant.

**b:** Does the project include recreational facilities or require the construction of recreational facilities, that may have an adverse physical effect upon the environment.

**No Impact.** The proposed development would not require the construction of recreational facilities that would have an adverse impact on the environment, and the existing parks in the City can accommodate the proposed development. The new units will trigger payment of the Park Fee and Public Facilities fee to help purchase, establish, and maintain existing facilities.

#### XVI. TRANSPORTATION/TRAFFIC.

**a:** Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?

**Less than significant impact.** Because there is a net increase of two (2) State-permitted second dwelling units within the vicinity, additional vehicles are expected to utilize the streets. However, the impact of vehicle increase caused by the two (2) State-permitted second dwelling units to the existing traffic load and capacity of the street system would be less than significant. In addition, the two (2) State-permitted second dwelling units are accommodated by the proposed 2 on-site parking spaces per unit, and 2-car garages and a guest parking space are being provided for each of the primary single-family residences.

**b - f:** Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency; result in a change in air traffic patterns; substantially increase hazards due to a design feature, such as sharp curves or dangerous intersections; or result in inadequate emergency access; or result in inadequate parking capacity?

**No Impact.** The net increase of two (2) State-permitted second dwelling units will not have a significant impact on transportation and traffic, as determined by the City Traffic Engineer. The subject site has been designed to include additional off-street parking. Furthermore, the site has been designed to accommodate proper emergency access. Existing streets and intersections are capable of accommodating the project. The project area is not within any public or private airport land use plan or located within the sphere of an airport land use plan. The nearest airport facility is located in the City of Long Beach off Lakewood Boulevard. Therefore, no impact on air traffic patterns, emergency access or parking capacity is anticipated. Furthermore, the project will not generate traffic congestion or hazards.

#### **XVII. UTILITIES AND SERVICE SYSTEMS.**

**a-b, d-g:** Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require new water or wastewater treatment facilities; have sufficient water supplies available to serve the project; result in a determination by the wastewater treatment provider that there is adequate capacity; is served by a landfill with sufficient permitted capacity; and, will comply with federal, state and local statutes regarding solid waste?

**No Impact.** The proposed project only consists of two (2) new, 2-story single-family residences, each with a State-permitted second dwelling unit. The impact of the project on the existing storm water drainage facilities is considered to be negligible. The proposed project is required to provide proper drainage and would be required to conform to all applicable City land use provisions and to minimum Best Management Practices required under NPDES and the Stormwater Permit. Thus, the intensity of uses that could potentially result due to the project is consistent with land use intensities identified within the Bellflower General Plan. Adequate water availability, wastewater capacity and landfill capacity was identified as a result of the adoption of the Bellflower General Plan. The proposed project will not disrupt its conformity with current general plan provisions. Therefore, there will be no requirement for additional wastewater, water, or solid waste capacity.

**c:** Would the project require or result in the construction of new storm water drainage facilities, or the expansion of existing facilities?

**Less than significant impact.** The proposed project only consists of two (2) primary dwelling units and two (2) State-permitted second dwelling units, and is to be built on a lot currently developed with two (2) units that will be

demolished. Therefore the impact of the project on the existing stormwater drainage facilities is negligible. The proposed project is required to provide proper drainage and would be required to conform with all applicable City land use provisions and with minimum Best Management Practices required under NPDES and the Stormwater Permit. Thus, the intensity of uses that could potentially result from the project is consistent with land use intensities identified within the Bellflower General Plan. Adequate water availability, wastewater capacity and landfill capacity were identified as a result of the adoption of the Bellflower General Plan. The proposed project will not disrupt its conformity with current General Plan provisions. Therefore, there will not be a requirement for additional wastewater, water, or solid waste capacity.

### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

**a:** Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

**No Impact.** The proposed project does not change the land uses or projected development for the subject area. The City of Bellflower is a completely "built-out", urban community, with no unimproved areas of wilderness or open space. There are no adopted habitat conservation plan areas within the boundaries of the City of Bellflower. In addition, the Bellflower General Plan does not identify any local historical resources within the community. Therefore, there will not be a potential for significant impacts of this type.

**b:** Does the project have impacts that are individually limited, but cumulatively considerable?

**Less than significant impact.** The proposed project consists of the development of two (2) primary dwelling units, each with a State-permitted second dwelling unit, which is consistent with the density requirements outlined in the Bellflower General Plan Land Use Designation and Zoning Ordinance A-E Development Standards. The proposed development does not pose significant impacts in the area. Therefore, the impact of the project can be considered less than significant.

**c.** Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**No Impact.** The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The project consists of the construction of new dwelling units, but otherwise will not alter the development or

implementation of the General Plan. Furthermore, any new development or modification to existing development not contemplated by the proposed project will be required to analyze potential project-generated environmental impacts pursuant to the provisions of CEQA. Therefore, there will not be a potential for a significant environment effect which would have substantial impacts upon human beings.

#### **XIX. SOURCES.**

1. The City of Bellflower General Plan, *City of Bellflower*, 1998
2. USGS Map – Whittier Quadrangle, *United States Geologic Survey*, 1981
3. The City of Bellflower Housing Element, *City of Bellflower*, 2013
4. The City of Bellflower Safety Element, *City of Bellflower*, 1995
5. The City of Bellflower Circulation Element, *City of Bellflower*, 1995
6. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994
7. CEQA Deskbook, *Bass, Hernson, Bogdan*, 1999
8. California Environmental Quality Act and CEQA Guidelines, 2015
9. California Land Use and Planning Law, *Curtin and Talbert*, 2002.
10. Federal Emergency Management Agency Maps (Flood Zone Insurance), 2002
11. Bellflower Municipal Code Zoning Ordinance, 2015

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## CLIMATE-READY DEVELOPMENT STANDARDS

Projects must achieve points from the following list of development standards.

Standard	Applicable Use				Applicable Scale	Points
	SFR	MFR	Com	MU		
1. Demonstrate the building will perform at least 15% better than the current Title 24. Three additional points can be achieved if the building will perform at least 30% better than the current Title 24.	✓	✓	✓	✓	All projects	3 - 6 <del>X</del>
2. Provide preferred parking for low-emitting and fuel efficient vehicles for 5% of the total vehicle parking capacity OR provide electric vehicle recharging stations for 3% of the total vehicle parking capacity.		✓	✓	✓	All projects	3 <del>X</del>
3. Hire a third-party commissioning agent to conduct a commissioning audit of the building and verify the building mechanical systems were installed and operate correctly.	✓	✓	✓	✓	All projects	3 <del>X</del>
4. Design and orient 75% or more new buildings such that one axis of each building is at least 1.5 times longer than the other, and such that the longer axis is within 15 degrees of the geographical east/west axis. The length to width ratio shall be applied only to the length of walls enclosing conditioned spaces; walls enclosing unconditioned spaces such as garages, arcades, or porches cannot contribute to standard achievement. South-facing vertical surfaces of buildings counting towards standard achievement must not be more than 25% shaded at time of initial occupancy (measured at noon on December 21st).	✓	✓	✓	✓	All projects	3
5. Implement a commute trip reduction program if the project generates more than 50 new permanent jobs.			✓	✓	All projects	3
6. Install solar energy generation to meet 35% of the project's energy demand. The solar panels should be onsite, but can be located offsite and within the City Limits, at the approval of the Planning Director. Two additional points can be achieved for meeting 50% of the project's energy demand through installed solar energy generation.	✓	✓	✓	✓	All projects	3 - 5 <del>X</del>
7. Use porous materials on all paved areas except fire lanes or specified fire access as required by the Fire Department.	✓	✓	✓	✓	All projects	2
8. All non-permeable paving materials shall be high albedo materials with a Solar Reflectance Index of at least 29.	✓	✓	✓	✓	All projects	2

Standard	Applicable Use				Applicable Scale	Points
	SFR	MFR	Com	MU		
9. If a new development is within ½ mile of a transit stop and requires off-street parking, parking must be unbundled from the rental or for-sale cost.		✓	✓	✓	All projects	2
10. Provide continuous rows of appropriately spaced trees (every 25 feet) along all streets (or an equivalent number of trees placed offsite at the discretion of the Planning Director). Trees shall be of a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	✓	✓	✓	✓	All projects	2 <del>X</del>
11. If a facade faces a street or sidewalk, 30% or greater of its continuous length shall not be blank (without windows and doors). Walls with public art installations such as murals may be exempted.		✓	✓	✓	All projects	2 <del>X</del>
12. It is prohibited for more than 25% of the linear street frontage of new buildings to be garages and service bay openings.	✓	✓	✓	✓	All projects	2 <del>X</del>
13. New multi-unit developments must install electricity, gas, and water meters for each unit.		✓	✓	✓	All projects	2 <del>X</del>
14. Design and install landscaping to minimize summer heat gain through: (1) the placement of evergreen trees along the west façade of buildings, (2) the placement of trees so as to shade 50% of the site's hardscape with 5 years of construction, and (3) a covenant recorded that provides for the ongoing maintenance so as to maintain the trees' shade. Trees shall be of a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	✓	✓	✓	✓	All projects	2
15. Provide at least one secure, enclosed bicycle storage space, separate and independent from the required automobile parking areas, per occupant for a percentage of the planned occupancy and no less than one space per unit. Points shall be achieved as follows:  a. For provision of spaces for 15% of planned occupancy, 1 point;  b. For provision of spaces for 30% of planned occupancy, a total of two points;  c. For provision of spaces for 45% of planned occupancy, a total of three points;		✓		✓	All projects	1-4

Standard	Applicable Use				Applicable Scale	Points
	SFR	MFR	Com	MU		
d. For provision of spaces for 50% or more of planned occupancy, a total of four points.						
16. Provide visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of new-non-retail space or 5,000 square feet of retail space but not fewer than four bicycle spaces per building or 1 space per business (whichever is greater).			✓	✓	All projects	2
17. Provide secure visitor bicycle racks on-site, with at least one bicycle space per 10 new dwelling units and not less than four space per project site.		✓		✓	All projects	2
18. Provide at least one on-site shower with changing facility for any development with 100 or more new workers and at least one additional on-site shower with changing facility for every 150 new workers thereafter.			✓	✓	All projects	2
19. Provide at least one additional tree per unit above what is required by code. Trees shall be of a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	✓	✓		✓	All projects	2
20. Provide at least one tree per 500 square feet of building area. Trees shall be of a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.			✓	✓	All projects	2
21. Incorporate appropriate traffic calming features such as curb extensions, mini-circles, parking chicanes, roundabouts, medians, raised street crossings or similar features.	✓	✓	✓	✓	Projects greater than 5 acres	1
22. Minimize the number of driveway cuts that intersect with sidewalks and other pedestrian walkways.		✓	✓	✓	All projects	1
23. Delineate crosswalks at every intersection within ½ mile of the project site.	✓	✓	✓	✓	Projects greater than 5 acres	1
24. Construct sidewalks on both sides of streets (except where the Bellflower Municipal Code exempts such) for frontage controlled by the project applicant that is contiguous to the project site.	✓	✓	✓	✓	All projects	1
25. Create external pedestrian and bicycle connections every 800 feet along the project perimeter.	✓	✓	✓	✓	Projects greater than	1

Standard	Applicable Use				Applicable Scale	Points
	SFR	MFR	Com	MU		
					5 acres	
26. Continue to divert 100% of all non-hazardous inert construction and demolition debris for recycling and salvage and divert 75% of all remaining construction and demolition debris.	✓	✓	✓	✓	All projects	1
27. Locate the majority entry points to new buildings within a ¼ mile of a transit stop.		✓	✓	✓	All projects	1
28. Use salvaged, refurbished, or recycled materials such that the sum of these materials constitutes at least 5%, based on cost, of the total value of materials on the project. On additional point can be achieved if the use of these materials constitutes at least 10% of the total value of materials.	✓	✓	✓	✓	All projects	1-2
29. Provide designated space, facilities, and services for users to recycle and compost waste.		✓	✓	✓	All projects	1
30. Use only high efficiency lighting.	✓	✓	✓	✓	All projects	1 <del>X</del>
31. Meet at least 5% of a project's indoor water use through a combination of reclaimed water and gray water. Providing plumbing for future reclaimed water availability will meet the requirements of this standard if reclaimed water is not yet available at the site.	✓	✓	✓	✓	All projects	1
32. Design landscaping for very-low water use.	✓	✓	✓	✓	All projects	1 <del>X</del>
33. Utilize artificial turf in place of grass.	✓	✓	✓	✓	All projects	1 <del>X</del>
34. Use of efficient irrigation systems and weather-based irrigation controllers.	✓	✓	✓	✓	All projects	1 <del>X</del>
35. Provide at least one of the following sidewalk amenities like benches, trash receptacles, drinking fountains, and/or public art in new mixed-use and multifamily, for every 50 feet of sidewalk frontage.		✓		✓	All projects	1
36. New transit stops must provide seating, shade, and trash receptacles, if a project results in rebuilding, relocating, or new construction of a transit stop.	✓	✓	✓	✓	All projects	1
37. Locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages facing streets free of surface parking lots. Side lot parking shall be limited to double stacked drive aisles.		✓	✓	✓	All projects	1

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



April 13, 2015

AJ Junior Prapavat  
6925 N. Paramount Blvd.  
Long Beach, CA 90805

**RE: DRB Case No. 1-15-5863 for property located at 16240 – 16244 Grand Ave.**

Dear Mr. Prapavat:

On March 19, 2015, the Development Review Board (DRB) recommended approval for your request for a pre-application for a Conditional Use Permit, a Tentative Parcel Map, a Planned Development, Zone change and a Precise Plan to allow the subdivision of an existing lot into two (2) lots and build a primary unit and a second dwelling unit on each lot on a property located within the A-E (Agricultural Estates) Zone.

The DRB approval is pending your acceptance of all the conditions stipulated in the attached affidavit. The affidavit in support of the DRB's approval with conditions must be returned to the City of Bellflower Planning Division within ten (10) calendar days of the date of the affidavit.

If you have any questions regarding this material please do not hesitate to call me at (562) 804-1424, ext. 2011.

Sincerely,

A handwritten signature in black ink, appearing to read "Humberto Quintana", is written over a horizontal line.

Humberto Quintana  
Assistant Planner

cc: DRB Case File

DRB Case No. 1-15-5863  
16240 – 16244 Grand Ave.  
April 13, 2015  
Page 2 of 19

## AFFIDAVIT IN SUPPORT THEREOF

April 13, 2015

IN THE MATTER OF THE APPLICATION OF:

AJ Junior Prapavat  
6925 N. Paramount Blvd.  
Long Beach, CA 90805

**FOR:** A request for a pre-application for a Conditional Use Permit, a Tentative Parcel Map, a Planned Development, Zone change and a Precise Plan to allow the subdivision of an existing lot into two (2) lots and build a primary unit and a second dwelling unit on each lot on a property located within the A-E (Agricultural Estates) Zone on property located at 16240 – 16244 Grand Avenue.

**AT:** 16240 – 16244 Grand Avenue, Bellflower, CA 90706

PURSUANT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BELLFLOWER:

The undersigned applicant is requesting a pre-application for a Conditional Use Permit, a Tentative Parcel Map, a Planned Development, Zone change and a Precise Plan to allow the subdivision of an existing lot into two (2) lots and build a primary unit and a second dwelling unit on each lot on a property located within the A-E (Agricultural Estates) Zone on property located at 16240 – 16244 Grand Avenue.; DRB Case No. 1-15-5863, hereby acknowledges receipt of a copy of the Development Review Board (DRB) decisions and conditions. The applicant further hereby accepts and agrees to comply with all the terms and conditions pursuant to the above-referenced project as follows:

### PLANNING DIVISION

#### Entitlements/Submittal Requirements

1. **Entitlements Required.** The following entitlements are required for your proposed project:
  - a. Zone Change (ZC) – The applicant shall submit a Zone Change application for Planning Commission and City Council review. The Zone Change request would be to change the zone from A-E (Agricultural Estate) to A-E P-D (Agricultural Estate Planned Development Overlay).
  - b. Tentative Parcel Map (TPM) - The applicant shall submit a Tentative Parcel Map application for Planning Commission review. At the time of

Tentative Parcel Map submittal, staff will forward the map to the City Engineer for review and comments. Please contact City Engineer Jerry Stock if you have questions regarding the preparation of the Tentative Parcel Map.

- c. Precise Plan (PP) - The Applicant shall submit a Precise Plan application for Planning Commission and City Council review. The Planned Development would be to allow the application of site planning techniques and specific development standards and uses, and to implement general and precise plans for the property.
- d. Negative Declaration (ND) – Under the provisions of the California Environmental Quality Act (CEQA), staff is required to prepare an Initial Study and a Negative Declaration for the project. Prior to submitting for Planning Commission review, please fill out the environmental form (attached to the project application), which staff will use in the preparation of the Initial Study and Negative Declaration.

**2. Development Review Board.** The Development Review Board action is subject to change by the City Council.

**3. Project Application.** Following the completion of the DRB process, a Project Application for Planning Commission's review must be filed. At the time of submittal, the following fees shall be paid:

- a) Zone Change: \$1,802
- b) Planned Development: \$2,108
- c) Tentative Parcel Map: \$1,565
- d) Publishing Costs: Approximately \$500
- e) Negative Declaration: \$432, plus a separate check made payable to the Los Angeles County Clerk's Office in the amount of \$75
- f) Notice of Determination: \$171, plus a separate check made payable to the Los Angeles County Clerk's Office in the amount of \$75
- g) Public Hearing Poster Cost: Approximately \$100 plus tax for each street frontage payable directly to the poster company

Please note that if multiple applications are filed concurrently, 100% of the highest single application fee plus 50% of the remaining application fees will be charged.

**4. Climate Action Plan.** The project must comply with the approved Bellflower Climate Action Plan (CAP). The project must integrate some combination of the City's Climate-Ready Development Standards (pg. 41 of the attached document). The City's Climate-Ready Development Standards have been established as a point-based menu system - each standard has a point value assigned to it. You will have the discretion of choosing which measures you

want to integrate into the project. For a project to be fully compliant with the goals of the CAP, you must select measures that have an associated point total of 16 points or greater. Provide a list of the Climate-Ready Development Standards that you are selecting.

5. **Hearing Notice.** One (1) Notice of Public Hearing poster shall be posted on site at least ten (10) days prior to the Planning Commission public hearing. The poster will cost approximately \$100.00 plus tax, payable to the poster company. Additional details will be provided during the ZC, PP, and TPM submittal.
6. **Radius Map and Mailing Labels.** At the time of ZC, PP, and TPM application submittal, a 300-foot radius map and three (3) sets of mailing labels listing all the property owners within a 300-foot radius of the subject property shall be submitted.

#### Issues of Concern

7. **Intent of the A-E Zone.** Pursuant to B.M.C. Section 17.20.010, the A-E (Agricultural Estate) Zone is intended to provide an area for more rural residential development than in other areas of the City, to retain a rural character, and permit the area to transition to a low-density, detached multiple-unit residential area. This area is to maintain and encourage the keeping of horses and farm animals for the enjoyment of area residents. Please note that the submitted plans do not designate an area where horse or farm animals can be kept on the proposed development. Please note that although the zoning code allows for subdivisions and second dwelling units, the project does not seem to fully comply with the intent and purpose of the A-E Zone. If you choose to proceed with your proposed development, please note that the Planning Commission and surrounding residents may be sensitive to this topic.
8. **General Plan Policy.** The General Plan includes policies and implementation programs to address Agricultural Residential Issues. One of the Agricultural Residential Policies includes:

*Policy 1: Retain physically unique neighborhoods*

*Implementation Programs:*

- 1.1 *Allow agricultural and equestrian uses to remain and expand.*

Please note that in order to approve the proposed project, the Planning Commission and City Council must make a finding that the project is in

compliance with the General Plan. If you choose to proceed with your proposed development, you will need to demonstrate that your proposal is in compliance with the goals and policies of the General Plan.

### Code Compliance

- 9. Animal Enclosures.** Pursuant to B.M.C. Section 17.20.030(B)(2.), fences and enclosures shall be located so that no animal will be permitted closer than thirty-five (35) feet from any residence or dwelling or any other building used for human habitation or to any portion of property used for public park or school purposes. It is my understanding that there are horse stables and horses on the adjacent property immediately south of the subject site. The proposed development shall comply with this requirement. Revise the plans to identify all animal enclosures located on surrounding properties; and show on the plans the distance between the proposed residences and existing areas within surrounding properties being used for animal keeping. Show all structures within a 35-foot radius to ensure the proposed residences are 35 feet away from animal enclosures.
- 10. Variation in Setbacks.** Pursuant to B.M.C. Section 17.20.090, two (2) story building walls shall provide a minimum building wall setback variation of three (3) feet for every forty (40) feet of wall length. Said variation shall be maintained for a minimum of fifteen (15) feet or to the end of said building if less than fifteen (15) feet. Based on the submitted plans, the two-story units do not comply with this requirement. Revise the plans to comply with this requirement.
- 11. Rear Yard Setback.** Pursuant to B.M.C. Section 17.20.100(B), lots one hundred fifty (150) feet or more in depth shall provide a rear yard setback of twenty percent (20%) of the lot depth. Based on the submitted plan, the project does not comply with the rear yard setback requirement for both lots. Revise the site plan to comply with this requirement. Based on the submitted plans, the minimum rear yard setback is 30 feet. In addition, the proposed project exceeds 40% of the paved surface area for lot #2. As a result a Planned Development is required to deviate from the aforementioned development standards.
- 12. Maximum Lot Coverage/Floor Area.** Pursuant to B.M.C. Section 17.20.130(A) and (B), the maximum lot coverage is 40% and the maximum floor area ratio is 50%. Lot coverage is calculated by taking the building area of all structures (excluding roof eaves/overhangs) divided by the lot size. The floor area ratio is calculated by taking the floor area for all structures (residential, accessory structure, lofts, covered patios, etc.) divided by the lot

size. Revise the plans to provide both the lot coverage and floor area ratio calculations. The project shall comply with this requirement.

### Plan Corrections/Comments

#### Site Plan (Sheet A-1)

**13. Project Data Table.** Provide a project data table that provides the following information:

- a. Lot Size
- b. APN
  
- c. Zoning
- d. Primary Dwelling Units Size
- e. Second Dwelling Units Size
- f. Lot Coverage
- g. Floor Area Ratio
- h. Scope of Work

**14. Title Block.** Revise the title block to indicate that the proposed project is a "2-unit planned development with 2 second dwelling units".

**15. Side Yard Setbacks.** Revise the site plan to dimension the side yard setbacks from the northerly side property line to both second dwelling units. A minimum 5-foot side yard setback is required.

**16. Public Right-of-Way.** Revise the site plan to label and dimension the public right-of-way (parkway). Based on City records, the parkway is 10 feet. In addition, revise the site plan to show any right-of-way improvements (i.e. fire hydrants, light poles, street trees, etc.).

**17. Perimeter Walls.** Revise the site plan to label any new or existing block walls or fences. Please clarify if the existing perimeter walls are located on the property line or completely inside the property line. Please also note that at the time of the PC submittal, a site inspection will be conducted. If the perimeter walls are in poor condition, a condition will be added that the walls be upgraded or removed and replaced. A decorative block wall with a decorative cap will be required for the project, whether through retrofitting the existing perimeter walls or removing and replacing the existing perimeter walls.

**18. Interior Fencings.** Revise the site plan to show any new interior fencing. Identify the height and materials.

**19. Landscaping.** Revise the site plan to show all landscaped areas.

20. **Path of Travel.** Revise the site plan to show and dimension the pedestrian path of travel or walkways from the street to the front unit. In addition, the path of travel must be elevated to create a separation from the vehicular path of travel.
21. **Parking.** Minimum parking stall dimensions are 9 feet in width by 20 feet in length, unless that stall is located adjacent to a physical impediment, then the minimum parking stall dimensions are 10 feet in width by 20 feet in length. In addition, surface parking stalls must have wheel stops or a min 6" high planter curb.
22. **Backout Distance.** Revise the site plan to dimension the back out distance for the parking stalls. Typical back out distance for a 90 degree parking stall is 24 feet.
23. **Fire Department Turnaround.** Revise the site plan to dimension the fire truck turnaround. The turnaround shall comply with all Los Angeles County Fire Department requirements.
24. **Trash Facilities.** Please clarify your proposal for trash service for the proposed development. In addition, please contact the City's trash service provider (CR&R) to determine if the project will require individual trash bins for each unit. The trash service shall be provided in an appropriate manner, subject to review and approval by the Planning Director and the City's franchise trash collector (CR&R). Please also note that red curb in front of the property may be required for sight visibility and for the trash bins to be placed on the street for the designated trash service day.
25. **Driveway Material.** To reduce the amount of concrete visible from the street, decorative pavers or a similar material shall be incorporated at the entrance to the property, where the property line for the rear lot is located, throughout the driveway in regular intervals, and at the guest parking spaces. Identify the proposed material on the site plan. Proposed material shall be approved by the Planning Division. In addition, provide a detail for the proposed pavers, said pavers shall be approved by the Fire Department.
26. **Interior Walls.** Please clarify if any interior walls/fencing is proposed.
27. **Lighting.** Revise the plans to clarify if any outdoor and exterior lighting is proposed.

**28. Utility Location.** Revise the site plan to show the location of the utility meters. It is strongly recommended that the utility location not be located along the driveway elevation or front elevations.

**29. Mechanical Equipment.** No roof-mounted mechanical equipment is allowed. Ground and wall-mounted mechanical equipment shall be flush mounted or located behind permanent screening.

**30. Private Yard Areas.** Please identify private yard areas for each of the proposed residential units in the site plan.

#### Floor Plan (Sheet A-2)

**31. Number Bedrooms.** Revise the labeling of the Den/Bedroom in both of the units. For the primary unit on both lots, provide a hallway to bedroom #2 or relabel only as a Den.

#### Elevations (Sheet A-3)

**32. Label Sheet.** Label the sheet as “Primary Unit Elevations”.

**33. Roof Pitch.** Revise the elevations to identify the roof pitch of the primary unit and the second dwelling units

**34. Architectural Theme.** Pursuant to B.M.C. Section 17.20.180, Development shall be architecturally compatible with the low density rural character. Large structure mass may require mitigation. Front porches and other architectural enhancements shall be encouraged. Based on the plans submitted, Planning is not in support of the architectural design for the dwelling units. It is strongly recommended that a distinctive architectural theme be provided and carried out on all four elevations of the units with a concentration and focus on the front elevation. The window treatments and placement and other façade treatments shall be carefully selected to ensure that they are consistent with the selected architectural theme. In addition, to provide a visually interesting front elevation, it is strongly recommended that the front elevation be redesigned to provide a prominent front entry and larger porch area. Provide additional articulation along the wall pane of the west elevation

**35. Decorative Building Materials.** Based on the submitted plans, the building materials predominantly consist of stucco. Please note that Planning is not in support of a stucco residential building. Decorative building materials and elements (i.e. stone veneer, wood siding, shingles, S-tile roof, window shutters, etc.) should be incorporated in the elevations and shall be consistent with your chosen architectural theme. In addition, attic vents must be

consistent with the architectural theme. Please identify window trim material. Proposed window trim must be consistent throughout.

- 36. Mass and Bulk.** To reduce mass and bulk for the two-story residential units, it is strongly recommended that architectural elements and wall plane changes be incorporated. In particular, the elevations show a flushed wall plane for the first and second stories. It is strongly recommended that the elevations be revised to provide a second story building setback to reduce the mass and bulk of the building.

#### **Second Dwelling Unit Elevations (A-5)**

- 37. Multiple Building Elevations.** Please clarify why two different building elevations are provided. The elevations of the second dwelling units shall be consistent with the elevations and architectural design of the primary unit.

- 38. Architectural Theme.** The architectural theme of the second dwelling units shall be consistent with the architectural theme of the primary units.

- 39. Decorative Building Materials.** See comment #35 above.

#### **Second Dwelling Unit Requirements**

- 40.** For each of the lots, the following requirements shall be met for the second dwelling units:
- a) **Architectural Standards.** Pursuant to B.M.C. Section 17.16.170(H), the second dwelling unit shall be compatible in exterior appearance with the primary unit, as well as existing dwellings in the vicinity of the lot or parcel on which it is proposed to be constructed, in accordance with code design standards and guidelines applicable to the zone as provided in this Code.
  - b) **Occupancy.** Pursuant to B.M.C. Section 17.16.170(L), one (1) of the residential dwellings on a lot on which the second dwelling unit is proposed to be established shall be occupied as the primary residence of the owner of the lot of record and shall not be rented or leased so long as the second dwelling unit exists. If at any time neither unit on the lot is occupied by the owner thereof, the second dwelling unit shall automatically be deemed to become a nonhabitable space, which shall not be used as a dwelling and shall not be rented.
  - c) **Deed Restrictions.** Pursuant to B.M.C. Section 17.16.170(M), before obtaining a second dwelling unit permit, the property owner shall file with the county recorder a declaration or agreement of restrictions, which has been approved by the City Attorney as to its form and content, containing a reference to the deed under which the property was acquired by the owner and stating that:

1. The second dwelling unit shall not be sold separately;
2. The second dwelling unit is restricted to the maximum size allowed per the development standards set forth in this section;
  
3. The second dwelling unit shall be considered legal only so long as either i) the primary residence, or the second dwelling unit, is occupied by the owner of record of the property or ii) in accordance with Subsection 17.16.170(L) the property is owned by a certified and recognized CHDO and the primary and second units are occupied by extremely low-, very low- or low-income households, as defined by the Department of Housing and Urban Development (HUD); and
4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance shall result in legal action against the property owner

### General Comments

- 41. Materials Board.** Provide a materials sample board. The sample board shall include all materials proposed on the buildings, in addition to color samples.
- 42. Color Rendering.** At the time of DRB application submittal, please provide a color rendering of the proposed project.
- 43. Public Art Fee.** The Art in Public Places ordinance requires a contribution of 1% of the total valuation of the project towards the Public Art Fund, or an art project placed on-site, approved by the City Council. Please identify your preference in your next submittal.
- 44. Public Facilities Fees.** The Applicant will be subject to the adopted Public Facilities Fees pursuant to Ordinance No. 1118. The fee is to be determined and shall be paid prior to permit issuance.
- 45. Park Fees.** The Applicant will be subject to the recently adopted Public Facilities and Park Facilities Impact Mitigation Fees and Park and Recreation Dedication and Fees pursuant to Ordinance No. 1118.
- 46. Deed Restriction/Maintenance Covenant/CC&R's.** To ensure that all common areas (i.e. driveway, hardscape, landscape, etc.) are properly

maintained, a deed restriction, maintenance covenant or CC&R's (Covenants, Conditions & Restrictions) may be required for the proposed project.

47. **C & D Waste Management Plan.** A Construction and Demolition (C&D) Waste Management Plan form and deposit is required to be completed, submitted, and approved prior to issuance of building permits.
48. **Underground Utilities and Meter Location.** 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. BMC 1037. Contact the local Southern California Edison Planner, for an appointment to review the proposed site plan and coordinate all transformer and metering locations. Please note that no new utility poles can be installed.
49. **Fire Department.** Plans must be submitted to the Los Angeles County Fire Department Engineering and Land Use Divisions for preliminary plan review in accordance with Los Angeles County Fire Code and Department requirements.
50. **SCAQMD.** South Coast Air Quality Management District (SCAQMD) must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day. Once approval from SCAQMD has been obtained, a City of Bellflower Demolition Permit is required for any existing buildings or structures which are to be demolished and must be obtained prior to any work commencing.
51. **Standard Urban Stormwater Mitigation Plan (SUSMP).** A SUSMP plan may be required for the proposed project. At the time of DRB, the City's Stormwater consultant will review the plans. All conditions or requirements must be complied with.
52. **Grading/Drainage Plan.** The applicant shall be responsible for submitting the grading/drainage plan complete with earthwork quantities (cut, fill, import, export) in cubic yards for the subject site at the time of Planning Commission submittal.
53. **Soils Report.** The applicant is responsible for providing a soils report addressing liquefaction for the subject site.
54. **Survey.** The applicant is responsible for providing a survey prepared by a licensed land surveyor or registered civil engineer (with a registration number less than 33965) to determine and verify exact locations of setbacks, footprints/foundations and block walls/fences at the time of Planning Commission submittal.

- 55. Miscellaneous.** Additional comments and corrections may result from the information that you provide to address or clarify the corrections and comments listed above. This list is not comprehensive as related to other departmental reviews.
- 56. Will serve Letters.** Applicant must obtain will serve letters from all utilities at the time of Planning Commission application submittal.
- 57. Fire Department Approval.** Applicant must obtain Fire Department approval prior to Planning Commission application submittal. Any substantial changes may require that the project be brought back to the Design Review Board for review.
- 58. A Signed Copy of Affidavit Letter:** This DRB affidavit letter must be signed, returned and copied onto a plan sheet and attached to all plans submitted to the City from this point forward.
- 59.** Anything which is not shown on 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 no limited to, omissions, dimensions, scale, use, colors, materials, encroachments, easements, etc., shall render any entitlements granted by this section null and void. Construction (if any) shall cease until all requirements of this section are complied with. Development entitlements may be withheld until Code violations are abated.
- 60.** Approval or conditional approval of development review application shall be valid for one hundred eighty (180) days from the date of action by the Development Review Board, or by the Planning Commission on appeal, unless a building permit has been issued for the project within said one hundred eighty (180) day period, in which case the development review approval shall be valid as long as building permits for the project are valid, except as provided in subsection 178.80.040. Prior to expiration of the development review approval, extensions of not more than ninety (90) days from the original date of expiration may be granted by the Development Review Board.

### TRAFFIC ENGINEERING

- 61.** The site plan shall label the street.

62. The site plan shall show the location and dimensions of all existing and proposed drive approaches.
63. The site plan shall show all existing right of way improvements.
64. Landscape and hardscape improvements located within the 20-foot front yard setback shall not exceed 42" in height as measured from the paved driveway surface to ensure safe vehicular sight distance.
65. The site plan shall provide driveway dimensions at all angle points and any proposed radii.
66. The site plan shall show all existing drive approaches located within 10 feet of the proposed drive approach.
67. The site plan shall include a table showing the number of required and the number of provided on-site parking spaces.
68. The project should include within the CC and R's a condition requiring garages be used exclusively for the parking of cars.
69. Internal sidewalks should include a curb to separate walkways from drive aisles.

#### CITY ENGINEERING

70. The site plan shall show and dimension all property lines and any internal lot lines.
71. The site plan shall show and dimension all easements.
72. A preliminary soils report prepared by a licensed civil or geotechnical engineer is required and shall include an assessment of liquefaction potential.
73. 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.
74. 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.

75. A grading plan that also addresses site drainage is required. Said grading plan shall be prepared by a licensed engineer. The minimum slope on concrete flow lines shall be 0.5%. 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 as defined by the City of Bellflower Storm water consultant.

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

77. A Tentative and Final Parcel map is required.

78. A licensed surveyor or civil engineer licensed prior to 1982 shall prepare the final map. map.

79. The Tentative Parcel Map shall show the width and location of all easements for drainage, sewerage, water supply, and utilities; the approximate width and location of any watercourses; trees, and the existing topography on a 1-foot contour interval.

80. The Final Map shall:

- a) Meet all the provisions of the latest Subdivision Map Act relating to tract/parcel maps.
- b) Give reference to all monuments found or set.
- c) Include traverse calculations of the tract/parcel lots indicating closure within 1:10,000.
- d) The developer will be required to pay all applicable checking fees with the City prior to the start of map checking.
- e) Tentative Parcel Map improvements established by the City Engineer not completed and accepted at the time of approval of the final map shall require the applicant to enter into an agreement with the City of Bellflower to complete such improvements at the applicant's expense and guaranteed by improvement securities.
- f) Be recorded by the Los Angeles County Recorder.

- h) The applicant shall provide the City with two (2) duplicate, medium weight mylars and four (4) sets of prints of the recorded parcel map. All existing and/or proposed easements shall be shown on the final map.
81. Two inch I.P. monuments (24 inch minimum length) shall be set at all lot corners, except where sidewalks are to be constructed or are existing. The surveyor shall set Lead and Tack in the sidewalk at these locations.
82. The site plan shall show and dimension all existing and proposed perimeter walls/fences.
83. The site plan shall include typical sections at all side and rear property lines. Said sections shall show the property line, perimeter walls/fences, adjacent building walls and roof overhangs with dimensions from property line to each feature described. Sections shall also show the perimeter wall/fence height measured on both sides of said wall/fence.
84. The existing drive approach shall be removed for the construction of a new drive approach with the bottom width W per the approved construction plans. A "C- 8" or an "A" licensed contractor shall do all work. "B-1" contractors are not acceptable for this work. Note: Replacement of curb depressions shall be accomplished by the removal of the existing curb and gutter and construction of new monolithic curb and gutter.
85. Curb and gutter shall be reconstructed to conform to the new drive approach in accordance with City Standards. Code. Note: Curb and gutter shall be monolithic.
86. 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". A separate sewer clean out shall be provided for each property. Excavation permits with necessary insurance and bonds are required.
87. 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. A separate sewer demand analysis prepared by a Registered Civil Engineer may/is be required.

88. All utilities within the subject property shall be placed underground prior to building occupancy or sale, in accordance with Section 15 of the Bellflower Municipal Code.
89. 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.
90. The contractor shall meet with the City Public Works Inspector before starting any construction within the public right-of-way.
91. 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.
92. 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.
93. PERMITS ARE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY

#### **BUILDING AND SAFETY DIVISION**

94. The project must fully comply with the 2013 California Green Building Standards Code, the 2013 California Residential, Building, Plumbing, Mechanical, and Electrical Codes, the 2013 California Energy Standards Code, the 2014 Los Angeles County Fire Code, and the Bellflower Municipal Code as adopted and amended by the City of Bellflower and the County of Los Angeles or the version of these Codes in effect at the time of permit application.
95. The initial permit fees will cover the first plan check and **one recheck only**. Additional review required beyond the initial recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
96. A copy of the **City Conditions of Approval**, signed by the applicant, shall be copied as the second sheet of the building plans, and shall be present at the time of initial plan check submittal. All conditions of approval shall be incorporated into the plans.

97. A drainage plan shall be provided for the site, showing how water will be drained around and away from the building foundation and off the site. The plan should show any elevation differentials between this and adjoining sites that may indicate the need for retaining wall structures.
98. Two complete sets of structural calculations along with a lateral analysis of each building are required. Structural plans and supporting calculations shall be prepared by a California State Licensed Design Professional. Structural plans shall be wet stamped, dated, and signed prior to building permit issuance.
99. A soil report with a study of liquefaction potential is required for the project and shall be completed by a California licensed geo-technical engineer in accordance with **CBC Section 1803**.
100. In accordance with Los Angeles County Fire Department requirements, a fire flow worksheet shall be provided by the local water provider and returned to the City of Bellflower prior to any permit issuance.
101. Los Angeles County Fire Prevention and Engineering Division review and written approvals are required prior to building permit issuance.
102. Service for all utilities (including but not limited to the telephone, cable, and electrical service) must be of underground entry from the proposed main electrical service and meter location to the point of utility connection, when the valuation of a project is \$50,000 or greater.
103. Provide two wet stamped and signed energy reports that show compliance with the 2013 California Energy Standards and copy the Compliance Certificates (CF-1R) and (M-M) mandatory measures documents on the plans.
104. At the time of initial plan review submittal, four sets of complete plans and specifications along with two sets of structural calculations and any other required supporting documentation shall be submitted prior to the commencement of City plan review services.
105. For demolition projects, South Coast Air Quality Management District must be notified prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 a day.

106. For demolition projects, please refer to City Handout BS-D01 for all City of Bellflower requirements prior to issuance of any demolition permits.
107. Separate building permits are required for each separate structure and any demolition work on the property.
108. Plans shall be designed under the direction of a State licensed design professional and be wet stamped, dated, and signed prior to permit issuance. Plans shall include full Architectural, Green Design, Structural, Accessibility, Mechanical, and Plumbing, Electrical, and Energy plans as they relate to this specific project.
109. Approved smoke and carbon monoxide alarms shall be installed within each dwelling. Alarms shall be State Fire Marshall approved and be hard wired with battery backup and interconnected.
110. An approved fire sprinkler system shall be installed in each building in accordance with the 2013 California Residential and Fire Codes. Plans shall be submitted to the Los Angeles County Fire Prevention and Engineering Division for review and approvals. Deferred submittals shall listed on the building plans and be reviewed and approved by the County Fire Department and City Building Official prior to approval, permit, and installation.
111. A separate Phasing Plan and Construction Schedule shall be submitted to the Building Official for review and approval prior to any building permit issuance. Phasing Plans shall outline each phase of construction, number of units/buildings constructed per phase, ingress and egress measures, site protection measures, paths of travel, accessible road ways and fire lanes, staging areas, restroom and office facilities, and any life safety measures deemed necessary by the Building and Safety Division.
112. All storm water best management practices as adopted by the City shall be implemented and maintained during all demolition and construction activities related to the project. A copy of the **City BMP Certification Form** shall be copied within the building plans and signed by the applicant prior to permit issuance.
113. Additional comments to be provided once the project is submitted for building plan check.

**PUBLIC WORKS**





# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

March 10, 2015

To: City of Bellflower  
Planning Department

Regarding: PM 73342, 16240 Grand Avenue

Attention: Humberto Quintana

This is to acknowledge receipt of the submitted plans to the Los Angeles County Fire Department Land Development Unit for the project known as PM 73342, 16240 Grand Avenue .

At this time the Land Development Unit has a hold on the above mentioned project for release of conditions, until verification of permit fee payment. Upon receipt of payment, entitlement corrections will be issued to the City and Applicant for re-submittal.

If you have any questions pertaining to this document please contact the Land Development Office and discuss your concerns with Inspector Nancy Rodeheffer. Our telephone number is (323) 890-4243 and our office hours are 7:30 a.m. – 5:00 p.m. Monday thru Friday.

Respectfully,

Battalion Chief Tony Lewis  
Central Regional Units  
Fire Prevention Division

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLEN DORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

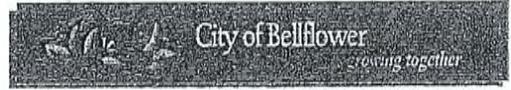
POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARA

Page 137 of 158

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

Plan Case Detailed

**Development Review Board**



Department of Public Works  
Bellflower, CA 90706  
(562) 804-1424 ext. 2259

Application Date: 01/22/2015

Case Status: Under Review

Location Address: 16240 GRAND AVE

**Checklist is ONLY an estimate of Right of Way Construction Cost and NOT an actual cost**  
**ROW DEPOSIT MUST BE PAID IN FULL PRIOR TO/OR DURING BUILDING PERMIT ISSUANCE**

Permit Number: DRB-1-15-5863

Owner: A.J. Prapavat

Telephone No: (562)852-5921

Applicant: A.J. Prapavat

Telephone No: (562)852-5921

Proposed Work: A pre-application for a proposed subdivision to allow a Planned Development consisting of 2 lots within the A-E zone.

Project Valuation: N/A

**Driveway Apron - Right of Way Permit Required**

**Estimated ROW Construction Cost**

Status: Substandard

No. of Aprons: 1

Remove: (L) 12 (W) 9

S.F x \$2.67 = \$288.36

Construct: (L) 28 (W) 9

S.F x \$5.33 = \$1,343.16

**Curb Ramps - Right of Way Permit Required**

Status: N/A

No. of Ramps: 0

Remove: (L) 0 (W) 0

S.F x \$2.67 = \$0.00

Construct: (L) 0 (W) 0

S.F x \$5.33 = \$0.00

**Curb & Gutter - Right of Way Permit Required**

Status: Substandard

Remove: (L) 28

L.F x \$20.00 = \$560.00

Construct(L) 28

L.F x \$20.00 = \$560.00

**Sidewalks - Right of Way Permit Required**

Status: N/A

Remove: (L) 0 (W) 0

S.F x \$2.00 = \$0.00

Construct: (L) 0 (W) 0

S.F x \$4.00 = \$0.00

Total Estimated ROW Construction Cost: \$ 2751.52

Total ROW Deposit: \$ 2751.52

DEPOSIT IS BASED ON THE ESTIMATED ROW CONSTRUCTION COST

Other Requirements (This section does not include ROW Permit Fees):

**Sewer Reconstruction** - Per Resolution No. 08-36 0 S.F. 0 Units Fee: \$0.00

**Fire Flow** -Per Resolution 02-37  
City Fire Flow Connection Fee: \$0.00

**Street Trees** Number of Trees: 0 Fee: \$0.00

**Underground Utilities Required When Valuation Exceeds \$50,000.00 Per Ordinance No. 1037** Underground: Required

Total Listed Fees: \$ \$0.00

Pole: E  
Side of: GRAND AVE.

Plan Case Detailed

**Development Review Board**

Application Date: 01/22/2015

Case Status: Under Review

Location Address: 16240 GRAND AVE



Department of Public Works  
Bellflower, CA 90706  
(562) 804-1424 ext. 2259

**Checklist is ONLY an estimate of Right of Way Construction Cost and NOT an actual cost  
ROW DEPOSIT MUST BE PAID IN FULL PRIOR TO/OR DURING BUILDING PERMIT ISSUANCE**

Permit Number: DRB-1-15-5863

Owner: A.J. Prapavat

Telephone No: (562)852-5921

Applicant: A.J. Prapavat

Telephone No: (562)852-5921

Proposed Work: A pre-application for a proposed subdivision to allow a Planned Development consisting of 2 lots within the A-E zone.

Project Valuation: N/A

**Driveway Apron - Right of Way Permit Required**

**Comments:** EXISTING APRON SHALL BE REMOVED FOR CONSTRUCTION OF NEW APRON AS SHOWN ON THE APPROVED CONSTRUCTION PLANS

**Ramps - Right of Way Permit Required**

**Comments:**

**Curb & Gutter - Right of Way Permit Required**

**Comments:** CURB AND GUTTER SHALL BE RECONSTRUCTED TO CONFORM TO THE NEW APRON.

**Sidewalks - Right of Way Permit Required**

**Comments:**



# Standard Urban Storm Water Mitigation Plan/LID Evaluation Form

City of Bellflower Project SUSMP Requirement Determination

ORDER NO. R4-2012-0175

**Date:** March 10, 2015  
**City Case Planner:** Jason P. Clarke  
**Stormwater Permit Year:**  July 1, 2014– June 30, 2015  
**Drainage:** San Gabriel River Reach 1  
**Project Name:** AJ Junior Prapavat  
**Project Location:** 16240-16244 Grand Avenue  
**City Case ID:** DRB 1-15-5863  
**Project Description:** A-E Agricultural Estates

SUSMP Applicability:	Yes	No
<b>New Development Projects:</b>		
a. All development projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Industrial parks 10,000 square feet or more of surface area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Commercial malls 10,000 square feet or more of surface area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Retail Gasoline Outlets – 5,000 sf or more of surface area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Restaurant (SIC code 5812) – 5,000 sf or more of surface area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Parking lots 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Street and road construction of 10,000 square feet or more of impervious surface area shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Green Streets <sup>26</sup> (December 2008 EPA-833-F-08-009) to the maximum extent practicable. Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Projects located in or directly adjacent to, or discharging directly to a Significant Ecological Area (SEA), where the development will: <input type="checkbox"/> (i) Discharge storm water runoff that is likely to impact a sensitive biological species or habitat; and <input type="checkbox"/> (ii) Create 2,500 square feet or more of impervious surface area		



# Standard Urban Storm Water Mitigation Plan/LID Evaluation Form

City of Bellflower Project SUSMP Requirement Determination

ORDER NO. R4-2012-0175

SUSMP Applicability:	Yes	No
<b>Redevelopment Projects:</b>		
a. i. Land-disturbing activity that results in the creation or addition or replacement of 5,000 square feet or more of impervious surface area on an already developed site on development categories identified above in New Development Project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Where Redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, the entire project must be mitigated.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Where Redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to post-construction storm water quality control requirements, only the alteration must be mitigated, and not the entire development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Project Performance Criteria</b>		
a. Each Permittee shall require all New Development and Redevelopment projects (referred to hereinafter as "new projects") identified in Part VI.D.7.b to control pollutants, pollutant loads, and runoff volume emanating from the project site by: (1) minimizing the impervious surface area and (2) controlling runoff from impervious surfaces through infiltration, bio-retention and/or rainfall harvest and use.		
b. Except if deemed Technically Infeasible, each Permittee shall require the project to retain on-site the Stormwater Quality Design Volume (SWQDv) defined as the runoff from: <input type="checkbox"/>  (a). The 0.75-inch, 24-hour rain event or <input type="checkbox"/>  (b) The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map, <i>whichever is greater</i> .		
c. Bioretention and biofiltration systems shall meet the design specifications provided in Attachment H to this Order unless otherwise approved by the Regional Water Board Executive Officer.		
d. When evaluating the potential for on-site retention, each Permittee shall consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and use.		



# Standard Urban Storm Water Mitigation Plan/LID Evaluation Form

City of Bellerose Project SUSMP Requirement Determination

ORDER NO. R4-2012-0175

LID applicability – All projects.	Yes	No
1. Minimize the percentage of impervious surfaces on land developments by minimizing soil compaction during construction, designing projects to minimize the impervious area footprint, and employing Low Impact Development (LID) design principles to mimic predevelopment hydrology through infiltration, evapotranspiration and rainfall harvest and use.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Maintain existing riparian buffers and enhance riparian buffers when possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Minimize pollutant loadings from impervious surfaces such as roof tops, parking lots, and roadways through the use of properly designed, technically appropriate BMPs (including Source Control BMPs such as good housekeeping practices), LID Strategies, and Treatment Control BMPs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Properly select, design and maintain LID and Hydromodification Control BMPs to address pollutants that are likely to be generated, reduce changes to pre-development hydrology, assure long-term function, and avoid the breeding of vectors <sup>25</sup> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Prioritize the selection of BMPs to remove storm water pollutants, reduce storm water runoff volume, and beneficially use storm water to support an integrated approach to protecting water quality and managing water resources in the following order of preference:  a. (a) On-site infiltration, bioretention and/or rainfall harvest and use.  b. (b) On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUSMP REQUIRED**

**Post-construction controls to mitigate storm water pollution required:**

- MUST Include LID, Site Design BMPs, Routine Structural and Non- Structural BMPs
- Treatment Control BMPs
- Long Term Maintenance Mechanism for Structural BMPs
- Maintenance Agreement Required

**LID REQUIRED**

- MUST Include LID BMPs, Routine Structural and Non- Structural BMPs

**PROJECT EXEMPT**

Engineering Dept. Reviewed By: Lori Wolfe City Stormwater Consultant Date: 3/10/14

**Notes:** Project shall include LID BMPs and shall identify the BMPs on the Site Plan and/or Preliminary Grading Plan. See below for list of Non-Structural BMPs and Structural BMPs. Page 142 of 158



# Standard Urban Storm Water Mitigation Plan/LID Evaluation Form

City of Bellflower Project SUSMP Requirement Determination

ORDER NO. R4-2012-0175

## Routine Non-Structural BMPs

- Education for Property Owners, Tenants and Occupants
- Activity Restriction
- Common Area Landscape Management
- BMP Maintenance
- Spill Contingency Plan
- Underground Storage Tank Compliance
- Hazardous Materials Disclosure Compliance
- Uniform Fire Code Implementation
- Common Area Litter Control
- Employee Training
- Housekeeping of Loading Docks
- Common Area Catch Basin Inspection
- Street Sweeping Private Streets and Parking Lots

## Routine Structural BMPs

- Provide storm drain system stenciling and signage
- Design and construct outdoor material storage areas to reduce pollution introduction
- Design and construct trash and waste storage areas to reduce pollution introduction
- Use efficient irrigation systems & landscape design
- Protect slopes and channels and provide energy dissipation
- Incorporate requirements applicable to individual project features
- a. Dock areas
- b. Maintenance bays
- c. Vehicle wash areas
- d. Outdoor processing areas
- e. Equipment wash areas
- f. Fueling areas
- g. Hillside landscaping
- h. Wash water control for food preparation areas
- i. Community car wash racks



# Standard Urban Storm Water Mitigation Plan/LID Evaluation Form

City of Bellflower Project SUSMP Requirement Determination

ORDER NO. R4-2012-0175

## Construction Requirements -

**General Permit SWRCB ORDER NO. 2009-0009-DWQ**

SWPPP :  1 AC     Linear

Erosion Control Plan – City Standard BMP Plan Sheet

City Standard Stormwater Notes

SWPPP Not Required

**Construction Inspection Frequency** *City Policy is to Inspect all Projects*

<input checked="" type="checkbox"/> <b>Wet Season (10/1 – 4/30)</b>	<input checked="" type="checkbox"/> <b>Dry Season (5/1 – 9/30)</b>
<b>Inspection Frequency</b>  <input checked="" type="checkbox"/> 1/season	<b>Inspection Frequency</b>  <input checked="" type="checkbox"/> As Needed



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

*Applicant*

## CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No: PM 73342  
16240 Grand Avenue

Map Date January 22, 2015 (City Stamp)

C.U.P. \_\_\_\_\_ City Bellflower

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions shall be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project is cleared by the County of Los Angeles Fire Department Fire Prevention Land Development Unit to proceed to public hearing.

Provide a copy of a reciprocal access easement agreement for all lots that share common access prior to Final Map clearance for recordation.

Submit three copies of the final map to LACoFD, Land Development for review and approval prior to recordation.

INSPECTOR

*Nancy Rodeheffer*

DATE July 9, 2015

Land Development Unit -- Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS – INCORPORATED

Subdivision No: PM 73342 Map Date January 22, 2015 (City Stamp)  
16240 Grand Avenue

Revised \_\_\_\_\_ City Bellflower

- Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for on-site fire hydrants at this location is \_\_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_\_\_ hours, over and above maximum daily domestic demand.
- Fire hydrant requirements are as follows:  
 Install \_\_\_\_\_ public fire hydrant(s). Upgrade \_\_\_\_\_ Verify (flow test) \_\_\_\_\_ existing Public fire hydrant(s).  
 Install \_\_\_\_\_ private on-site fire hydrant(s). Upgrade \_\_\_\_\_ Verify (flow test) \_\_\_\_\_ existing On-Site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
  - Location: As per map on file with the office.
  - Other location: \_\_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to this office.
- SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: Per Bellflower Somerset Water Company, the Fire Flow Availability form dated May 7, 2015, indicates adequate public fire hydrant spacing and flow requirements for the proposed development. Additional water system requirements may be required when this land is further subdivided and or during the building permit process.

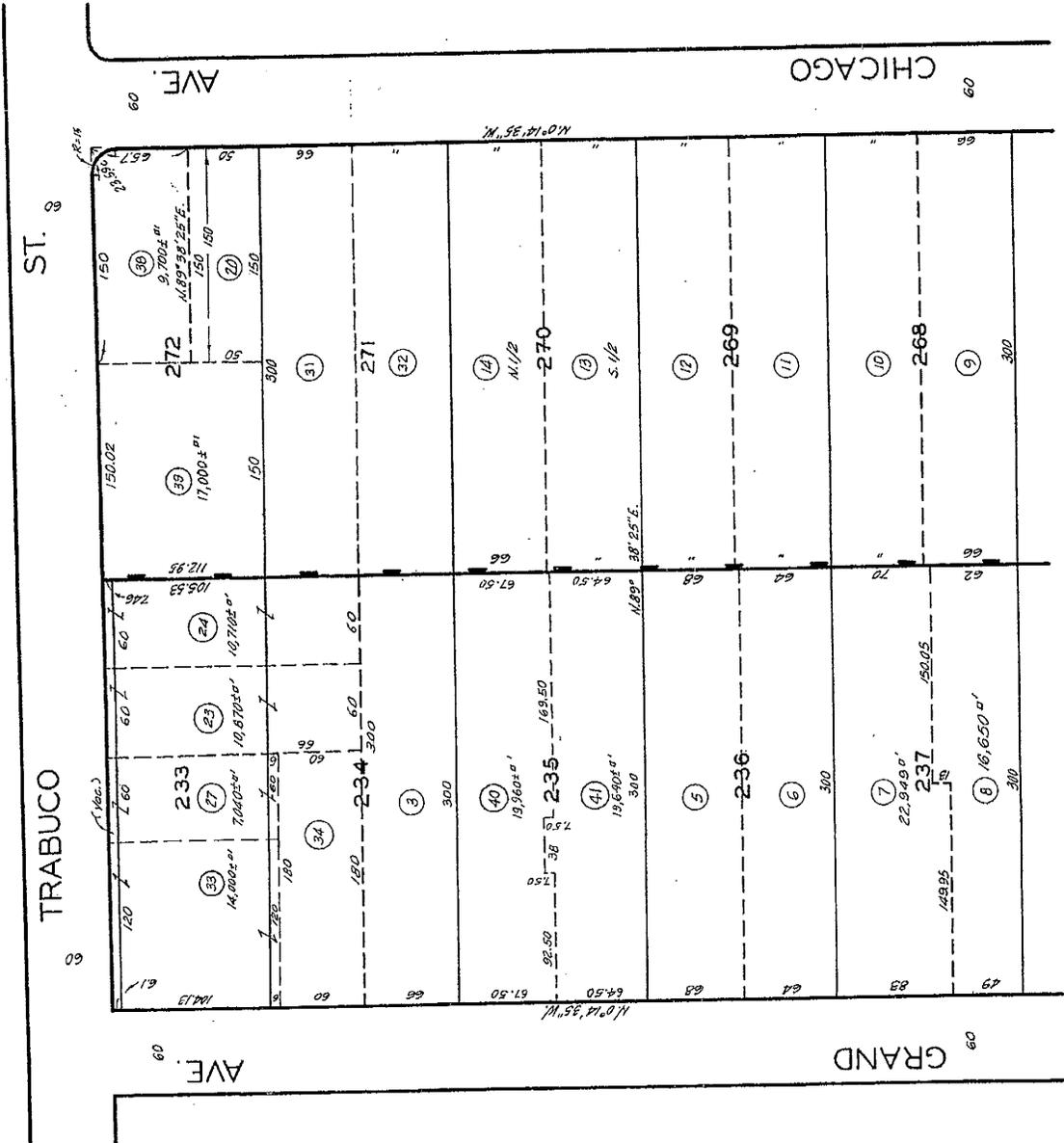
All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer Date July 9, 2015

17 | 11  
1" = 80'

1999

REVISED  
660623 1-21-62  
5-15-64  
660505  
70112575  
8903150400001-72  
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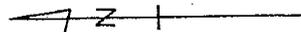


SOMERSET ACRES

M. B. 13 - 176

SOMERSET ACRES

M. B. 14 - 78



CODE  
23336

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FOR PREV. ASSM'T. SEE: 483 - 411

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



Scale: 1 in = 80 ft  
Printed 11/13/2015



More Services

SUE MORENO  
(626) 350-5944

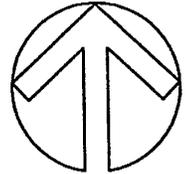
moreservices@sbcglobal.net

OWNERSHIP / OCCUPANTS LIST  
RADIUS MAPS - LAND USE - PLANS  
MUNICIPAL COMPLIANCE CONSULTING

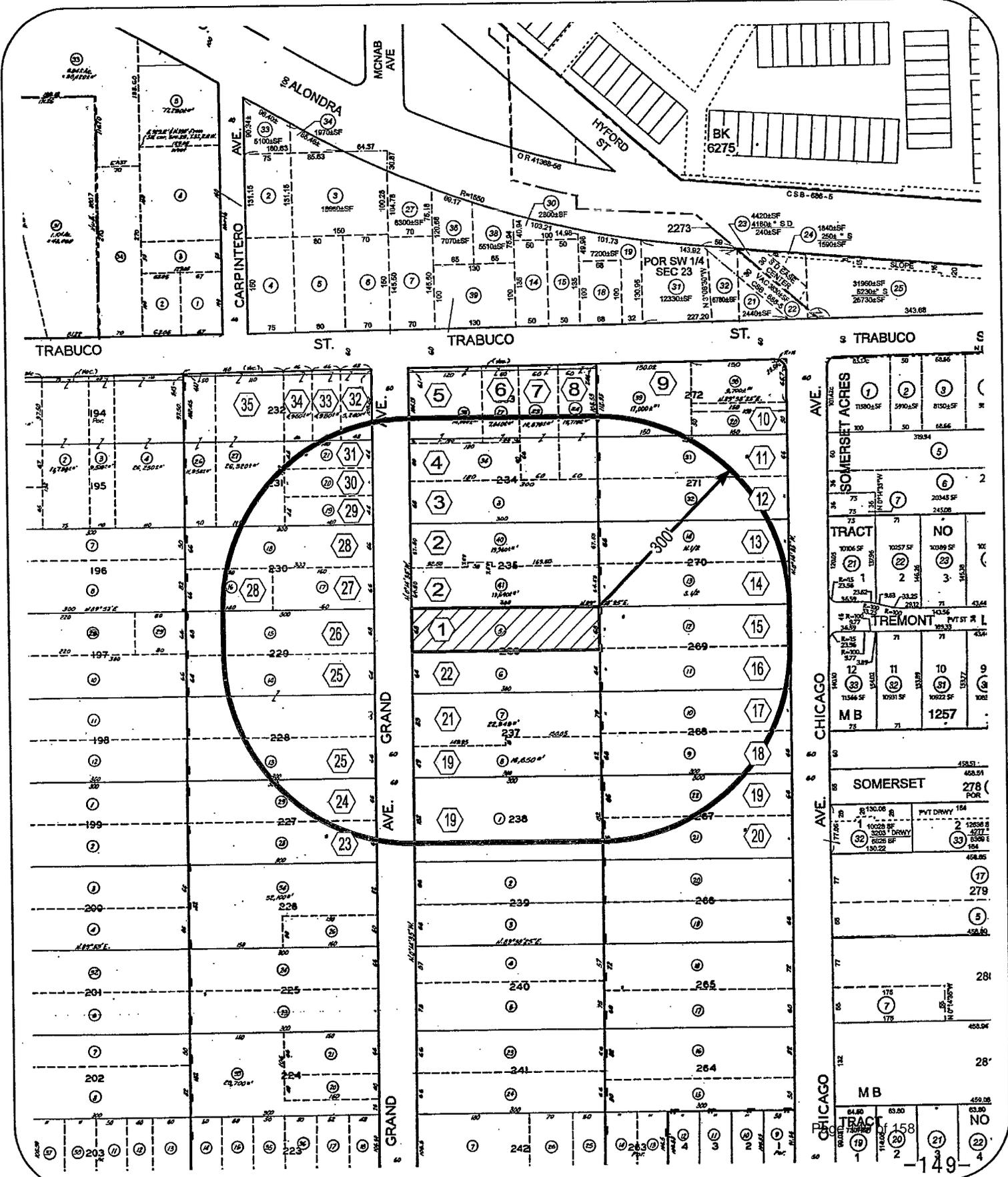
12106 LAMBERT AVE. EL MONTE, CA 91732 - FAX (626) 350-1532

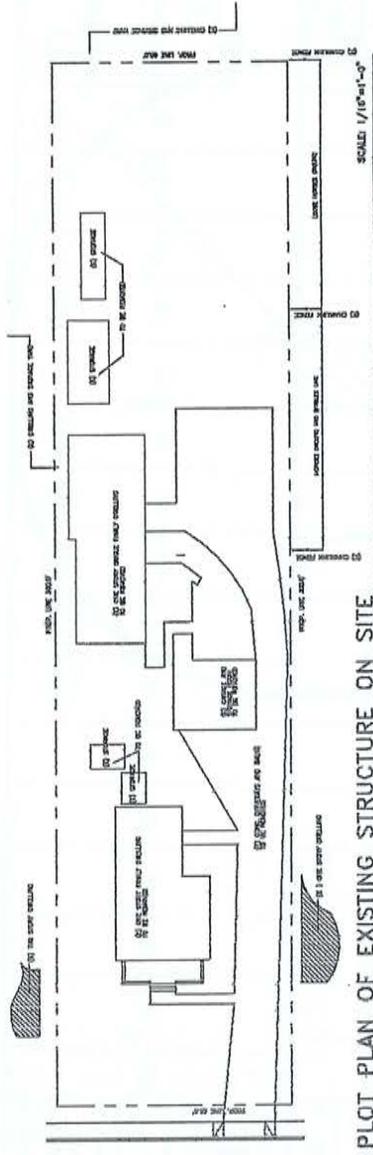
# PROJECT INFORMATION

16240 GRAND AVE.  
BELLFLOWER, CA.  
14-630

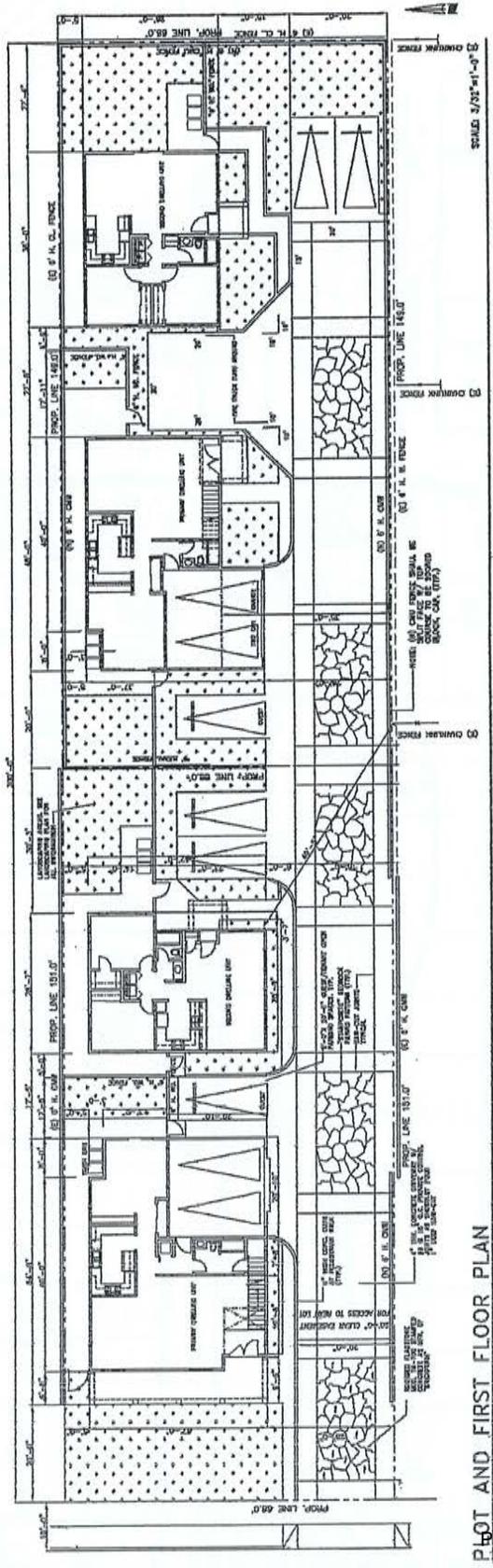


SCALE 1" = 200'





PLOT PLAN OF EXISTING STRUCTURE ON SITE



PLOT AND FIRST FLOOR PLAN

**NOTE:**  
 ARCHITECTURAL DRAWINGS ARE CONCEPTUAL AND MAINLY FOR SUB-DIVISION PURPOSES. DRAWINGS SHOW ALL REQUIRED SETBACKS FROM PROPERTIES LINES, LOT COVERAGE, FLOOR RATIO AREA, PARKING, ETC. DRAWINGS ARE BEING REVISIONED, BUT NOT TOTALLY FROM PRELIMINARY DRAWINGS. SETBACKS ARE BEING REVISIONED, BUT NOT TOTALLY EXCEEDED ± 24". SETBACKS ARE BEING REVISIONED, BUT NOT TOTALLY EXCEEDED ± 24". BUT EXCEEDED IS TO MATCH MAIN DWELLING ROOF PITCH. OWNER, ARCHITECT WILL SATISFY ALL RECOMMENDATIONS COMING FROM PLANNING/BUILDING, PLANNING COMMISSION AND CITY COUNSEL PUBLIC MEETINGS.

LOT # (EXISTING)	SECOND DWELLING UNIT	CODE COMPLIANCE
LOT # (EXISTING)	LOT AREA: 1,200 SQ. FT.	LOT COVERAGE: 10.13% SQ. FT.
	FIRST FLOOR: 1,000 SQ. FT.	PRIMARY DWELLING: 1,000 SQ. FT.
	SECOND FLOOR: 200 SQ. FT.	SECOND DWELLING: 1,000 SQ. FT.
	OTHER AREAS: 0 SQ. FT.	TOTAL: 2,000 SQ. FT.
	PORCH: 0 SQ. FT.	FLOOR RATIO AREA: 10.13% SQ. FT.
	LOT COVER: 1.144 SQ. FT.	PRIMARY DWELLING: 1,000 SQ. FT.
		SECOND DWELLING: 1,000 SQ. FT.
		TOTAL: 2,000 SQ. FT.
		30% < 30%

**DATA AND PROJECT TEAM**  
**LEGALS:**  
 LOT 5 OF SOMERSET ADRES  
 TAX ASSESSOR'S NUMBER: 7017-011-003  
 ZONING: R-E CHANGE TO R-E P-0  
 OWNER: SERGIO C. ESTEVEZ  
 12617 COLUMBIA WAY #10, DOWNEY, CA 90242  
 LONG BEACH, CA 90805  
 PHONE: 562-492-3221  
 FAX: 562-492-4021  
 ARCHITECT: SERGIO C. ESTEVEZ  
 12617 COLUMBIA WAY #10  
 DOWNEY, CA 90242  
 PHONE: 562-492-3221  
 CIVIL ENGINEER: CAL LAND ENGINEERING, INC.  
 576 E. LAURET ROAD  
 BREA, CA 92621  
 PHONE: 714-971-1850  
 FAX: 714-971-1850

TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 SERGIO C. ESTEVEZ, ARCHITECT  
 ARCHITECTURE  
 12617 COLUMBIA WAY #10, DOWNEY, CA 90242  
 TEL: (562) 492-3221

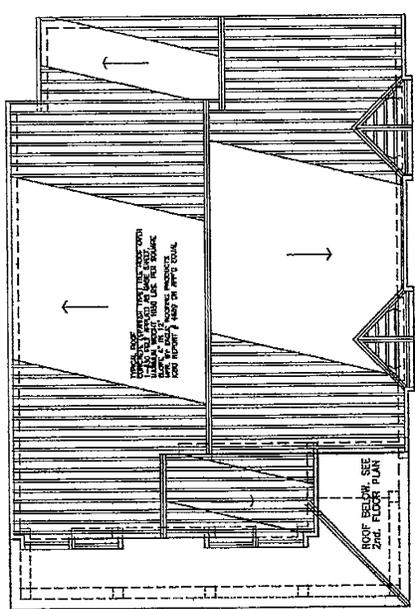
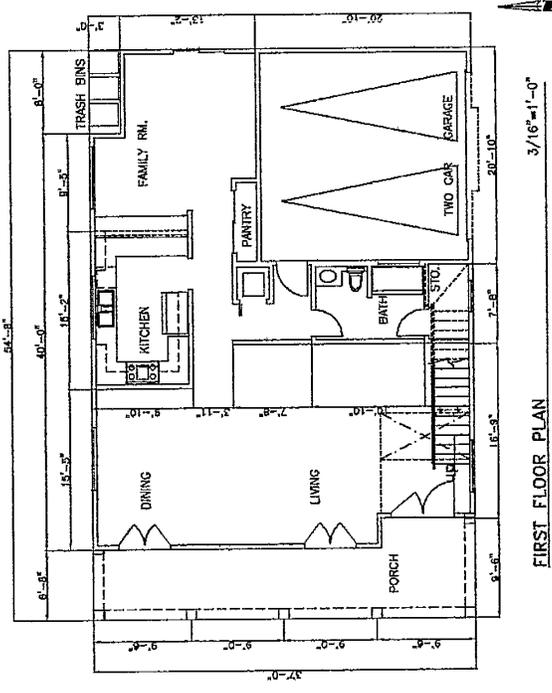
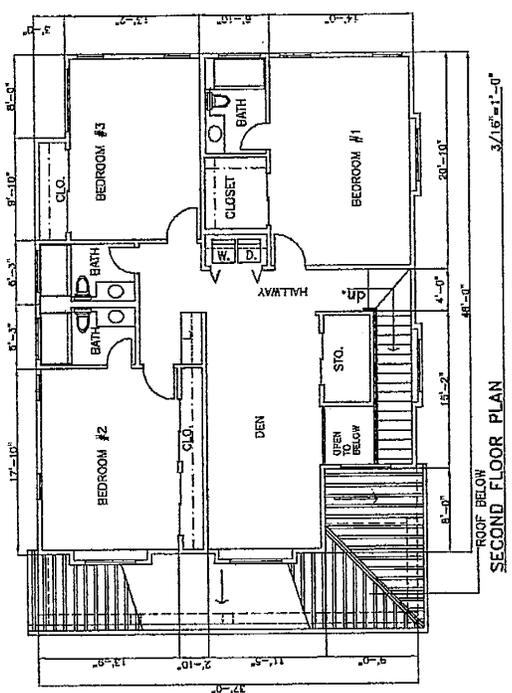
Job no: 6/13  
 date: 10/21/11  
 sheet: A-1

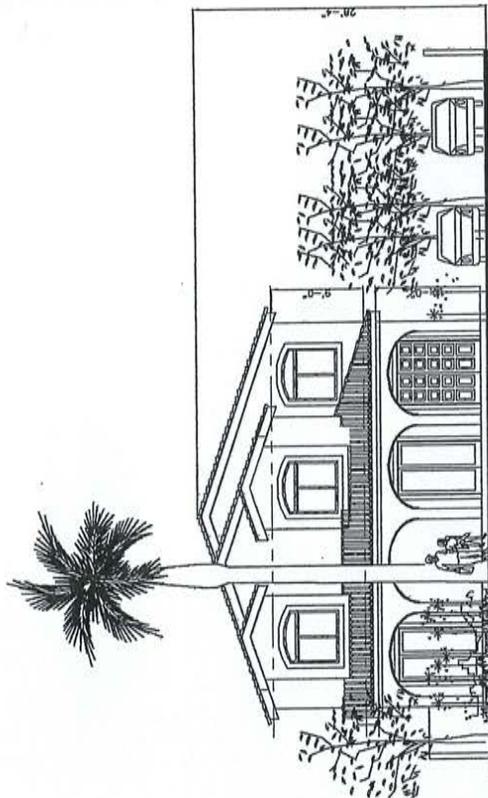
TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR AU JR. PRAPAVAT  
 JOB ADDRESS: 10240/10244 GRAND AVE., BELFLOWER, CA  
 Sergio C. Estevez, architect  
 12617 Columbia way #10, Downey, Ca. 90242  
 Cell (562) 858-6853

Job no. 6/13  
 Date: 09/23/2014  
 Drawn: S.E.  
 12/01/2014  
 07/21/2015

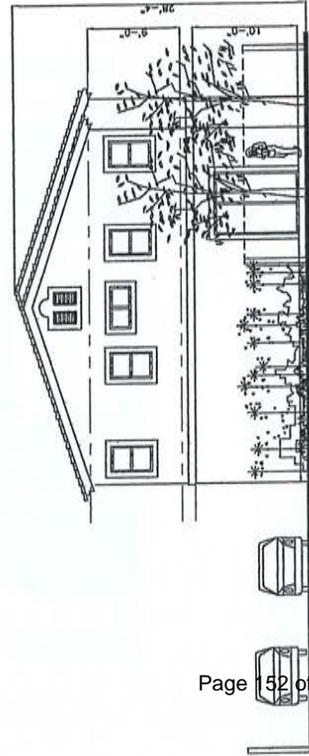
Sheet A-2  
 Sheet 2 of 8

LOT #1 (FRONT)  
 PRIMARY DWELLING UNIT

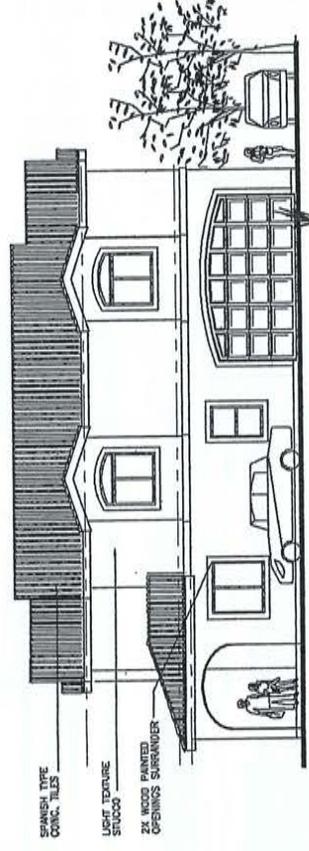




WEST (FRONT) ELEVATION  
3/16"=1'-0"

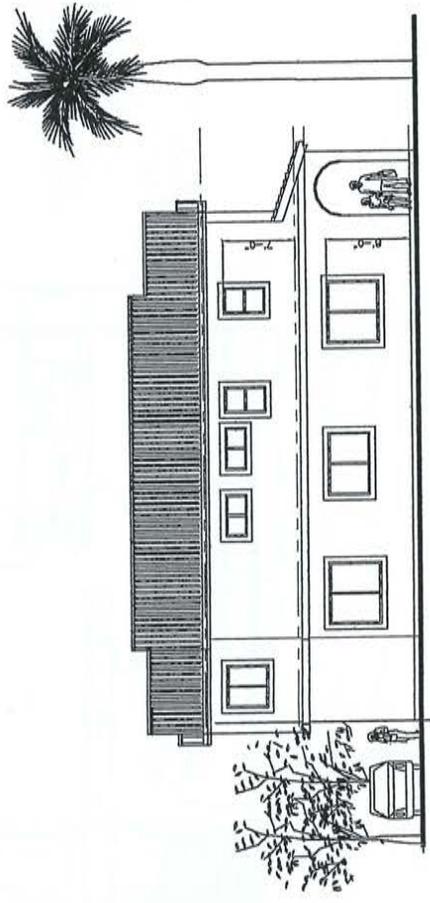


EAST ELEVATION  
3/16"=1'-0"



SOUTH ELEVATION  
3/16"=1'-0"

SPANISH TYPE  
CONC. TILES  
LIGHT TEXTURE  
STUCCO  
2X WOOD PAINTED  
OPENING SURROUND



NORTH ELEVATION  
3/16"=1'-0"

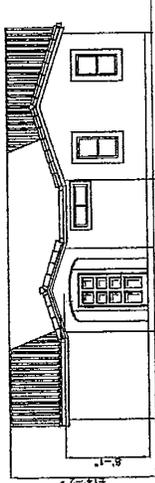
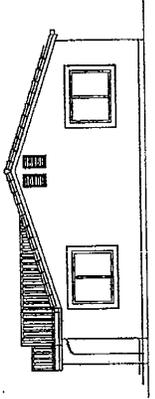
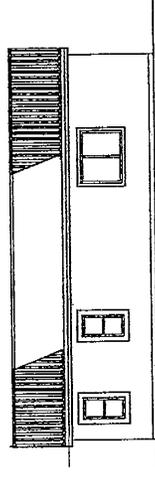
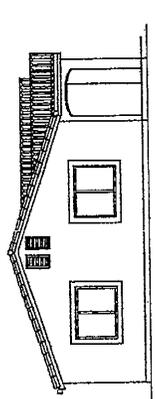
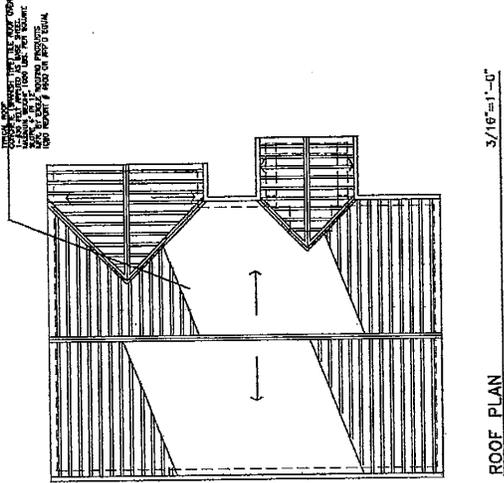
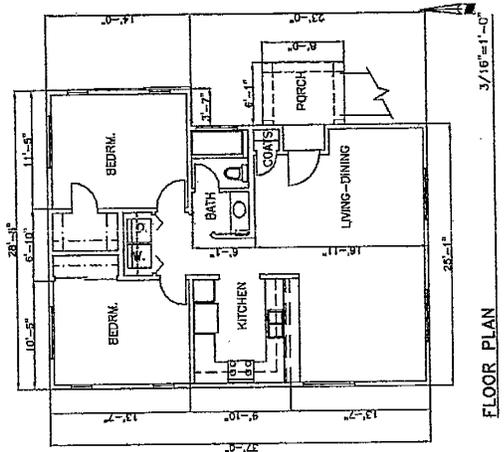
TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR AJ JR. PRAPAVAT  
 JOB ADDRESS: 1240/1244 GRAND AVE., BELFLOWER, CA  
 sergio c. estvez, architect  
 architect  
 12617 Columbia way #10, Downey, Ca. 90242  
 Call (562) 858-8853

job no: 6713  
 date:  
 draw: S.E.  
 10/31/2013  
 12/01/2014  
 07/21/2015

sheet  
 A-3  
 sheet 3 of 8

LOT #1 (FRONT)  
 PRIMARY DWELLING UNIT

TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR AU JR. PRAPAVAT  
 JOB ADDRESS: 16240/16244 GRAND AVE, BELLFLOWER, CA  
 sergio c. estvez, architect  
 architecture planning  
 12617 Columbia way #10, Downey, Ca. 90242  
 Cell (562) 858-8853  
 job no. 9/13  
 date:  
 drawn: S.E.  
 reviewed:  
 08/25/2014  
 12/01/2014  
 10/01/2014  
 sheet  
**A-4**  
 sheet 4 of 8

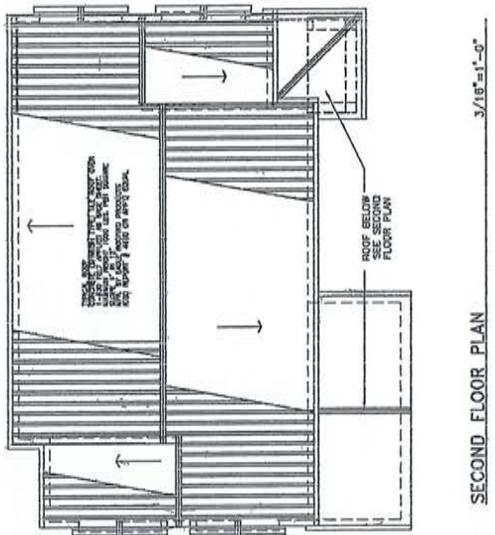
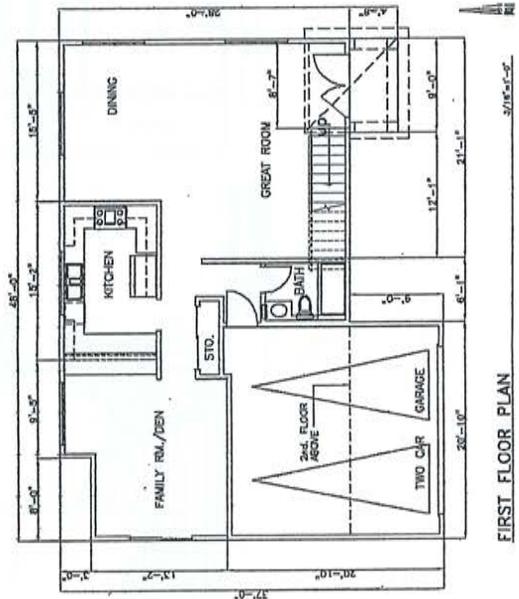
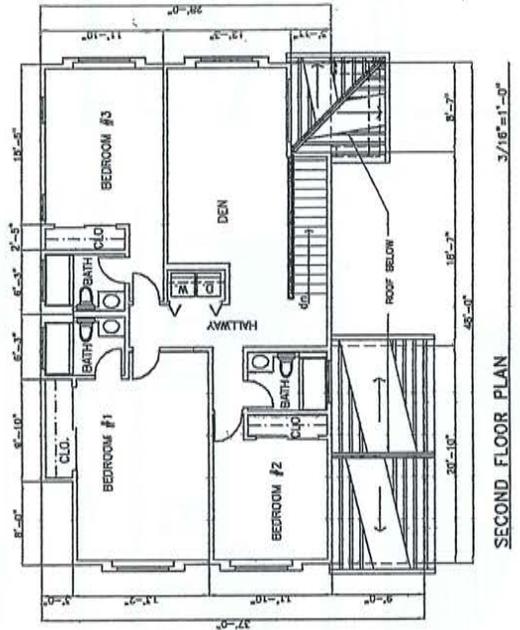


LOT #1 (FRONT)  
 SECOND DWELLING UNIT

TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR AJ JR. PRAPAVAT  
 JOB ADDRESS: 1240/1244 GRAND AVE., BELLFLOWER, CA.  
 sergio c. estevez, architect  
 12617 Columbia way #10, Downey, Ca. 90242  
 Cell (562) 858-6853

job no. 5/13  
 date:  
 drawn: S.C.  
 reviewed:  
 10/31/2012  
 12/01/2014  
 07/21/2015

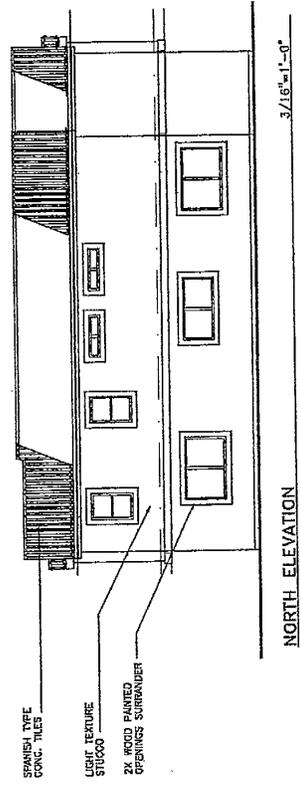
sheet A-5  
 sheet 5 of 8



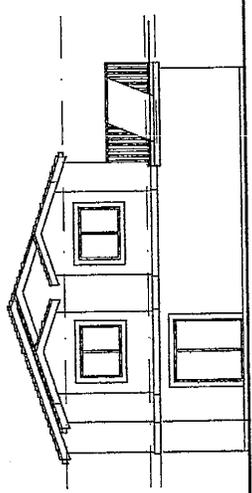
LOT #2 (REAR)  
 PRIMARY DWELLING UNIT

TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR  
**AJ JR. PRAPAVAT**  
 JOB ADDRESS: 16240/16244 GRAND AVE., BELFLOWER, CA  
 sergio c. estevez, architect  
 Architecture Planning  
 12817 Columbia Way #10, Downey, Ca. 90242  
 Cell (562) 858-6853

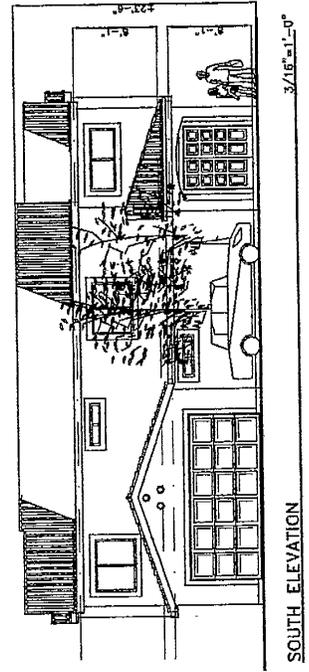
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 Drawn: S.E.  
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 08/23/2014  
 12/01/2014  
 07/21/2015  
 SHEET  
**A-6**  
 Sheet 6 of 8



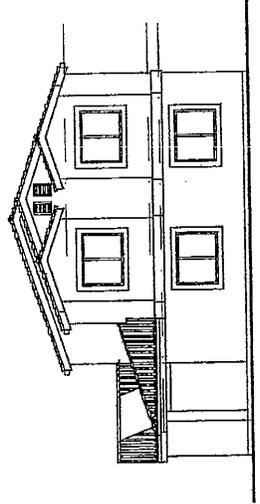
NORTH ELEVATION 3/16"=1'-0"



WEST ELEVATION 3/16"=1'-0"



SOUTH ELEVATION 3/16"=1'-0"



EAST ELEVATION 3/16"=1'-0"

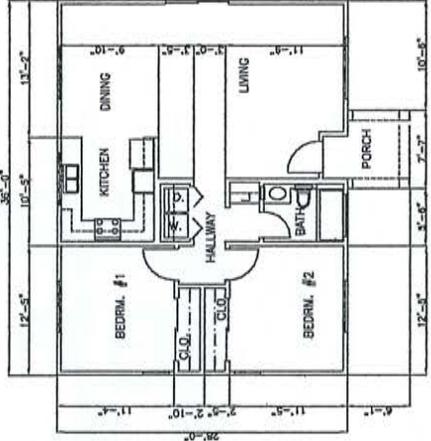
LOT #2 (REAR)  
 PRIMARY DWELLING UNIT

sergio c. estvez, architect  
 architectura planning  
 12617 Columbia way #10, Downey, Ca. 90242  
 Call (562) 858-6833

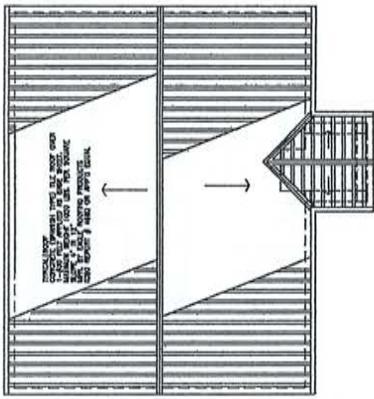
TWO UNIT PLANNED DEVELOPMENT WITH TWO SECOND DWELLING UNITS  
 FOR AJ JR. PRAPAVAT  
 JOB ADDRESS: 16240/16244 GRAND AVE., BELLFLOWER, CA

job no. 6/13  
 date:  
 drawn: S.E.  
 checked: S.E.  
 10/31/2013  
 09/23/2014  
 07/21/2015

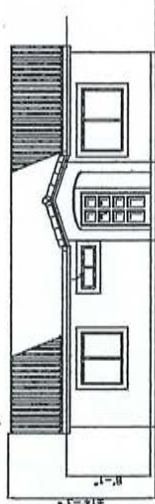
sheet  
**A-7**  
 sheet 7 of 8



SOUTH ELEVATION 3/16"=1'-0"

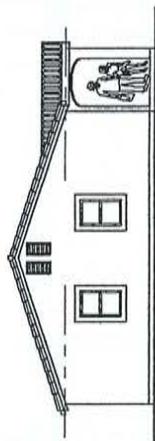


ROOF PLAN 3/16"=1'-0"

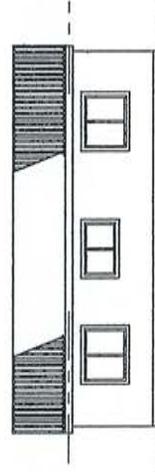


NOTE: \* OVER-HEIGHT DUE TO MATCH  
 PRIMARY DWELLING ROOF PSLOPE

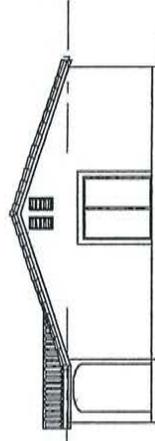
SOUTH ELEVATION 3/16"=1'-0"



WEST ELEVATION 3/16"=1'-0"



NORTH ELEVATION 3/16"=1'-0"



EAST ELEVATION 3/16"=1'-0"

LOT #2 (REAR)  
 SECOND DWELLING UNIT

QUANTITY	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT NAME	SIZE	MATURE USE
1-1		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-2		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-3		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-4		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-5		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-6		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-7		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"

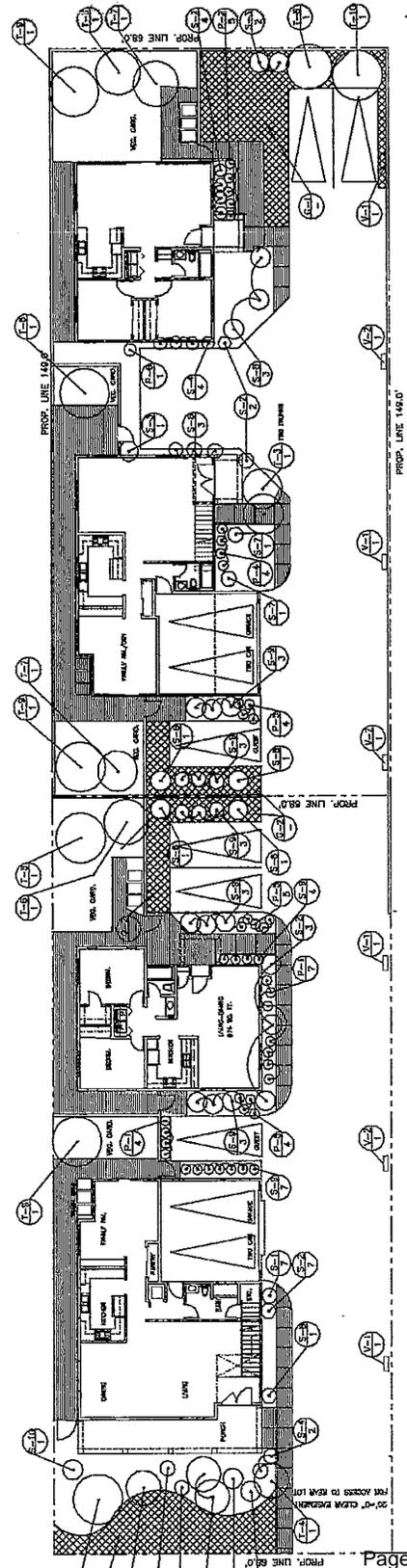
QUANTITY	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT NAME	SIZE	MATURE USE
1-1		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-2		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-3		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-4		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-5		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-6		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-7		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"

QUANTITY	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT NAME	SIZE	MATURE USE
1-1		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-2		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-3		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-4		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-5		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-6		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-7		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"

NOTE:  
 1- ALL AREAS BETWEEN PLANTS ARE TO BE COVERED WITH FILTER PLATING AND 3" DEEP BANK MOUND  
 2- EXCAVATE ALL PLANTING AREAS AND REMOVE SOIL WITHIN FIRST 6" OF DEPTH  
 3- REPLACE SOIL WITH PLANTING AND INCORPORATING ORGANIC COMPOST, SAND AND PERLITE  
 4- ALL PLANTING HOLES TO BE TWICE THE SIZE OF THE PLANTS

QUANTITY	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT NAME	SIZE	MATURE USE
1-1		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-2		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-3		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-4		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-5		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-6		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-7		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"

QUANTITY	SYMBOL	DESCRIPTION	PLANT SPECIES	PLANT NAME	SIZE	MATURE USE
1-1		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-2		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-3		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-4		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-5		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-6		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"
1-7		SPRINKLER	SPRINKLER	SPRINKLER	1.00"	1.00" 1.00"



SCALE: 3/32"=1'-0"  
 PLOT AND FIRST FLOOR PLAN

