CITY OF BELLFLOWER "GROWING TOGETHER"

staff report

TO: Honorable Mayor and Members of the City Council

ATTENTION: Jeffrey L. Stewart, City Manager

FROM: Art Bashmakian, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager

SUBJECT: Consideration and possible action to conduct a Public Hearing to consider a Mitigated Negative Declaration (No. MND 15-16), and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan); adopt Resolution No. 16-XX – A Resolution adopting Mitigated Negative Declaration No. MND 15-16 and approving Tentative Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Mesa Verde Development, Inc.; and introduce Ordinance No. 13XX - An Ordinance approving Zone Change Case No. ZC 15-07 and BMC Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc. In addition to the Zone Change, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street. (Continued from March 28, 2016)

DATE: April 11, 2016

EXECUTIVE SUMMARY

If approved, this proposal would develop 24 total single-family attached ("SFA") residential units at a density of 17.6 Density Unit Per Acre (DU/AC). Of this total, six units are "live/work" single-family attached residential and 18 of the units are standard single-family attached residential units. The Specific Plan will establish allowable uses, development standards, design guidelines and an implementation plan including an expedited development review process where a development review committee evaluates the proposed development. The Specific Plan will also allow for a partially gated community, common areas, a flexible parking ratio, shared parking, and shopkeeper units with the owners living above. On January 19, 2016, the Planning Commission recommended approval of the project to the City Council.

RECOMMENDATION TO THE CITY COUNCIL

1) Open the public hearing, and take documentary and testimonial evidence; after considering the evidence, adopt Resolution No. 16-XX and read by title only, waive further reading, and introduce Ordinance No. 13XX; or

2) Alternatively, discuss and take other action related to this item.

FISCAL IMPACT

Revenue will be received from building permit fees and property taxes.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on March 3, 2016; public hearing notices were sent on March 2, 2016, to 44 property owners within a 300' radius of the subject site; public hearing notices were posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park on March 2, 2016; and a public hearing notice was posted on the subject site on March 2, 2016. Additionally, on January 25, 2016 and March 3, 2016, notices were sent to the respective tribes.

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 Mitigated Negative Declaration have been prepared and are attached. Based on the environmental assessment, the project as proposed, and with the recommended mitigation measures, is not anticipated to have any significant impacts on the environment.

PROJECT DATA

Applicant/Developer:	Paul Feilberg Mesa Verde Development, Inc. 700 N. Valley Street Suite B, #26447 Anaheim, CA 92801
Property Owner:	Tai Woon Park and Young Ok Park 10110 Artesia Boulevard Bellflower, CA 90706
Property Area:	Approximately 1.36 acres (for all properties)

Zoning Designation M-1 (Light Industrial)

General Plan Designation: I (Industrial)

Surrounding Zones/ Land Uses:

North:	M-1 (Light Industrial); Commercial and Industrial
South:	M-1 (Light Industrial): Storage Facility
	R-1 (Low Density Residential): Church
West:	R-1 (Low Density Residential): Church
East:	M-1 (Light Industrial); TLC Carwash

BACKGROUND

- **Community Meeting on January 16, 2016**

On January 16, 2016, the developer held a community meeting for the proposed project at the subject site. Residents within 300' of the subject property were notified by the developer of the community meeting. The meeting was an opportunity to speak with the developer about the proposed project, ask questions, and provide comments to the developer. However, none of the residents who were notified attended the community meeting.

- **Planning Commission Meeting on January 19, 2016**

A Mitigated Negative Declaration, General Plan Amendment, Zone Change, Tentative Map, and Zoning Ordinance Text Amendment were presented to the Planning Commission on January 19, 2016. In addition, the Planning Commission considered the Director's Determination regarding parking for TLC Carwash, which is currently located on the subject site. During the meeting, the following topics were discussed: Occupancy and ownership, trash service and composting, on-site circulation, parking, and management and responsibility of the Homeowner's Association. At the conclusion of the meeting, the Commission recommended approval of the project, as presented. The resolution recommending approval of the project to the City Council was adopted unanimously.

- **Post Planning Commission Meeting**

Following the Planning Commission's action recommending approval of the project to the City Council, it was discovered that the use category "Automobile repair & service" was erroneously listed under the "Permitted with CUP" column, instead of under "Prohibited" column (page 6 of the Specific Plan document). The Applicant was contacted regarding this matter and agreed that said use category should be moved to the "Prohibited" column. Because the Planning Commission's action is only a recommendation, such change does not require another review by the Planning Commission and the City Council can accept the proposed change.

Furthermore, the Planning Director determined that a General Plan Amendment is not necessary for the project because the "Mixed Use" land use category already exists within the Bellflower General Plan Land Use Element. According to the General Plan Land Use Element, because Bellflower is a fully developed city, the mixed use designation will be utilized with an overlay zone or Specific Plan in order to augment existing uses, therefore adding value and an inducement to private investment. As with all other designations, the Bellflower Municipal Code will implement the specific provision of the land use category. The "Mixed Use" land use category is consistent with this Specific Plan (No. 6). The General Plan allows for the land use intensity of the proposed project.

- **Site Description**

The subject site is located on the south side of Artesia Boulevard and Ramona Street, west of Woodruff Avenue. Pursuant to the preliminary report prepared by First American Title Company, the site is composed of two (2) parcels, with a total area of approximately 1.36-acre, and addressed as 10030, 10106, and 10108 Ramona Street. The project site is located south of the intersection of Artesia Boulevard and Ramona Street, between Bellflower Boulevard and Woodruff Avenue. Although not a corner lot, the subject site is unique by having street frontages off of Artesia Boulevard and Ramona Street.

The project site is currently vacant, except for the parking lot area that is used by TLC Carwash at the northern portion of the project site. The Bethel Reformed Church is located to the west, Extra Space Storage and the Bethel Reformed Church are located to the south, TLC Carwash is located to the east, and other commercial uses are located further to the north across of Ramona Street and Artesia Boulevard. Three easements are located onsite. One of the easements, located along the western boundary of the project site is for electrical power poles. Two other easements, located along the northern portion are for Shell Oil Company.

- **Project Description**

The project proposes 24 total single-family attached ("SFA") residential units at a density of 17.6 Density Unit Per Acre (DU/AC). Of this total six units are "live/work" single-family attached residential and 18 of the units are standard single-family attached residential units. As part of the project proposal, three (3) common areas are being proposed: a community gathering space area, a community kitchen garden area, and a communal corridor. The community gathering space area is located in the north east portion of the subject site and includes a bocce court, fire pit, BBQ's, and tables with seating area. The community kitchen garden area is located along the west boundary of the subject site and includes raised planter areas and permeable pathways. The communal corridor is located between the middle residential units (between units 7-12 and 13-18). Tables and seating area are proposed to be located at the ends of the communal corridor.

On-site guest parking will be located at the south end of the development and in the front of the subject site. The parking area located in front of the subject site is to be shared with the "work" component of the live/work SFA's. Vehicle access to the residential SFA's will be available from Ramona Street via a gated entry. Vehicle access for each individual SFA is provided from internal drive-aisles that connect to a central "collector" driveway. The garage for each SFA opens onto the internal drive-aisles. The internal drive-aisles are 28 feet in width. The central "collector" driveway is also 28 feet in width.

- **Live/Work Units**

The six (6) live/work units are the northernmost units having street frontages off of Ramona Street and Artesia Boulevard. The live/work units will consist of two (2) four-story triplex units. These particular units will have a tuck-under parking style/design, with the work component and parking garage on the ground floor, and the residential component on the second, third, and fourth floors. The type of anticipated businesses will be neighborhood-scale and will likely include office and general commercial-type uses. The type of business will be determined by the home-owner for that particular unit. The concept of the live/work unit is that the business owner of the 300-square foot commercial space on the ground floor will also live in the residential unit above. Two (2) types of floor plan are being offered as live/work units. Two (2) of the live/work units are proposed to be 2-bedroom units (commercial space or loft space as an optional 3rd bedroom), with a habitable floor area of approximately 1,800 square feet (including the 300-square foot commercial tenant space and loft/bedroom space on the fourth floor). Four (4) of the live/work units are proposed to be 3-bedroom units (commercial space or loft space as an optional 4th bedroom), with a habitable floor area of approximately 1,900 square feet (including the 300-square foot commercial tenant space and loft/bedroom space on the fourth floor). The use of the ground floor area as a commercial space will be market driven; thus, the space may be used for residential or commercial use. Another option for each of the units is the possible use of the fourth floor either as a loft space above the master bedroom or an additional bedroom, as mentioned above. All of the proposed live/work units are proposed to incorporate 3 ½ bathrooms.

- **Standard Residential Units**

The remaining 18 units are standard residential units, accessed by a common driveway. The standard residential units will consist of six (6) four-story triplex units. These particular units will have a tuck-under parking style/design. With the exception of Units 19-24, the SFA's are designed with a two-car garage and ground floor living space and residential living areas on the second, third, and fourth floors. Units 19-24 are designed to only have a two-car garage on the ground floor. Three (3) types of floor plan are being offered for the standard residential units. Six (6) of the standard residential units are proposed to be 2-bedroom units, with a habitable floor area of approximately 1,375 square feet. Four (4) of the standard residential units are proposed to be 3-bedroom units, with a habitable floor area of approximately 1,800

square feet. Eight (8) of the standard residential units are proposed to be 4-bedroom units, with a habitable floor area of approximately 1,900 square feet. An option for each of the units is the possible use of the fourth floor as either a loft space above the master bedroom or an additional bedroom. All of the 3-bedroom units are proposed to incorporate 2 ½ bathrooms and the 4-bedroom standard residential units are proposed to incorporate 3 ½ bathrooms.

- **Environmental Document (Mitigated Negative Declaration)**

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an environmental assessment is required to determine if the project will have any significant adverse impacts on the environment. A Mitigated Negative Declaration is proposed for the project.

- **Requested Entitlements**

The following entitlements are being requested:

➢ **Zone Change**

The proposed project involves a Zone Change to change the zoning designation for all properties from M-1 (Light Industrial) to SP (Specific Plan).

➢ **Zoning Ordinance Text Amendment**

A Zoning Ordinance Text Amendment is proposed to amend the Bellflower Municipal Code to allow and implement the proposed Specific Plan. The Specific Plan is requested in order to introduce and create new development standards that will provide a mechanism for review of the proposed development.

➢ **Tentative Map**

A Tentative Map is proposed to allow for the subdivision of the subject site to 25 lots (Lots 1-24 and Lot A). Lots 1-24 are proposed to allow for the creation of 24 individual lots to be sold to individual homeowners. The areas of Lots 1-24 range between approximately 1,279 square feet and 3,802 square feet. Lot A is proposed for the northerly portion of the project site, where the community gathering space and six (6) shared parking spaces. Lot A is approximately 8,233 square feet in size.

Discussions regarding applicable Government Code sections and Bellflower Municipal Code sections pertaining to Zone Change, Zoning Ordinance Text Amendments, and Tentative Maps are included in Attachment C.

ANALYSIS

- **Zone Change**

The proposed Zone Change would allow for live/work development on the properties. Live/work development is a concept in which neighborhood-oriented commercial/office uses are integrated with residential uses. Typical live/work developments provide for street-level commercial uses, with residential uses developed over the commercial or immediately adjacent to the commercial or vice versa.

The Zone Change and live/work development would create commercial opportunities as well as housing opportunities for the City. The demand for housing in Bellflower and throughout Southern California has fueled the exploration of live/work developments. By redeveloping under-utilized commercial or industrial land, it is much easier to create opportunities to increase the City's housing stock by means of live work development.

The proposed Zone Change from "M-1" (Light Industrial District) to "SP" (Specific Plan) is consistent with General Plan Land Use Element goals and policies listed in the ordinance (Attachment B). Because the project includes a Specific Plan, tribal consultation is required (Gov't Code §§65352.3 and 65562.5 (SB 18); Gov't Code §§21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 (AB 52)). On September 16, 2015, notifications were sent to the following tribal governments to initiate consultation and to give the tribal governments the opportunity to comment on the proposed project:

1. Gabrielino Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson.
2. Soboba Band of Luiseno Indians; Joseph Ontiveros, Cultural Resources Director.
3. Soboba Band of Mission Indians; Rosemary Morillo, Chairperson.
4. Gabrielino/Tongva Tribe; Linda Candelaria, Co-Chairperson.
5. Gabrielino Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson.
6. Gabrielino Tongva Nation; Sam Dunlap, Cultural Resources Director.

Of the six (6) tribal governments, two (2) of the tribal governments responded: Soboba Band of Luiseno Indians and Gabrielino Band of Mission Indians – Kizh Nation. As a result, the project has been analyzed and conditions of approval have been included based upon communications received from the tribe.

- **Zoning Ordinance Text Amendment – Specific Plan No. 6**

The Zoning Ordinance Text Amendment is proposed to allow and implement the proposed Specific Plan (Specific Plan No. 6). The proposed specific plan provides a method for redevelopment of the project area. The range of uses that are permitted within the specific plan area are intended to complement the residential development. The proposed specific plan is organized into seven (7) sections/chapters, as reflected in Exhibit B of Attachment B.

The proposed specific plan creates and introduces new zoning guidelines for development at the subject sites. The guidelines would permit live/work development as a by right use. Development standards, including, but not limited to parking, setbacks, building height, and landscaping have been created in an effort to achieve a development that will utilize the land efficiently through the accommodation of increased densities and intensities of uses within a concentrated area.

The specific plan also provides a mechanism on how development is to be evaluated and approved within the specific plan boundaries. These specialized rules only apply to the land area within the boundaries of the specific plan, and do not apply on land outside of the specific plan boundaries. A copy of the draft Specific Plan No. 6 is provided in Attachment B.

- **Tentative Map**

Tentative Map No. TT 73822 proposes to combine two (2) parcels into one (1) lot and then subdivide the property into 25 lots for live/work residential units, standard residential units, and the common area at the northernmost portion of the subject site. The development is required to comply with all the development standards in Specific Plan No. 6 (Condition No. 6, Resolution No. PC 15-54, Tentative Map Conditions of Approval) and will also require review by the Development Review Committee established by the Specific Plan (Condition No. 8, Resolution No. PC 15-54, Tentative Map Conditions of Approval).

The Fire Department and City Engineer have reviewed the proposed Tentative Map and have provided recommended conditions of approval and comments. Following the Planning Commission's approval of the Tentative Map, a Final Map is required to be submitted for City Council approval (Condition No. 13, Resolution No. PC 15-54, Tentative Map Conditions of Approval). Please note that, per the Interim City Attorney's recommendation, the tentative map is included in this item for Council review since the map is part of this project.

The proposed project is an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions. As such, the proposed lots would be smaller than typical single-family lots and would be developed with compact building footprints. Approval of the proposed tentative map allows for the subdivision of an underutilized land in an industrial area into fee-simple homes, which promotes homeownership.

- **Project Concerns**

During Staff's review of the project, the following topics were discussed with the developer:

  - **Parking**

    Each residential unit will have a two-car garage (48 parking spaces). In addition, there are 21 guest parking spaces, six (6) of which are located in front of live/work buildings. Those parking spaces are proposed to be shared between the commercial units and the residential units when the commercial businesses are closed. The remaining 15

parking spaces are located within the gated residential community. The City does not have parking standards specifically tailored to live-work developments and the City had concerns about the provided parking. Therefore, parking was analyzed based on the following:

Bellflower Municipal Code: For the residential use, a typical detached single family dwelling unit is required to provide a 2-car garage (24 units X 2 parking spaces = 48 parking spaces). For the commercial component, the zoning code requires one parking space for each three hundred (300) square feet of building area (1800 square feet / 300 square feet = 6 parking spaces). Based on traditional development and calculation of the required parking, 54 parking spaces would be required for the project. However, the project is not a traditional single family or commercial development. The applicant has provided a total of 69 parking spaces, which is 15 additional parking if the traditional calculation of parking is utilized

Comparison of Dwelling Unit – Parking Space Ratio: The parking ratio for the subject development is 2.87 spaces per unit. A total of 69 parking spaces are provided onsite. In response to the City's concern, the developer compared the proposed project with other specific plan projects, which are "Corte Fina" and "The Boulevard Collection." The comparison reveals that the parking ratio for "Corte Fina," a 70-unit residential development is 2.82 spaces per unit at build-out; and "The Boulevard Collection," a 67-unit mixed use development is 2.67 spaces per unit. Both the "Corte Fina" and "The Boulevard Collection" have a parking space ratio less than what is proposed for this project.

Comparison to Most Recently Approved Project: In January 2014, "The Boulevard Collection," a mixed-used development similar to what is being proposed, was approved by the City Council. Based on the parking requirement established for that project, the proposed project would be required to provide 72 parking spaces for the residential component and 6 parking spaces for the commercial component. However, 6 of the 72 parking spaces may be "shared parking spaces" to meet the commercial use component. As proposed, the project is short of 3 parking spaces. The shortage of parking spaces was based on a proposed ratio of .75 parking space, instead of 1 parking space, for each bedroom after the first 3 bedrooms (see subsection IV.H. of the Specific Plan). The site layout proposed by the developer provides for flexibility, where additional 3 parking spaces could be incorporated by removing a proposed landscaped area.

- **Wall**

Typically, residential projects are required to construct 6'-0" high block walls along the perimeter of the site, measured from the finished grade of the subject site. The developer is proposing: (1) to construct 5'-6" high perimeter walls and fencing along the easterly property line, and (2) to maintain the existing walls/fencing, which varies in height and are less than 6'-0" in various locations.

The developer's civil engineer completed a wall profile of the subject site and adjacent property (Bethel Reformed Church). The report indicates that the lowest point of the wall on the subject site is at 4.2 feet in height (after grading) and at the same location on the adjacent property the wall is 7.4 feet in height. The subject site sits higher than the adjacent properties, resulting in less than a 6 foot high wall, if measured from the subject site, but a higher wall from the adjacent properties. A correspondence was received by the developer from the minister of the church, located west of the subject site, indicating that he does not have any objection with the developer's proposal to preserve the existing wall.

In addition to topics mentioned above, traffic and trash service were discussed with the developer. Traffic was discussed in the Mitigated Negative Declaration (Attachment E) and the Planning Commission Staff Report (Attachment C). Details regarding trash service for the proposed development are included in Attachment C.

- **Development Review Process**

The proposed specific plan implements a development review process to review proposed development within the specific plan boundaries. The specific plan establishes a special Development Review Committee to approve the design and operations of development within the specific plan boundaries. Final approval of the design of the project is subject to review and approval of the Specific Plan Development Review Committee at a future date.

- **Environmental Review**

An Initial Study and Mitigated Negative Declaration were prepared for the proposed project. The Initial Study determined that the proposed project would not result in any significant effect on the environment with incorporation of the mitigation measures and therefore, a Mitigated Negative Declaration (MND) was deemed appropriate. Several technical studies were prepared and reviewed to determine the environmental impact of and the mitigation measures for the proposed projects, which are referenced in the attached environmental document (Attachment E).

The technical studies identify effects of the project and the proposed mitigation measures that could be applied to ensure that the project would not result in any significant effect on the environment. The proposed mitigation measures are included in the Initial Study and MND and included as Attachment E of the staff report.

CONCLUSION

The proposed project is consistent with various goals and policies of the General Plan. In addition, the proposed project will not be detrimental to the existing community or surrounding neighborhood and will create additional housing and commercial opportunities. Furthermore, future developments will be reviewed on a case-by-case basis by the respective Design Review Committee to ensure compliance with all Specific Plan requirements.

ATTACHMENTS

A. Resolution No. 16-XX 12
B. Ordinance No. 13XX 25
C. January 19, 2016, Planning Commission Staff Report and Minutes 62
D. Resolution No. PC 15-54 (without attachments) 78
E. Environmental Documents (Initial Study & MND 15-16 / Responses to Comments / Mitigation and Monitoring Report) 92
F. Email from Bethel Reformed Church 170
G. Aerial Photo 172
H. Zoning Map & Land Use Map 173
I. 300' Radius Map 174
J. Project Plans 179

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CITY OF BELLFLOWER

RESOLUTION NO. 16-XX

A RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION NO. MND 15-16 AND APPROVING TENTATIVE MAP CASE NO. TT 73822 FOR PROPERTIES LOCATED AT 10030, 10106, AND 10108 RAMONA STREET; APPLICANT: MESA VERDE DEVELOPMENT, INC.

THE CITY COUNCIL DOES RESOLVE AS FOLLOWS:

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

A. On September 10, 2015, Mesa Verde Development, Inc. (the "Applicant") filed an application for General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Zoning Ordinance Text Amendment Case No. ZOTA 15-04, and Tentative Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street;

B. The project proposed by the Applicant involves changing the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change, the proposed project also involves a Tentative Map to allow for the subdivision of the existing two lots into twenty-five lots (for purposes of attached single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) to create development standards for the project.

C. Applicant's application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");

D. 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");

E. The Planning Commission opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by Applicant, closed the hearing, and recommended approval of the project to the City Council at its January 19, 2016, meeting;

F. The City completed its review and scheduled a public hearing regarding the application before the City Council on March 14, 2016;

G. The City Council opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the City Council by Applicant, and continued the hearing at the March 14, 2016 meeting;

H. Upon reopening the public hearing at its April 11, 2016, meeting the City Council 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 City Council at its public hearings including, without limitation, the staff report.

I. The City Council of the City of Bellflower recognizes the need to subdivide the property for single-family attached homes and commercial purposes;

J. It is the purpose of the Subdivision Map Act to regulate and control the division of land within the City. The Bellflower Municipal Code ("BMC") supplements the provisions of the Subdivision Map Act concerning the design, improvement and survey data of subdivisions, the form and content of all required maps provided by the Subdivision Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps.

K. The regulations contained in the BMC are determined to be necessary to preserve the public health, safety, and general welfare; to promote orderly growth and development; to promote open space, conservation, protection, and proper use of land; and to ensure provision for adequate traffic circulation, utilities and other services in the City.

L. An environmental assessment was conducted for this project in compliance with the California Environmental Quality Act (CEQA) and in accordance with the provisions of CEQA, an Initial Study has been prepared; a Mitigated Negative Declaration has been adopted pursuant to this Resolution.

SECTION 2. *Environmental Review Findings.* The City Council finds as follows:

A. An Initial Study of Environmental Impacts and Mitigated Negative Declaration (MND) were prepared for the project 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.

B. The Initial Study and Mitigated Negative Declaration were made available to the public for review and comment from December 17, 2015, to and including January 6, 2016.

C. A duly noticed Public hearing was held by the City Council of the City of Bellflower on March 14, 2016, which was continued until April 11, 2016, at which time evidence was heard on the Initial Study and Mitigated Negative Declaration and staff report. At the hearing, the City Council fully reviewed and carefully considered the Initial Study and Mitigated Negative Declaration, together with any comments received during the public review period, and determined that the Mitigated Negative Declaration was consistent with CEQA.

SECTION 3. *Tentative Map Findings.* The City Council finds as follows:

A. The proposed map is consistent with the City's General Plan and specific plans in that the proposed project will result in the subdivision of existing parcels for the development of live/work single family attached units and residential single family attached units within a Specific Plan Land Use Designation in accordance with the General Plan Land Use Element. The subject property will be improved with uses consistent with the goals and policies of the General Plan including, without limitation, Policies 1.2 (encourage opportunities to sensitively integrate different, but compatible land uses), 2.2 (provide commercial facilities to meet the retail and service needs of the community), and 2.15 (encourage a greater proportion of home ownership).

B. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans in that the proposed project will result in the subdivision of existing lots into twenty-five lots (for purposes of attached single-family lots and common area), which will be consistent with the "Mixed Use" General Plan Land Use designation. The subject property consists of land uses consistent with the goals and objectives of the General Plan.

C. The project site is physically suitable for the type of development in that the site is currently a vacant lot surrounded by urban uses, including industrial and residential zoned properties. The project site will be developed with a mixed use development consisting of 6 live/work units and 18 residential units, which will be in compliance with the zoning requirements of the subject site.

D. That the site is physically suitable for the proposed density of development in that the proposed project consists of 24 single-family attached units on a property that measures 1.36 acres. The proposed project is at 17.6 Density Unit Per Acre (DU/AC), which is within the range of the high density residential land use designation (14-22 DU/AC). Pursuant to the General Plan – Land Use Element, this density is appropriate in proximity to areas of high intensity (industrial) of use such as adjacent to major arterials, which applies to the proposed project.

E. 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 existing, vacant lots located in an urban area that is fully developed. The proposed project will not be built on or near habitats.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems in that the design of the proposed project will comply with applicable standards and requirements contained in the BMC including, without limitation, the California Building Code, as adopted by the BMC, regulating construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public.

G. 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 will 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 4. *Tentative Map Conditions of Approval.* Based upon the foregoing, the application for a Tentative Map Case No. TT 73822, is approved subject to the conditions of approval set forth in attached Exhibit A, which is incorporated by reference.

SECTION 5. *General Plan Findings.* The proposed amendments to the zoning regulations of the Bellflower Municipal Code (Title 17) are consistent with the General Plan. The General Plan's goals, objectives, and policies to serve the public health, safety, and general welfare, and the amendment are necessary.

SECTION 6. *Adoption and Approval.* Based on the foregoing, the City Council adopts Mitigated Negative Declaration No. MND 15-16 and approves Tentative Map Case No. TT 73822.

SECTION 7. *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 reflect 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 8. *Effective Date.* This Resolution will become effective immediately upon adoption and remain effective until superseded by a subsequent resolution.

SECTION 9. The City Clerk is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

SECTION 10. 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.

_____
Dan Koops, Mayor

ATTEST:

_____
Mayra Ochiqui, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, Interim City Attorney

Doc 337992

EXHIBIT A

CONDITIONS OF APPROVAL

In addition to all applicable provisions of the Bellflower Municipal Code ("BMC"), Applicant agrees that it will comply with the following provisions as conditions for the City of Bellflower's approval of Tentative Map Case No. TT 73822, and all related approvals ("Project Conditions").

1. The subject property must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped January 12, 2016, 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 before the expiration date, the subdivider must apply in writing to the City Clerk at least 30 days before the above date for an extension of this approval.

3. The City may 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 years. If the Planning Commission denies the extension, the subdivider may appeal to the City Council within 15 days.

4. The final map must identify that no building or portion thereof will encroach onto any easements on the property. Alternatively, documentation may be submitted authorizing the encroachment of a building from the easement holder.

5. The approval of the Tentative Map is contingent on the approval of Zone Change Case No. ZC 15-07, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04.

6. The development is required to comply with all the development standards in Specific Plan No. 6.

7. A minimum of one live/work unit must be occupied for live/work purposes.

8. The proposed project is subject to review and approval by the Development Review Committee, as required by the Specific Plan.

9. The Applicant must comply with the Climate Action Plan per the MND and achieve the minimum required 16 points out of the 21 target points.

10. The Applicant must implement and comply with the mitigation measures identified in the "Mitigation and Monitoring Report" for the project which is incorporated by reference.

11. All Public Works requirements must be completed before final inspection and building occupancy.

12. The Applicant must record conditions, covenants, and restrictions ("CC&Rs") in a form approved by the Planning Director and Interim City Attorney. The Applicant must pay for all costs associated with review of the CC&Rs including, without limitation, legal costs.

13. The proposed loft space may be converted into a bedroom, provided that the maximum number of bedrooms for each "Plan Type" is not exceeded. Plan Types 1 and 2: maximum of three bedrooms, and Plan Type 3: maximum of four bedrooms. The final approved floor plan for these units must be incorporated into the CC&R's.

14. A final map must be submitted for City Council approval. The tentative map must be approved before the City issues a building permit. The final map must be recorded before the City issues a final Certificate of Occupancy.

15. The CC&R's for the project must be recorded before the City issues a final Certificate of Occupancy.

16. The Applicant must obtain an encroachment permit (or similar approval) from the Public Works Department for the right-of-way area that is proposed to be landscaped, located north of the proposed "community gathering space."

17. Before the City issues building permits, the Applicant must submit a letter or document indicating proof that the plans were submitted to and approved by the Fire Department.

18. A preliminary map guarantee must 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 must remain open until the final map is filed with the Los Angeles County Recorder.

19. All boundary and other survey monuments must be preserved and guaranteed by the Applicant in conformance with the Subdivision Map Act and as required by the City Engineer.

20. A reciprocal ingress/egress access and drainage easement is required and must be made a component of the Final Map.

21. Proof of Tax clearance must be provided at the time of map review submittal for recordation.

22. Monumentation of tentative map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.

23. In accordance with Government Code §§ 66442 and/or 66450, documentation must be provided indicating the mathematical accuracy and survey analysis of

the tentative map and the correctness of all certificates. Proof of ownership and proof of original signatures must also be provided.

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

25. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer must be provided.

26. The Applicant must implement and comply with all of the conclusions and recommendations of the soils report.

27. Should any construction require encroachment onto adjacent properties, a Right of Entry letter signed and dated by the affected property owner must be submitted to the City Building Department before the City issues building permits.

28. All property lines must be shown in standard property line linetype.

29. Where engineered fill is required, compaction tests cannot 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.

30. A grading and drainage plan must be approved before issuance of the building permit. The grading and drainage plan must 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.

31. No property drainage is allowed to cross sidewalks (parkways) or drive approaches. Yard basins, concrete gutters and under sidewalk (parkway) drains must be constructed to adequately drain the subject property. A drainage plan must be prepared by a Registered Civil Engineer and submitted for approval by the City. Under sidewalk drain must be used. Minimum slope on concrete flow lines must be 0.50%. Minimum slope on asphalt concrete or turf must be 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development.

32. 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 must be presented to the City Building Department before the issuance of any permits. The Applicant must provide documentation from the Sanitation District that sufficient sewer capacity exists to serve the proposed development.

33. Separate utility plans, except for phone and cable, must be prepared indicating the location and method of utility service. Each utility provider must approve the proposed method of service before building plan check approval by the City. The building plans will not be issued until the requested plan has been approved by the Building Division.

34. Separate utilities must be provided to each property within the specific plan area. Separate utility connection must include, but not be limited to, separate sewer connection to the sewer main located in the private street, separate water service, separate electric service, separate gas service, separate cable service, and separate telephone service. All underground work must be located in a trench located within the utility easement between the right-of-way and the individual dwelling unit property.

35. A final map prepared by or under the direction of a registered civil engineer or licensed land surveyor must be submitted to and approved by the City of Bellflower before being filed with the Los Angeles County Recorder. The final map must be in substantial conformity with the submitted tentative map date-stamped January 12, 2016, unless revisions and/or additional conditions are specifically required herein.

36. Easements will 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 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 must be executed by the easement holder before the filing of the final map.

37. The approval of Tentative Map No. TT 73822 will 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 must be filed within 15 days of the date of approval.

38. All easements existing before 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 submitted before final approval of the map. Such title report must be submitted no more than 14 days before final approvals.

40. 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, must 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.

41. A permit must be obtained from the City of Bellflower Public Works Department before start of any work in the public right-of-way; including, without limitation, public improvements and utility installations. All work must be done in accordance with established City standards or as directed by the City Engineer.

42. An easement or easements for utility lines must be created.

43. Any existing improvements in the public right-of-way; including, without limitation, light standards, aprons, sidewalk, curb ramps, curb, and/or gutter which is damaged or made off-grade during construction must be removed and replaced in accordance with the appropriate City Standard or as directed by the City Engineer.

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

45. Soils report prepared by a licensed civil or geotechnical engineer is required and must include an evaluation of liquefaction potential.

46. Landscaping in the public right of way must be per the City of Bellflower Master Street Tree Plan.

47. A separate perimeter wall plan must be submitted to show the dimension of all existing and proposed perimeter walls/fences.

48. A separate perimeter wall plan must be submitted to include typical sections at the rear and side property lines. Sections must 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.

49. The construction or modification of existing drive approaches must be per City Standards with the bottom width, W, per the approved construction plans. All work must 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.

50. 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 must do all work. "B-1" contractors are not acceptable for this work. Note: Replacement of curb

depressions must be accomplished by the removal of the existing curb and gutter and construction of new monolithic curb and gutter.

51. Curb and gutter must be constructed where missing or repaired in accordance with City Standards. Note: Curb and gutter must be monolithic.

52. A sanitary sewer lateral must be constructed to service the property. Minimum lateral size from main to property line is 6". Separate Sewer clean outs must be provided for each unit. Excavation permits with necessary insurance and bonds are required.

53. All utilities within the subject property must be placed underground before building occupancy or sale, in accordance with the Bellflower Municipal Code. The existing utility lines and poles that cross the property running east/west, which serves the overall area, are not required to be undergrounded.

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

55. The contractor must meet with the City Inspector before starting any construction within the public right-of-way.

56. All work within the public right-of-way, including placing and removal of traffic control devices, must 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 must 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.

57. The developer, at his/her cost, must 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.

58. Failure to implement and/or maintain all provisions of these conditions of approval must be grounds for the revocation of said map following a public hearing or the approving body.

59. All proposed improvements shown on the Tentative Map and all conditions established by the Design Review Committee, the Director of Public Works, the Director of Planning, the City Engineer, Building Official, the Bellflower Municipal Code, and life safety issues must be complied with before building occupancy.

60. Any existing damaged public right-of-way improvements must be repaired in accordance with Streets and Highways Code § 5600, et seq. and with the Bellflower Municipal Code before occupancy will be granted. (Property owner is

responsible for the repair and maintenance of curb/gutter, sidewalk and drive apron).

61. Guest parking spaces must measure 9' by 18' except when adjacent to wall or other physical obstructions spaces must measure 10' by 18, pursuant to the provisions of Specific Plan No. 6.

62. Perimeter walls for the subject site must be provided pursuant to the provisions of Specific Plan No. 6.

63. All pedestrian access paths must be shown and dimensioned.

64. All applicable NPDES requirements must be complied with including those requirements established by the City of Bellflowers storm water compliance consultant.

65. The proposed lot line adjustment must be prepared by a Registered Civil Engineer and must be submitted for review and approval before approval of the final map.

66. A licensed surveyor or civil engineer licensed before 1982 must prepare the final map.

67. The Final Map must:

    a) Meet all the provisions of the latest Subdivision Map Act relating to 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 before the start of map checking.

    e) Tentative Map improvements established by the City Engineer not completed and accepted at the time of approval of the final map must 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.

    g) The Applicant must provide the City with two (2) duplicate, medium weight mylars and four (4) sets of prints of the recorded map. All existing and/or proposed easements must be shown on the final map.

68. Two inch I.P. monuments (24 inch minimum length) must be set at all lot corners, except where sidewalks are to be constructed or are existing. The surveyor must set Lead and Tack in the sidewalk at these locations.

69. All Development Review Board conditions of approval must be complied with before the City issues a final Certificate of Occupancy.

70. The applicant/developer must provide the Public Works Department with written evidence from the County Clerk's office stating that the provisions of Government Code §§ 66492 and 66493 were met and satisfied before the approval of the final map.

71. This Resolution and conditions of approval was adopted with the knowledge, understanding, and consent of the owner/applicant.

72. The owner/applicant must comply with all applicable ordinances, codes, regulations, policies, these conditions, and pay all applicable fees and assessments to the City as required by the City's Fee Schedule Resolution.

73. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Tentative Map Case No. TT 73822. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Tentative Map Case No. TT 73822, Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Bellflower's elected officials, appointed officials, officers, and employees.

By signing this document, Applicant certifies that he has read, understood, and agree to the Project Conditions listed in this document.

_____ _____

Applicant Date

Doc 337996

CITY OF BELLFLOWER

ORDINANCE NO. 13XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLFLOWER APPROVING ZONE CHANGE CASE NO. ZC 15-07, AND BMC TEXT AMENDMENT CASE NO. ZOTA 15-04 FOR PROPERTIES LOCATED AT 10030, 10106, AND 10108 RAMONA STREET; APPLICANT: MESA VERDE DEVELOPMENT, INC.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and declares that:

A. On September 10, 2015, Mesa Verde Development, Inc. (the "Applicant") filed an application for General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, BMC Text Amendment Case No. ZOTA 15-04, and Tentative Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street (the "Project");

B. The project proposed by the Applicant includes a proposed Specific Plan to create development standards for the project;

C. Applicant's application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");

D. 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");

E. 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 Applicant, closed the hearing, and recommended approval of the project to the City Council at its January 19, 2016 meeting;

F. The City completed its review and scheduled a public hearing regarding the application before the City Council on March 14, 2016;

G. The City Council opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the City Council by Applicant, and closed the hearing at the March 14, 2016 meeting;

H. The City Council considered the information provided by City staff, public testimony, and the Applicant. This Ordinance, and its findings, are made based upon the evidence presented to the City Council at its March 14, 2016 hearing including, without limitation, the staff report. The public hearing was continued until April 11, 2016;

I. The City Council of the City of Bellflower recognizes the need to subdivide the property for single-family attached homes and commercial purposes;

J. The regulations contained in Subdivision Ordinance are determined to be necessary to preserve the public health, safety and general welfare; to promote orderly growth and development; to promote open space, conservation, protection, and proper use of land; and to ensure provision for adequate traffic circulation, utilities and other services in the City;

K. This Ordinance, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2. *Factual Findings and Conclusions.* Pursuant to BMC § 17.104.030 and other applicable law, the City Council finds that the following facts exist and makes the following conclusions:

A. There are changed conditions since the existing zoning became effective to warrant other or additional zoning, in that the Regional Housing Needs Assessment (RHNA) assigned by the California Department of Housing and Community Development (HCD), through Southern California Association of Governments (SCAG), for the City of Bellflower's 4th (2008-2014) and 5th (2014-2021) Housing Element cycles is 1,069 units. The City must make sites available to accommodate the construction of those 1,069 units. The proposed zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for a live/work development and residential development, which will count towards meeting the assigned RHNA allocation.

B. The 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 zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for an existing vacant industrially zoned parcel to be redeveloped for mixed-use development that incorporate both live/work and residential uses. The project will likely increase the value of surrounding properties, since the project site is currently a vacant lot. The project will not create a negative precedent, and instead furthers the City's interests in increasing its housing stock and increasing mixed-uses. The proposed zone change would be consistent with the industrial and residential zoned properties surrounding the subject site.

C. The change of zone will be in the interest or furtherance of public health, safety and general welfare, in that the proposed project will comply with applicable standards and requirements contained in the BMC and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public. One of the requirements for the project is to include a storm water containment/treatment system, which the subject site currently does not have since it is vacant.

D. The change of zone will not adversely affect the Comprehensive Zoning Plan in that the zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for more viable opportunities along Artesia Boulevard and Ramona Street. The proposed zone change would not adversely affect the comprehensive zoning plan in that mixed-use developments will comply with the development standards set forth within Specific Plan No. 6.

E. It is the purpose of the BMC's zoning regulations to encourage the most appropriate use of the land; to conserve and stabilize the value of property; and promote the public peace, health, safety, morale, and general welfare, all in accordance with the General Plan.

F. The public necessity, convenience, and general welfare require this zone amendment, because it allows for the redevelopment of a subject site that has been vacant for a long period in time. The redevelopment of the subject site will likely result in an increase of property values within the surrounding area. The proposed project will comply with applicable standards and requirements contained in the BMC and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public. In addition, the proposed text amendment would allow for the development of residential units, which would increase the housing stock available within the City and would help in meeting the goals of the Housing Element.

G. The General Plan contains policies to encourage opportunities to sensitively integrate different, but compatible, land uses and to organize land uses to avoid creating nuisances among adjacent land uses.

SECTION 3. *General Plan and BMC.*

A. A General Plan Amendment is unnecessary for the proposed project because the "Mixed Use" land use category currently exists within the Bellflower General Plan Land Use Element. The "Mixed Use" land use category was created in order to accommodate innovation in land use planning, both in existing commercial and multi-family residential areas.

The goal in introducing non or neo traditional uses, such as a mixed use development, is to enliven developed areas otherwise unattractive for investment and improvement. The mixed use land use category is created to enable the addition of residential uses on commercial property or commercial uses on residentially used lots. Because Bellflower is a fully developed city, the mixed use designation will be utilized with an overlay zone or Specific Plan in order to augment existing uses, therefore adding value and an inducement to private investment. As with all other designations, the BMC will implement the specific provision of the land use category. The "Mixed Use" land use category is consistent with this Specific Plan (No. 6). The General Plan allows for the land use intensity of the proposed project.

B. The findings set forth in Resolution No. 16-XX are incorporated by reference. As set forth in that Resolution the Amended Project conforms to the General Plan and BMC.

SECTION 4. *Environmental Review.* This Ordinance incorporates by reference the findings and analysis set forth in Resolution No. 16-XX which adopts the Mitigated Negative Declaration. In accordance with CEQA Guidelines § 15091, the record upon which the City Council's findings are based is located at the Bellflower Planning Department, City of Bellflower (16600 Civic Center Drive, Bellflower CA 90706). The custodian of records is the Planning Director.

SECTION 5. *Approvals.*

A. Subject to the conditions set forth in attached Exhibit "A," which are incorporated into this Ordinance by reference, the City Council approves Specific Plan No. 6 (SP-6) in its entirety as set forth in attached Exhibit "B," which is incorporated by reference. Specific Plan No. 6 supersedes all previous zoning for the Property and, upon the effective date of this Ordinance, constitutes the zoning for the Property.

B. The Zone Change Locator Map is amended as set forth in Exhibit "C," which is incorporated by reference. The change shows the Zone Change from M-1 to SP-6.

SECTION 6. *Technical Corrections.* The City Manager, or designee, is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other, similar, documents (collectively, "Maps") that may be required to reconcile the changes made by this Ordinance with amendments made to the Maps by other City Council action in unrelated land use applications.

SECTION 7. *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Plans. 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 8. *Preservation.* Repeal or amendment of any previous Specific Plan does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 9. *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. *Notice.* The City Clerk is directed to certify the passage and adoption of the Ordinance, make a note of the passage and adoption in the records of this meeting, and within fifteen days after the passage and adoption of this Ordinance cause it to be published and posted in accordance with California law.

SECTION 11. This Ordinance will become effective on the 31st day following its passage and adoption.

ORDINANCE NO. _____ HAD ITS FIRST READING ON _____, ITS SECOND READING ON _____, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF _____.

_____
Dan Koops, Mayor

ATTEST:

_____
Mayra Ochiqui, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, Interim City Attorney

Doc 338003

ORDINANCE 16XX - EXHIBIT A
(Duplicate of Exhibit A for Resolution No. 16-XX)
to be provided as part of final ordinance

EXHIBIT B

SPECIFIC PLAN NO. 6

I. **INTRODUCTION.**

A. Purpose and Intent.
B. Location and Site Features.
C. Relationship to City Plans and Related Documents.
D. Authority.
E. CEQA Compliance.

II. **SITE DEVELOPMENT CONCEPT.**

A. Land Use Designation.
B. General Plan Compliance.
C. Development Areas/Design and Concept Plan.

III. **ALLOWABLE USES.**

IV. **SITE DEVELOPMENT STANDARDS.**

V. **DESIGN GUIDELINES.**

A. General Design Criteria.
B. Architectural Design/Style.
C. Construction Materials and Use of Colors.
D. Green Design.
E. Ramona Street/Artesia Boulevard Streetscape.
F. Pedestrian Level Elements.
G. Vehicular Access and Circulation.
H. Walls and Fences.
I. Signage.
J. Landscaping and Hardscape.
K. Site Planning.

VI. **PLAN IMPLEMENTATION.**

A. Administration.
B. Development Review Process and Procedures.
C. Amendments to Specific Plan No. 6 Provisions.

VII. **EXHIBITS (Maps and Illustrations).**

A. Vicinity Map.
B. Specific Plan Boundaries.
C. Setbacks.
D. Fence.
E. Landscape Conceptual Plan.
F. Zone Change Map.
G. Site Plan.
H. Image Board – Modern Architectural Design Theme.

I. INTRODUCTION.

A. Purpose and Intent.

The purpose of this Specific Plan No. 6 (sometimes referred to hereafter as "Specific Plan") is to provide a land use mechanism to guide the development of the project site into an innovative, creative, and livable residential neighborhood, as well as complimentary live/work businesses. The intent of this Specific Plan to utilize innovative urban design techniques and development implementation measures to promote a unique and "walkable" development project within the boundaries of the City of Bellflower. It is the intent of the Specific Plan to achieve an exceptional quality development through creative and innovative site planning, quality, and creative architectural treatment, provision of appropriate site amenities, and a commitment to high-quality construction methods and materials.

B. Location and Site Features.

This Specific Plan pertains to a proposed development project located in the City of Bellflower, at the intersection of Ramona Street and Artesia Boulevard, located between Bellflower Boulevard and Woodruff Avenue. The Specific Plan area is currently bounded by Bethel Reformed Church to the west, Extra Space Storage and Bethel Reformed Church to the south, TLC Carwash to the east, and Ramona Street / Artesia Boulevard to the north. The vicinity map is provided in Exhibit A.

The majority of the Specific Plan area is currently vacant land, with a small portion of the existing parking lot for the TLC Carwash. The Specific Plan area is approximately 1.36 acres in land area upon completion of a proposed Lot Line Adjustment between the Specific Plan area and the TLC Carwash property. Currently, the subject site has a zoning designation of M-1 (Light Industrial) district. The area is adjacent to R-1 (Low Density Residential) zoning to the west and part of the south boundary, and M-1 (Light Industrial) district to the east, north and part of the south boundary.

C. Relationship to City Plans and Related Documents.

The City of Bellflower General Plan (updated 1997 and amended thereafter) designates the Specific Plan area as "Industrial."

D. Authority.

The City of Bellflower adopts this Specific Plan pursuant to California Government Code §§ 65450, *et seq.*

E. CEQA Compliance.

The proposed development project and Specific Plan has been evaluated in accordance with the provisions of the California Environmental Quality Act, as amended (Cal. Pub. Res. Code §§ 2100, *et seq.*, "CEQA"). The City prepared an Initial Study and based on such study, the City determined that the project, which includes the adoption of this Specific Plan, could result in a number of significant effects on the environment, but identified mitigation measures that would reduce the significant effects to a less-than-significant level, so that the project qualified for a Mitigated Negative Declaration. The Mitigated Negative Declaration was adopted by the City Council on _____.

II. SITE DEVELOPMENT CONCEPT.

A. Land Use Designation.

The entire project site will be designated as Specific Plan No. 6 in the Bellflower Municipal Code (BMC) and as shown in Exhibit B. Specific Plan No. 6 consists of six "live/work" single-family attached (SFA) residential and 18 standard single-family attached residential units. The boundaries of the Specific Plan are shown in Exhibit B.

B. General Plan Compliance.

The "Mixed Use" land use category currently exists within the Bellflower General Plan Land Use Element. The "Mixed Use" land use category was created in order to accommodate innovation in land use planning, both in existing commercial and multi-family residential areas. The goal in introducing non or neo traditional uses, such as a mixed use development, is to enliven developed areas otherwise unattractive for investment and improvement. As indicated in the City's current General Plan Land Use Element, the mixed use land use category is created to enable the addition of residential uses on commercial property or commercial uses on residentially used lots. According to the General Plan Land Use Element, because Bellflower is a fully developed city, the mixed use designation will be utilized with an overlay zone or Specific Plan in order to augment existing uses, therefore adding value and an inducement to private investment. As with all other designations, the Bellflower Municipal Code will implement the specific provision of the land use category. The "Mixed Use" land use category is consistent with this Specific Plan (No. 6). The General Plan allows for the land use intensity of the proposed project.

C. Development Areas/Design and Concept Plan.

Facing Ramona Street and Artesia Boulevard will be a "live/work SFA" units consisting of a four-story, tuck-under parking style/design, with a live/work component and parking garage on the ground floor, and residential living areas above. The "work" component for the live/work units is neighborhood-

serving commercial that will consist of office uses and general commercial type uses. The live/work units will generally be market driven, but at least one unit must remain a commercial use for the project to retain its "Mixed Use" Land Use designation. In the rear of the "live/work" units will be strictly four-story tuck-under parking style/design SFA's. Both the residential and live/work components will have a unifying and complimentary architectural theme.

The project must be fully landscaped and must comply with the Model Water Efficient Landscape, pursuant to California Code Regulation, Title 23, Division 2, Chapter 2.7. The project landscaping includes planters adjacent to the main internal street, public right-of-way, side and rear property lines and at the gated entrance. The community open space and recreation area consists of a community gathering space in the front of the project generally located in the northeast area of the site. In addition, community kitchen gardens are provided along the west boundary, generally adjacent to the SFA's. Furthermore, there are two communal corridors in the project and each SFA has a private patio space.

i. Live/Work SFA Component.

The live/work component facing Ramona Street and Artesia Boulevard will consist of two (2) triplex live/work buildings. The live/work buildings are separated from the SFA component by driveway access. A total of six (6) live/work SFA's is allowed for the development. Each live/work SFA will consist of a commercial space not to exceed 300 square feet and may be used for residential space as well. Each of the live/work SFA's is provided with an attached two-car garage in the rear. The "live" component for the live/work SFA's occupies the three stories above the "work" component and two-car garage located on the ground level. The overall structure will be four (4) stories, including a possible loft space within the attic area. For each SFA, the secured ground level vehicle parking garage will provide two (2) parking spaces for the SFA. Access to the garages is from an internal driveway in the rear of the live/work buildings. Vehicle and pedestrian access to the development will be from Ramona Street. The guest parking spaces and customer parking spaces for the live/work SFA's are located in front of the project. Individual trash bins for the live/work SFA's and SFA's are proposed.

ii. Residential SFA Component.

In the rear of the live/work buildings are eighteen (18) residential SFA's arranged into six (6) triplexes. The residential SFA's will consist of market-rate, ownership properties designed in a four-story design, including a possible loft space within the attic area. With the exception of Units 19-24, the SFA's are designed with a two-car garage and ground floor living space and residential living areas above. On-site guest parking will be located at the south end of the

development and in the front of the subject site. The parking area located in front of the subject site is to be shared with the "work" component of the live/work SFA's.

Vehicle access to the residential SFA's will be available from Ramona Street via a gated entry. Vehicle access for each SFA is provided from internal drive-aisles that connect to a central "collector" driveway. The garage for each SFA opens onto the internal drive-aisles. The internal drive-aisles are 28 feet in width. The central "collector" driveway is 28 feet in width.

Open space is provided as described under "Development Areas/Design and Concept Plan" section of this Specific Plan.

Roof-mounted mechanical equipment will be screened by a roof parapet facing Ramona Street and Artesia Boulevard.

III. ALLOWABLE USES.

The following list provides the "permitted," "permitted with a conditional use permit," and "prohibited" uses within Specific Plan No. 6. Uses that are not listed may be allowed at the discretion of the Director of Planning, pursuant to BMC Section 17.72.050(A).

All temporary uses and activities are subject to the provisions and temporary use permit requirements of BMC Chapter 17.76.

		Planning Area 1		
	Use Category	**Permitted**	**Permitted with CUP**	**Prohibited**
A.	Residential Uses			
	Single Family Attached Residential	X		
	Live/Work	X		
	Multiple Family Residential			X
	Accessory Dwelling Units			X
	Residential Care Facilities (includes nursing homes, convalescence homes, rest homes, congregate care facilities, independent living facilities, and similar care facilities)			X
	Boarding, rooming, and lodging facilities			X
	Transitional Housing			X
	Home Occupations, pursuant to the provisions of BMC Ch. 17.08	X		
B.	Commercial – Live/Work Uses			
	Adult Businesses			X
	Ambulance Service			X

		Planning Area 1		
	Use Category	**Permitted**	**Permitted with CUP**	**Prohibited**
	Animal Care			
	• Animal grooming, indoor only	X		
	• Animal/pet supplies, indoor only	X		
	Arcades (see Game Arcades)			
	Art galleries	X		
	Athletic, health, & fitness clubs			X
	• Provided as an amenity for residential tenants developed within a comprehensive live/work project	X		
	Automobile related sales & service			
	Automobile repair & service			X
	Automobile customization & service			X
	Automobile parts & accessories, retail only			X
	Automobile sales, new & used			X
	Automobile stereo/alarm installation			X
	Automobile carwash			X
	Banks and Savings & Loans			X
	• Automated teller machines			X
	• Drive thru teller			X
	Barber shops	X		
	Beauty shops and nail salons	X		
	Bridal shops	X		
	Catering services		X	
	Carpet, flooring & tile, showroom	X		
	Check cashing and cash advance			X
	Child day care, 7 or more children		X	
	Copy centers, reproduction centers	X		
	Dance studios			X
	Drive thru (component to retail)			X
	Dry Cleaners (pick-up and drop-off service only, no on-site dry cleaning)	X		
	DVD & video sales & rental (no adult businesses)	X		
	Fortunetelling			X
	Game arcades			X
	Interior decorating showrooms	X		
	Laundromats			X
	Locksmiths	X		
	Mailboxes, mailroom, postal stores	X		
	Martial arts studios			X
	Optician, optometrists, optical shops	X		
	Pawn shops			X

		Planning Area 1		
	Use Category	**Permitted**	**Permitted with CUP**	**Prohibited**
	Photography studios	X		
	Picture frames, sales and service	X		
	Recycling facilities, stand alone			X
	Sporting Goods	X		
	• Gun Sales, accessory use		X	
	Storage, wholesale or retail			X
	Tattoo shops/body piercing			X
	Tire stores, new or used			X
	Tuxedo shops, sales and rental	X		
	Upholstery shops			X
C.	Specialty Commercial			
	Alcohol			
	• On-site tasting rooms		X	
	• On-site or off-site sales; primary use or accessory use			X
	Antique shops	X		
	Apparel and clothing stores	X		
	Appliance stores – large, retail only			X
	Appliance stores – small, retail only	X		
	Art stores/artist supplies	X		
	Bakeries, retail only	X		
	Bicycle shops	X		
	Bookstores, new & used	X		
	Camera & photography, retail	X		
	Candle Shop	X		
	Candy & confectioneries	X		
	Comic Books, new & used	X		
	Computer games/accessories, retail only	X		
	Convenience stores/mini mart	X		
	Cookware, kitchenware, & household store	X		
	Costume shops, sales & rental	X		
	Drug & pharmacy	X		
	Dry goods	X		
	Electronics/computers, retail	X		
	Food uses, retail (non drive thru's)			
	• Coffeehouse/tea	X		
	• Delicatessens	X		
	• Food court/fast food			X
	• Grocery, fresh produce/meat		X	
	• Health/organic/vitamins	X		

		Planning Area 1		
	Use Category	Permitted	Permitted with CUP	Prohibited
	• Ice cream, yogurt, smoothies	X		
	• Restaurants/Cafes			X
	Fabric/linens	X		
	Florists/floral	X		
	Furniture/home goods	X		
	Gift Shops/stationary/greeting cards	X		
	Glassware, pottery, & chinaware store	X		
	Hobby & crafts sales	X		
	Hotel & motels			X
	Internet/Computer access			
	• Internet – accessory, 3 or less			X
	• Internet – accessory, 4 or more			X
	• Internet access only – wireless			X
	• Internet gaming			X
	Jewelry/gems/coins sales	X		
	Leather goods/luggage	X		
	Medical supplies, retail only	X		
	Music			
	• Instrument sales, new or used	X		
	• Instrument repair, accessory	X		
	• Lessons, accessory	X		
	• Lessons, primary		X	
	• Music supplies	X		
	• Recorded music, new or used	X		
	• Recording studio		X	
	• Sound equipment sales		X	
	Office supplies	X		
	Paint & wall covering, retail	X		
	Party supply stores	X		
	Patio/Bar-B-Q furniture/equipment	X		
	Shoe stores, including repair	X		
	Smoke/cigar shop		X	
	Sports memorabilia, new or used	X		
	Tailor	X		
	Toy store	X		
	Trophy shop	X		
	Watch & clock sales/repair	X		
D.	Commercial office/administrative			
	Administrative/professional offices			

		Planning Area 1		
	Use Category	**Permitted**	**Permitted with CUP**	**Prohibited**
	• Accountant, tax preparer	X		
	• Administrative offices, general	X		
	• Architecture/designer	X		
	• Attorneys/legal services	X		
	• Computer programming/software	X		
	• Consulting offices	X		
	• Engineer	X		
	• Financial services	X		
	• Insurance	X		
	• Real Estate	X		
	• Travel agencies/ticket agencies	X		
	Medical/professional offices			
	• Chiropractic	X		
	• Dental	X		
	• General and specialty medical	X		
	• Psychiatric/psychological	X		
E.	Other Uses/Miscellaneous			
	Public open space/amenities	X		
	Public/private utility/communication			X
	Temporary uses, subject to the provisions of BMC Ch. 17.76	X		

IV. SITE DEVELOPMENT STANDARDS.

Specific Plan No. 6 contains special development standards that pertain specifically to the property that is within the boundaries of Specific Plan No. 6. These special development standards are allowed to deviate from the City's conventional zoning standards in some categories. The City's conventional zoning standards apply and remain in full force, unless specifically discussed herein.

The development standards set forth for residential, commercial, office, and live/work development are intended to provide for flexibility in site design, as well as methods to integrate commercial and residential uses within boundaries of Specific Plan No. 6. These development standards are the minimum standards for development. Specific Plan No. 6 allows for a mixture of commercial, office, and residential.

The architecture and site planning for any future development will be reviewed and approved pursuant to the following development standards. Unless specifically addressed in this Specific Plan, the standards contained within the BMC apply.

Specific Plan No. 6 is intended to be a master planned live/work and residential SFA development that includes common area amenities.

Live/work and Residential SFA Development Standards Table			
	Development Criteria	**Development Standard**	**Special Provisions and Comments**
A.	**Lot Area Standards.**		
	• **The Minimum Lot Area Required to Develop on Any Lot or Parcel**	1.2 acres	
B.	**Maximum Dwelling Units.**		
	• **Maximum Dwelling Units**	24 units	
C.	**Minimum Required Yards Standards (Setbacks To Surrounding Neighbors From SFA's Structures).**		Exhibit C illustrates the required setback
	• **North Setback (Front Property Line)**	Varies	
	• **South Setback (Rear Property Line)**	50 feet	
	• **East Setback (Side Property Line)**	5 feet	
	• **West Setback (Side Property Line)**	13 feet	
D.	**Minimum Required Yards Standards (Setbacks Between SFA Structures)**		
	• **Front (Patio Side)**	5 feet	Between lots – front to front condition.
	• **Rear (Drive Aisle Side)**	14 feet	Between lots – back to back condition.
	• **Side**	0 feet	Between lots – side to side condition.
E.	**Building Heights/Allowable Stories.**		
	• **The Maximum Building Height for Any Building or Structure**	4 stories or 45 feet	Non-habitable projections exceeding 45 feet are allowed if architecturally integrated into the building design. Attic space may be utilized for loft space within the maximum building height.
F.	**Minimum Building Separation**	10 feet	Distance between groupings of triplex buildings.
G.	**Relationship to Public/Private Streets.**		
	• **Relationship to Public Streets**		All building facades and elevations must have architectural treatments incorporating a minimum of at least 3 different building

Live/work and Residential SFA Development Standards Table

	Development Criteria	Development Standard	Special Provisions and Comments
			materials.
	• **Relationship to Private Streets**		Building facades and elevations facing private streets must have full architectural treatment with an emphasis on pedestrian scale and access.
	• **Encroachments on or into the Public Right-of-Way**		Projections into the public right-of-way may be permissible, pursuant to the approval of an Encroachment Permit and a Right-of-Way Legal Instrument. Minimum horizontal and vertical clearances must be maintained as set forth by the Building Official and/or City Engineer.
H.	**Minimum On-Site Parking.**		
	• **Live/Work Uses**	Min. of 1 guest parking space for every 300 square feet of floor area designated to the commercial ("work") component of the live/work buildings, with a minimum parking stall dimension of 9' x 18'. For the "live" component, a min. of 2 covered or enclosed spaces with a minimum interior dimension of 18' x 18'.	Parking may be used as "shared parking spaces." Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided.
	• **Residential Uses**	Min. of 2 covered or enclosed spaces per unit with a minimum interior dimension of 18' x 18'.	Each residential unit must have a minimum of 2 covered or enclosed, on-site spaces per unit. Parking spaces may be arranged in a side-by-side or tandem design.
	• **Residential Guest Parking**	One-half (1/2) guest parking space per unit with a minimum dimension of 9' x 18'.	Residential guest parking spaces may be provided in the following ways: 1) Residential guest spaces may be provided throughout the residential portion and designated for guest use only. 2) A portion of the required residential guest parking spaces may be "shared" with the parking spaces located in the front of the live/work buildings provided for the commercial uses. 3) Shared guest spaces may be

Live/work and Residential SFA Development Standards Table			
	Development Criteria	**Development Standard**	**Special Provisions and Comments**
			limited for commercial use only during the hours of 9:00 a.m. to 5:00 p.m. Appropriate signage must be provided. Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided. A parking plan must be prepared and enforced by the Homeowners Association.
	• **Additional Residential Open Parking**	Three - quarter (.75) parking space must be provided for each bedroom after the first three (3) bedrooms with a minimum dimension of 9' x 18'.	Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided.
I.	**Fence and Wall Standards.**		Exhibit D illustrates location of fence and wall standards. A fence and wall plan must be submitted and approved by the Development Review Committee (DRC).
	• **North Wall (along Ramona Street / Artesia Boulevard – surrounding Community Gathering Place)**	A combination low block wall (42" tall) with ornamental iron on top (24") (overall height 5' – 6")	Any fence or wall higher than 42" must provide adequate line of sight for vehicle and pedestrian traffic, subject to the review and approval of the City Engineer and the DRC. A fence and wall plan must be submitted and approved by the DRC.
	• **South Wall (along rear property line)**	The existing walls and neighboring buildings located on the property line satisfies the rear wall requirements.	The existing wall must be plastered and a decorative cap installed. The neighboring buildings must be plastered subject to obtaining approval of the property owner. In the event the existing neighboring buildings are demolished, a 5'-6" decorative block wall must be constructed to enclose the subject site.
	• **East Wall (along the side property line adjacent to the TLC Carwash)**	5' – 6" high decorative block wall with decorative column at the transition between the 5' – 6" block wall to low wall with ornamental iron on top and a decorative cap.	The proposed wall must be plastered and a decorative cap must be installed.
	• **West Wall (along the side property line**	The existing 4' – 6" wall satisfies the west	The existing wall must be plastered and a decorative cap must be installed.

Live/work and Residential SFA Development Standards Table			
	Development Criteria	**Development Standard**	**Special Provisions and Comments**
	adjacent to the Church)	wall requirements.	
J.	**Landscaping Standards.**		
	• **Yard Area Adjacent to Ramona Street and Artesia Boulevard**	Landscaping to be provided.	
	• **Trees and Shrubs Requirements**	Min. one 24-inch-to-48-inch box tree per unit and five 5-gallon plants per one thousand (1,000) square feet of floor area per unit.	
	• **Community Gathering Space**	Located in the north east part of the site must include a bocce court, fire pit, BBQ's, tables, chairs, umbrellas, or similar amenities.	
	• **Community Kitchen Gardens**	Located along the west boundary of the site must include raised planter areas and permeable pathways.	
	• **Communal Corridor**	Located at the ends of the communal corridor will be tables, chairs, and umbrellas.	
	• **Private Patio Space**	Each home must have a minimum 90-square-foot private patio space enclosed with a low wall or ornamental iron.	Landscaping for Units 1 through 6, must be uniform. Landscaping for units 7 through 24 may be designed and installed by the builder or left as dirt for the homeowner to design and install.
	• **Landscape Height**	Landscape improvements located within the right-of-way of Ramona Street and Artesia Boulevard must not exceed 42" in height (except for City approved street trees) as measured from the paved driveway surface to ensure safe vehicular	

Live/work and Residential SFA Development Standards Table			
	Development Criteria	**Development Standard**	**Special Provisions and Comments**
		sight distance.	
K.	**Lighting Standards.**		
	• **Parking Areas**	Any open parking area not lighted by street lights must be lighted with fixtures that provide illumination of the parking area only.	Decorative bases must be used for any light pole standards. Lighting fixture design must be consistent with the architectural theme of the project.
	• **Driveway and Entrances**	The driveway entrance must be lighted with fixtures that provide adequate illumination of the driveway entrance. All common driveways must be lighted.	
	• **Addresses**	The address signs on all units must be lighted.	
	• **Common Walkways**	All common walkways must be lighted. All walkway ramps and steps must be lighted.	
	• **Shielding**	All outdoor lighting and lighting fixtures must be located and shielded so as to prevent the spill of light onto residential lots.	A 0 foot-candle must be provided along all property lines that abut residential buildings.
L.	**Mechanical Equipment.**	All mechanical equipment must be screened from public view.	Mechanical equipment may be roof, deck, or pad mounted. Decorative screening must be provided in cases where the equipment is visible from public view. A noise study must be provided to examine decibel levels to residential windows and openings.
M.	**Trash Receptacles.**		
	• **Each Unit Must Have Individual Trash Receptacles**	The trash receptacles must be placed inside each of the units and must not encroach into the minimum 18' x 18' garage.	Trash receptacles must be screened from public view at all times, except during collection day.

Live/work and Residential SFA Development Standards Table			
	Development Criteria	**Development Standard**	**Special Provisions and Comments**
N.	**Sign Standards.**		
	• **Design, Height, Materials, Illumination, Maintenance, etc. of Signs**	The provisions of BMC 17.68 apply.	
	• **Required Sign Permit**		DRC must approve any Sign Permit. Refer to Design Guidelines Section I and Plan Implementation of this Specific Plan which describes the approval requirements and procedures.
	• **Wayfinding Map**	Must be provided to illustrate the location of each unit.	DRC must approve the location and design of the wayfinding map. Refer to Design Guidelines Section I and Plan Implementation of this Specific Plan which describes the approval requirements and procedures.

V. DESIGN GUIDELINES.

A. General Design Criteria.

The following design criteria is intended to provide a minimum standard for the proposed project's building design, landscaping materials, and construction materials. The specific project architecture and building materials will be reviewed and approved pursuant to the provisions of this Specific Plan, as outlined in Section VI, Plan Implementation.

The design guidelines and criteria for the Specific Plan are intended to provide flexibility in site design and architectural design to allow for the integration of live/work and residential uses within the boundaries of the Specific Plan.

B. Architectural Design/Style.

Specific Plan No. 6 incorporates a modern architectural design theme. The development within the boundaries of the Specific Plan is architecturally consistent in style and theme, and all structures consistently incorporate quality architectural elements on all sides of the building (i.e., four-sided architecture). The design methods eliminate the appearance of bulk by creating varied elevation planes, broken and varied rooflines, the use of balconies, metal awnings, metal siding, stucco trim windows and doors, stucco reveals, two-tone stucco paint colors, and similar architectural treatments. Furthermore, multiple-storied buildings are designed in such a manner that the building planes between two structures are not flat and are provided with some wall variation.

Attached for reference is an Image Board (included as Exhibit I) of the various modern architectural design themes to be referred to when actual plans for the project are drawn.

C. Construction Materials and Use of Colors.

All development within Specific Plan No. 6 must utilize quality construction materials, as it relates to meeting the requirement of the standard, functionally efficient system and economical maintainable system throughout the project, including interior fixtures. In addition, multiple construction materials such as stucco, two-tone stucco paint, and metal siding must be utilized on the building exteriors to provide varying and interesting textures, shading patterns, varying building relief, and interesting architectural accent treatments. The use of building material varieties is compatible with the modern architecture, which includes bold structural frames, with clean lines and plain or shiny surfaces. The use of color is incorporated in the design to highlight key areas and is also in keeping with the architectural design.

The following materials are prohibited as exterior building treatment and fencing:

i. Plain concrete block (unless utilized in an overall architectural design theme);
ii. Plain concrete (unless utilized in an overall architectural design theme);
iii. Chain link;
iv. Corrugated metal;
v. T-111 plywood; and,
vi. Vinyl siding.

D. Green Design.

The project incorporates "green" elements that include water, gas, and electrical energy efficiency methods both in the interior and exterior of the buildings and throughout the development.

The project will be a part of the California "Build it Green" program and will be certified as such.

i. Energy Efficiency. The project incorporates a "Green Building Design" for the residential homes and live/work buildings. The SFA's will be designed as homes that run on advanced solar power. Energy efficient appliances and materials are used in the interior and exterior of the buildings. The following elements will be used as energy efficient methods:

a. Solar Panels

b. High efficiency lighting
c. Hybrid electric water heater or tankless water heater
d. Dual glazed windows with ultraviolet coating
e. Low flow toilets, faucets, and showerheads
f. Pre-wiring for electric vehicle charger
g. High solar roofing materials
h. Lumbar saving beam and header, and roof and floor truss systems
i. PEX or PVC water lines
j. Maximized wall insulation

ii. Stormwater and BMPs. The project is also designed to prevent stormwater run-off through the use of treatment controls, which will reduce the risk of pollutants from the site entering the City's stormdrain. This will be achieved by incorporating a Standard Urban Stormwater Mitigation Plan (SUSMP) throughout the design of the development, subject to review and approval by the City. The treatment control design incorporates water run-off draining towards landscape areas or to a modular wetland system (or similar). By draining to a landscape area, water is being recycled and is being retained on the subject site. By using a modular wetland system, the water flow will be treated on site before the water enters the storm drain system on Artesia Boulevard.

E. Ramona Street/Artesia Boulevard Streetscape.

Artesia Boulevard is predominantly a commercial and industrial corridor. The architectural theme for the development is modern style, which takes into account the commercial/industrial theme along Artesia Boulevard. The selected architectural theme is consistent with the recent developments on Artesia Boulevard, such as the building at 9901 Artesia Boulevard and building at 17308 Bellflower Boulevard, both of which embody modern architecture. Furthermore, the project is designed to be both pedestrian and vehicle friendly to those wishing to access the live/work component of the development. In addition, the proposed project enhances the streetscape along Ramona Street / Artesia Boulevard by providing decorative driveway entrances and enhanced landscaping throughout.

F. Pedestrian Level Elements.

The project must be pedestrian-friendly, providing access to the live/work buildings from the public rights-of-way and parking lot. This must be established by incorporating low-growing landscaping or high-branching trees along the walkways from the public rights-of-ways and parking lots to the live/work units. In addition, decorative hardscape materials for the walkways may be used to delineate the pedestrian path of travel to the live/work buildings.

G. Vehicular Access and Circulation.

Safe and efficient vehicular access to the development and vehicle circulation must be incorporated. The number of driveway access points onto the public arterials must be kept to a minimum. The main point of access to the residential development must be designed to ensure safe vehicle travel and turnaround area. The number, locations, and width of driveways are subject to the approval of the City Engineer. Parking lots must be designed to ensure that all vehicle movements occur onsite. No vehicle should have to back out of a parking stall onto a public street in order to leave the subject site.

H. Walls and Fences.

Walls and fences must be used to provide privacy and safety for the residential units as well as enhance the design elements such as the common open areas of the proposed project. The design of the perimeter walls must include decorative masonry materials as well as pilasters and wall caps or other architectural features. As stated in Section V.C of this Specific Plan, no wood and/or chain-link fences are allowed.

I. Signage.

Any development within Specific Plan No. 6 must have an approved Master Sign Plan, pursuant to the provisions of Section I of this Specific Plan. Except for noncommercial signs which are subject to other provisions of the BMC, no sign may be installed on any development within Specific Plan No. 6 that is not in compliance with a Master Sign Plan. The Master Sign Plan must provide the following:

1. Business Signs. The location, color, material, and lettering style of all business signs must be specified. No canister, "can," or cabinet signs are allowed.
2. Community Signs, Master Signage, Multiple Signs, Directional Signage. Any on-site directional, informational, master sign, or community signs must be included in the Master Sign Plan.
3. Residential Signs. On-site directional and informational signs for residential communities must be included in the Master Sign Plan.
4. Real Estate Signs. The display of real estate, for lease, and political signs are subject to the provisions of the BMC.
5. Temporary Signs and Banners. The display of temporary signs and banners are subject to the provisions of the BMC.

J. Landscaping and Hardscape.

Landscaping is an integral component of the Specific Plan's overall design. The intent of these landscaping guidelines is to ensure uniformity throughout the site and establish a "sense of place" for both the residential and live/work components of the project. A Master Landscape and Hardscape Plan must be approved pursuant to the provisions of Section VI,

Plan Implementation of this Specific Plan No. 6. The Master Landscape and Hardscape Plan must identify landscape planting materials and hardscape treatments.

Landscaping must be provided along the perimeter of the property. Where landscaping is provided along the street edge, uplighting must be incorporated to enhance the street view of the project. Varying plant and tree species must be incorporated to provide visual interest throughout the development and drought tolerant plants must be provided. Enhanced streetscape treatment along Ramona Street and Artesia Boulevard must be provided in order to achieve an attractive and creative street edge appearance along those portions of the public street that the project abuts. The City of Bellflower's Street Tree Master Plan applies as appropriate.

K. Site Planning.

The project must be developed in substantial conformity with the site plan(s) attached as Exhibit H.

VI. PLAN IMPLEMENTATION.

A. Administration.

This Specific Plan provides for a unique mix of live/work and residential uses within the designated project area. The City recognizes the project area as a landmark place in the City and therefore, proposes to establish customized development and design regulations and standards that accommodate and respond to the needs of future development. It is intended that all City review requirements and processes be consolidated into a single process as much as possible. Accordingly, the Development Review Process described in this Specific Plan has been established to streamline the City's process for reviewing future development and design within this Specific Plan area. The Development Review Process provides the City with the opportunity to ensure future live/work and residential development proposals comply with the development and design standards contained in this Specific Plan and other relevant requirements of the City.

B. Development Review Process and Procedures.

All live/work and residential buildings must be designed and developed in conformance with those development standards, guidelines, and provisions contained in this Specific Plan. All development projects will be required to undergo a Development Review Process and will require review and approval by the Development Review Committee. The following describes the Development Review Process and Development Review Committee.

1. Development Review Committee. The design and operations of any future development within the Specific Plan area must be approved by the Development Review Committee (DRC) before the City issues

building permits. The DRC may meet as necessary and will be comprised of the following members:

a. A representative of the City Council;
b. A representative of the Planning Commission;
c. The Director of Planning (or designee);
d. The City Engineer (or designee); and
e. The Building Official (or designee).

2. DRC's Purpose and Responsibilities. All development and design plans and operations of the uses within the Specific Plan area, including the following (as appropriate), must be reviewed and approved by the DRC:

   a. Allowable uses and activities;
   b. Site plans;
   c. Building elevations;
   d. Landscaping plans;
   e. Floor Plans, as it relates to use of space and its effect on parking;
   f. Permanent and temporary uses and activities; and
   g. Hours and method of operations.

   The DRC may establish conditions of approval (as appropriate).

3. Development Review Procedures and Requirements. To initiate the Development Review Process, all project applicants must submit the following plans and materials to the Planning Director, or designee. The Planning Director, or designee, will review the submittal and determine what additional information or material may be necessary. Upon submission of all required plans and materials, the Planning Director, or designee, will review and recommend to the DRC approval or denial of the application.

   a. Scaled and dimensioned site plan;
   b. Scaled and dimensioned building elevations showing all building exteriors of all buildings;
   c. Scaled and dimensioned floor plans and building cross sections (if determined necessary by staff);
   d. Grading plan (including drainage scheme), prepared by a licensed civil engineer;
   e. Complete inventory of building materials and color palette;
   f. Scaled and dimensioned landscape plan (including decorative hardscape);
   g. Any detail drawings and exhibits as necessary to provide information on various project features that require specific and detailed review. Such detail drawings may include the location and design menu of the Master Signage Plan, the project entrance and the community recreation area;
   h. Description of operations (if determined necessary by staff).

4. Fees and Permit Costs. The City may charge and collect in advance, appropriate and reasonable fees to offset the City's costs in processing and permitting the development project.

5. Determination of Use. See Section III of this Specific Plan.

6. Provisions for Existing Improvements. Existing improvements built in conformance to all building and zoning regulations in effect at the time of construction may be maintained as currently existing, pursuant to the following provisions:

    a. Such existing improvements and site conditions may be maintained, repainted, repaired, and landscaping upgraded without having to conform to the provisions of this Specific Plan.
    b. Review and approval of such repairs, repainting, and similar actions is required pursuant to the provisions of this Specific Plan.
    c. All proposed additions, enlargements, and improvements must conform to those development standards and design guidelines described in Sections IV and V of this Specific Plan.

7. Required Findings. The following findings must be made in order for the DRC to approve the Development Review application, plans, building materials, architectural design, or landscaping/hardscape design exhibits:

    a. The project is consistent with the provisions of Specific Plan No. 6.
    b. The project's design and building architecture is complimentary and compatible pursuant to Specific Plan No. 6.
    c. The project's building design and architecture incorporates interesting materials, design features, varying building planes, roof lines and accent features.
    d. The overall project design and architecture are of high quality and innovative design, use quality construction materials, and creatively use landscape and hardscape materials in order to create a "signature" development for the City of Bellflower.

8. Review and Approval Authority. The Director of Planning's responsibilities include administering, interpreting, and enforcing all requirements of this specific plan and receiving and processing of all land use permit applications. The Director of Planning may refer matters involving development issues to the Development Review Committee or the Planning Commission.

C. Amendments to Specific Plan No. 6 Provisions.

The provisions of this Specific Plan are intended to be flexible and responsive to the needs of the City and future development within the project area. As stated in Section VI.A., the Development Review Process is intended to consolidate typical City review processes and provide the City with the opportunity to ensure future development proposals comply with the development and design standards contained in this Specific Plan and other relevant requirements of the City. Therefore, separate design-related approvals are not generally required. The Director of Planning has discretion regarding the interpretation of the provisions of this Specific Plan.

It should be noted that this Specific Plan provides relief for those future uses that deviate from those standards and provisions contained in this Specific Plan, including Minor Amendments and Major Amendments.

1. Minor Amendments. Minor Amendments encompass minor and reasonable deviations or alterations to project plans. The Director of Planning must consider and approve the following Minor Amendments:

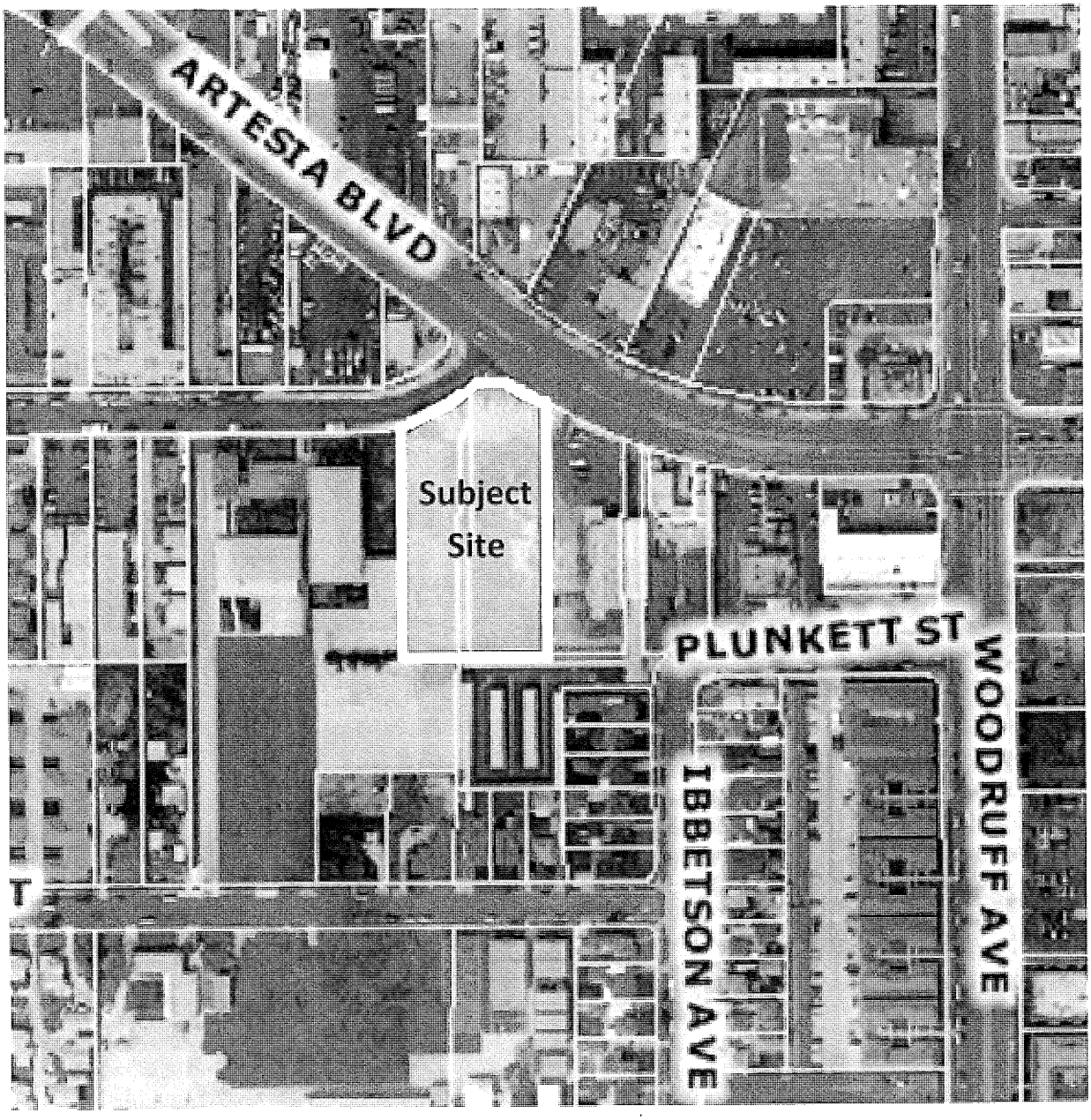
    a. A Minor Amendment to approved plans that do not create a noticeable difference in the exterior of the building design. Such minor alterations would not include the elimination of approved building materials.
    b. A Minor Amendment to the site plan where it can be demonstrated that such modifications will not substantially alter the locations of structures and uses and will not result in alteration of any plan features such as plaza areas, number of parking spaces, and/or similar items.

2. Major Amendments. Projects that deviate from those standards and requirements contained in this Specific Plan that are not considered Minor Amendments, require a Major Amendment to Specific Plan No. 6. Any Major Amendment to the Specific Plan requires City Council approval.

VII. EXHIBITS (Maps and Illustrations).

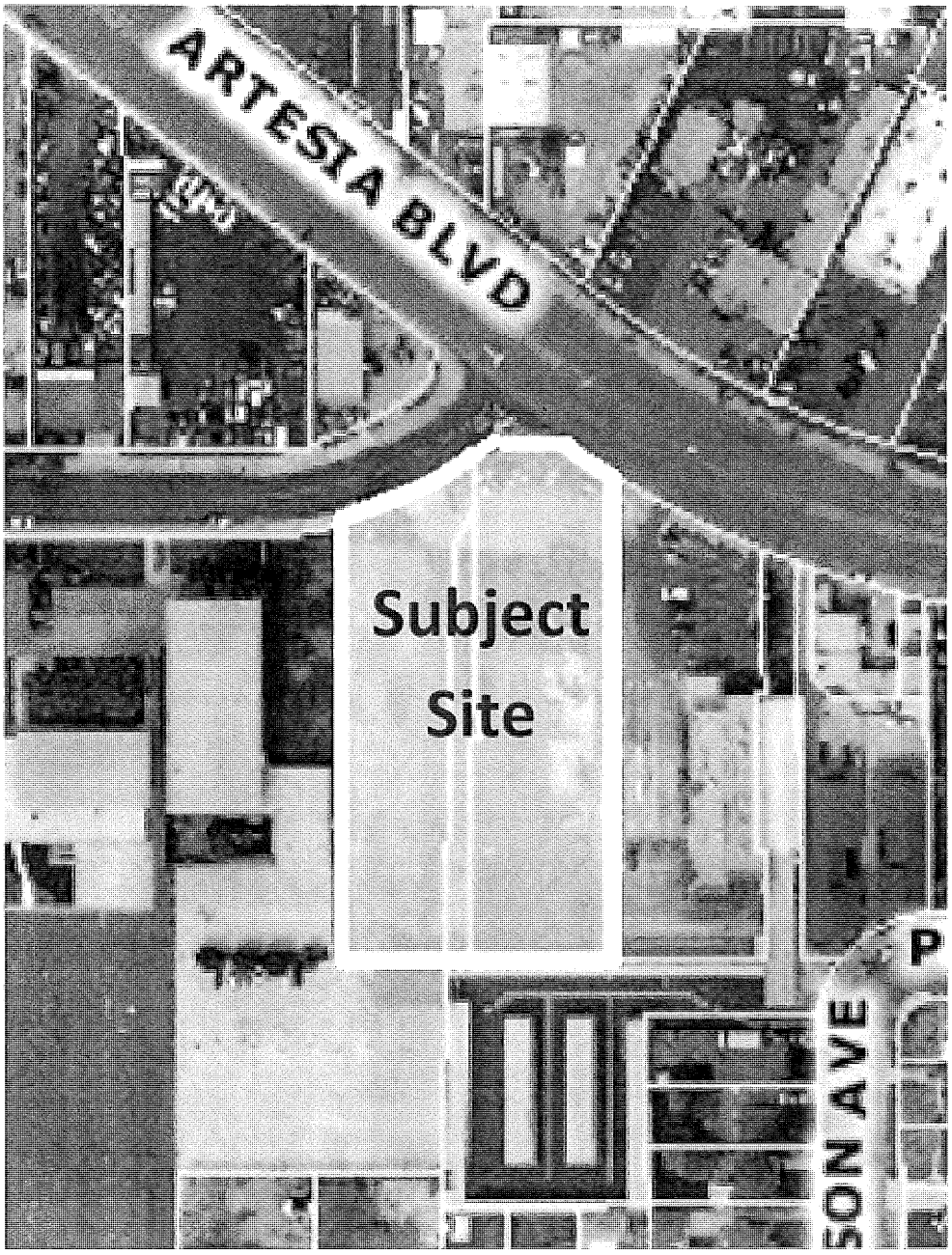
A. Vicinity Map.
B. Specific Plan Boundaries.
C. Setbacks.
D. Fence.
E. Landscape Conceptual Plan.
F. Zone Change Map.
G. Site Plan.
H. Image Board – Modern Architectural Design Theme.

Exhibit A. Vicinity Map



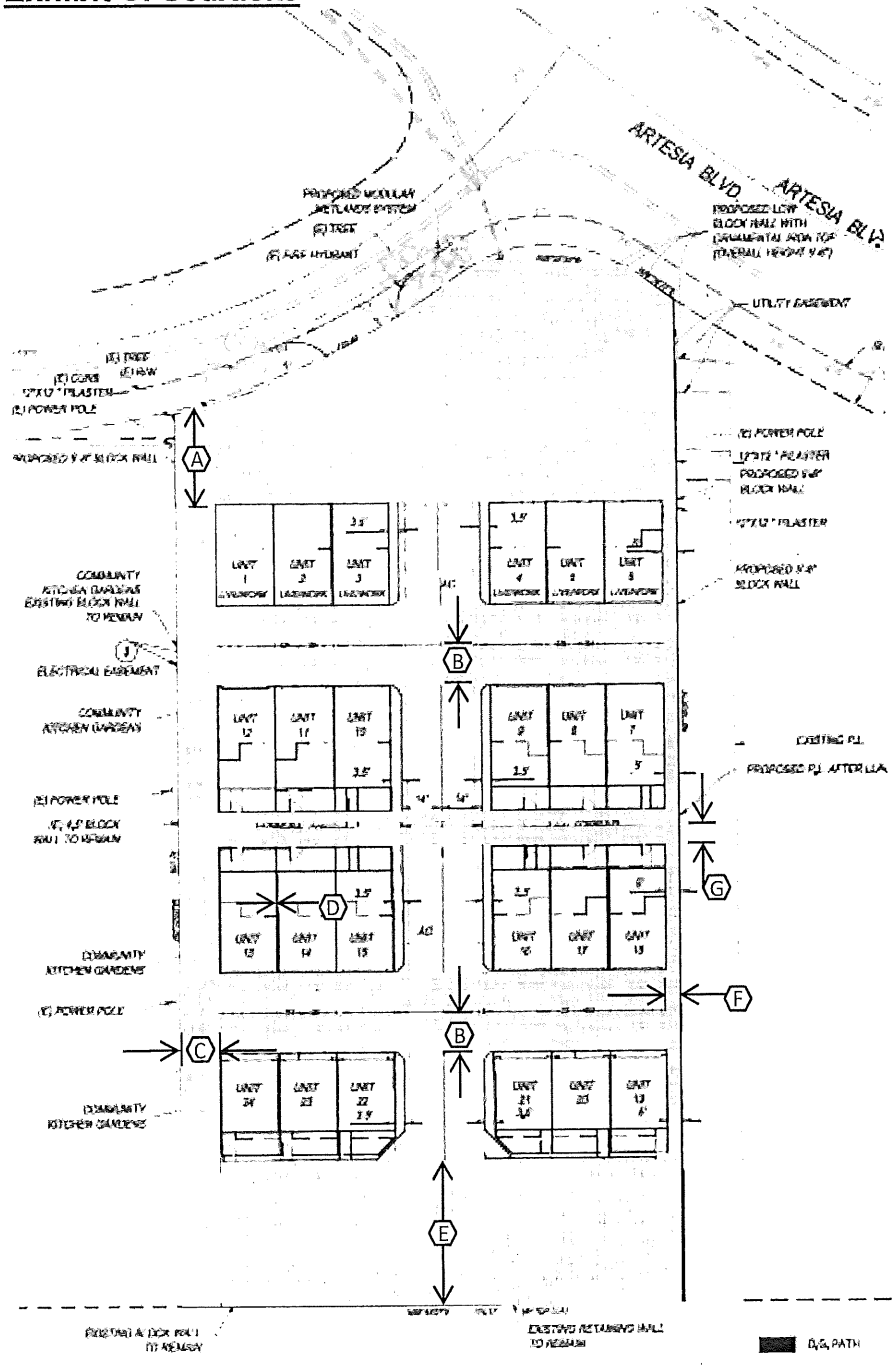
10030, 10106 & 10108 Ramona Street

Exhibit B. Specific Plan Boundaries



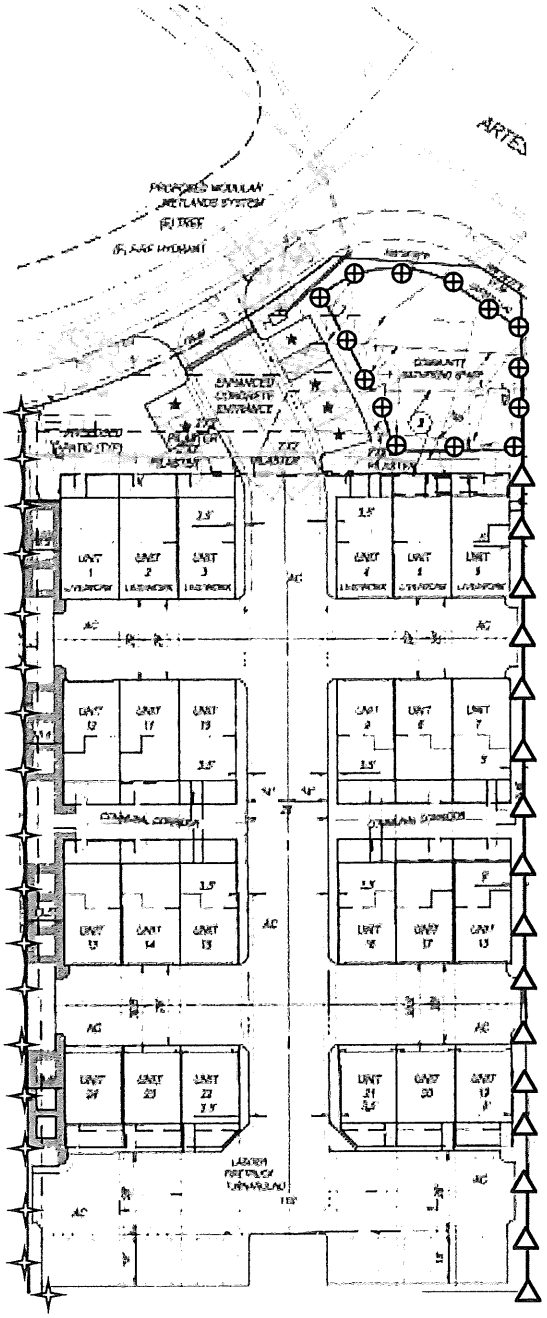
10030, 10106 & 10108 Ramona Street

Exhibit C. Setbacks



Legend		
A	14.8’	Min. Front Yard
B	14’	Back to Back
C	13’	West Side Yard
D	0’	Unit Separation
E	50’	Rear Yard
F	5’	East Side Yard
G	5’	Front To Front

Exhibit D. Fence



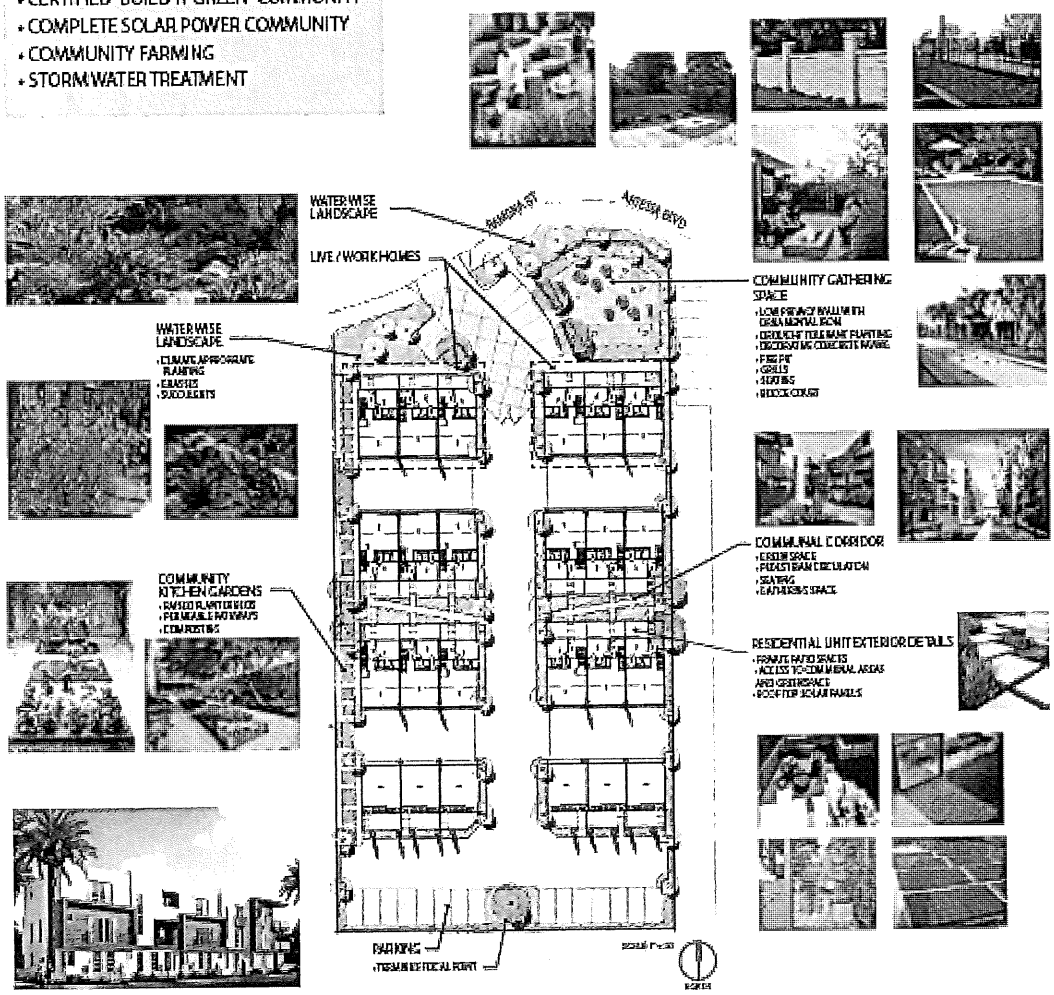
	Legend
⊕	Proposed Block Wall Ornamental Iron Top at 5'-6"
△	Proposed 5'-6" Block Wall
✦	Existing Block Wall To Remain (Height Varies Lowest: 4'-0" Highest 7'-6")

Exhibit E. Landscape

GARDEN HOUSE :

AN ECO-FRIENDLY COMMUNITY

- CERTIFIED "BUILD IT GREEN" COMMUNITY
- COMPLETE SOLAR POWER COMMUNITY
- COMMUNITY FARMING
- STORM WATER TREATMENT



PROJECT SUMMARY

Site Information

Gross Site Area	±1.36 AC
Dwelling Units	24 DU
Density	16 DU / AC

Building Summary

Plan 1	3bd/2.5ba	6 units
Plan 2	3bd/2.5ba	6 units
Plan 3	4bd/3.5ba	12 units
Total		24 units

Parking Summary

Parking Provided:

2 Covered Garage spaces per unit	48 sp
Open Spaces	21 sp
Total	69 sp (2.87 sp/DU)

LANDSCAPE CONCEPT PLAN

Exhibit F. Zone Change Map

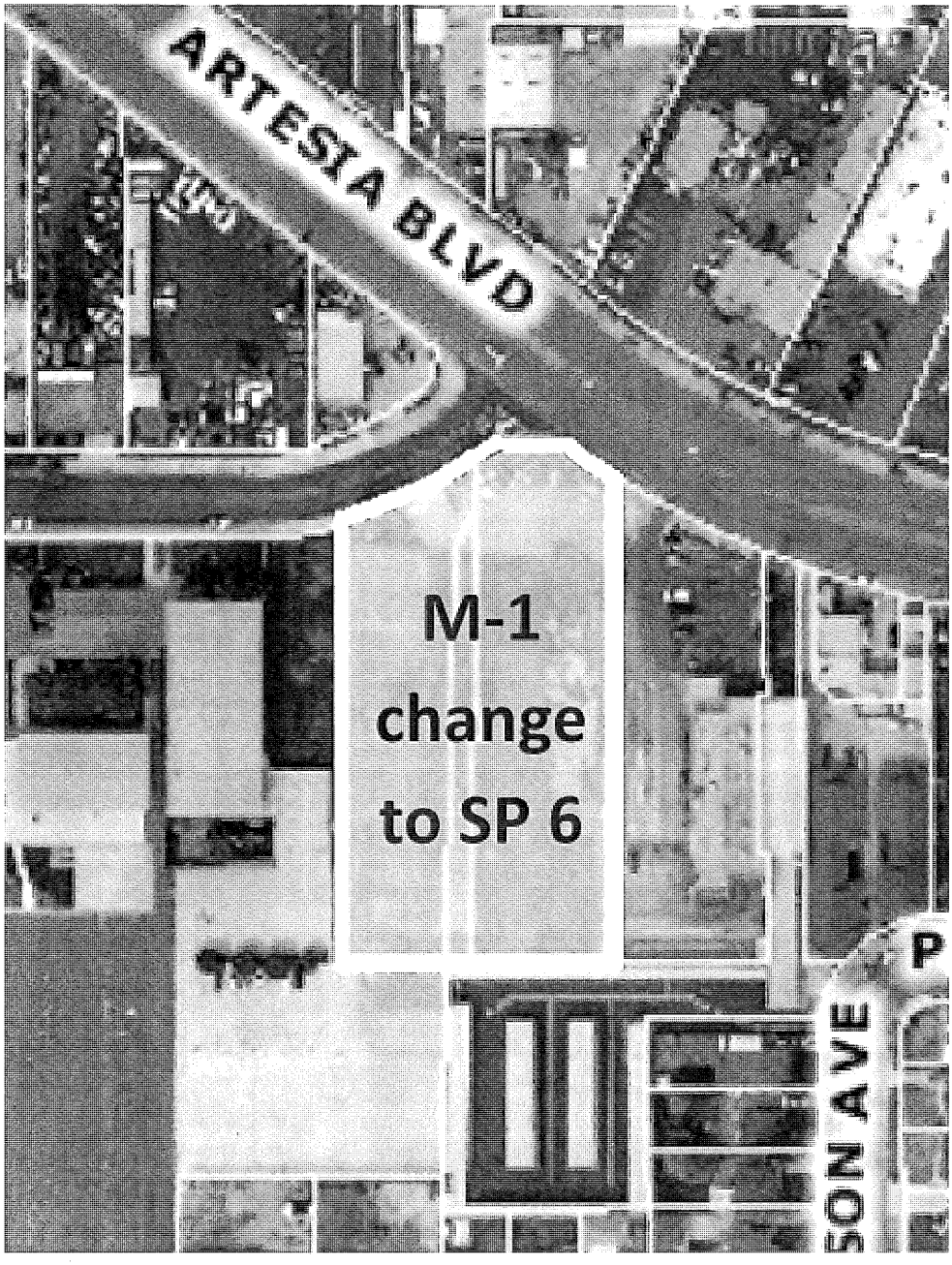


Exhibit G. Site Plan

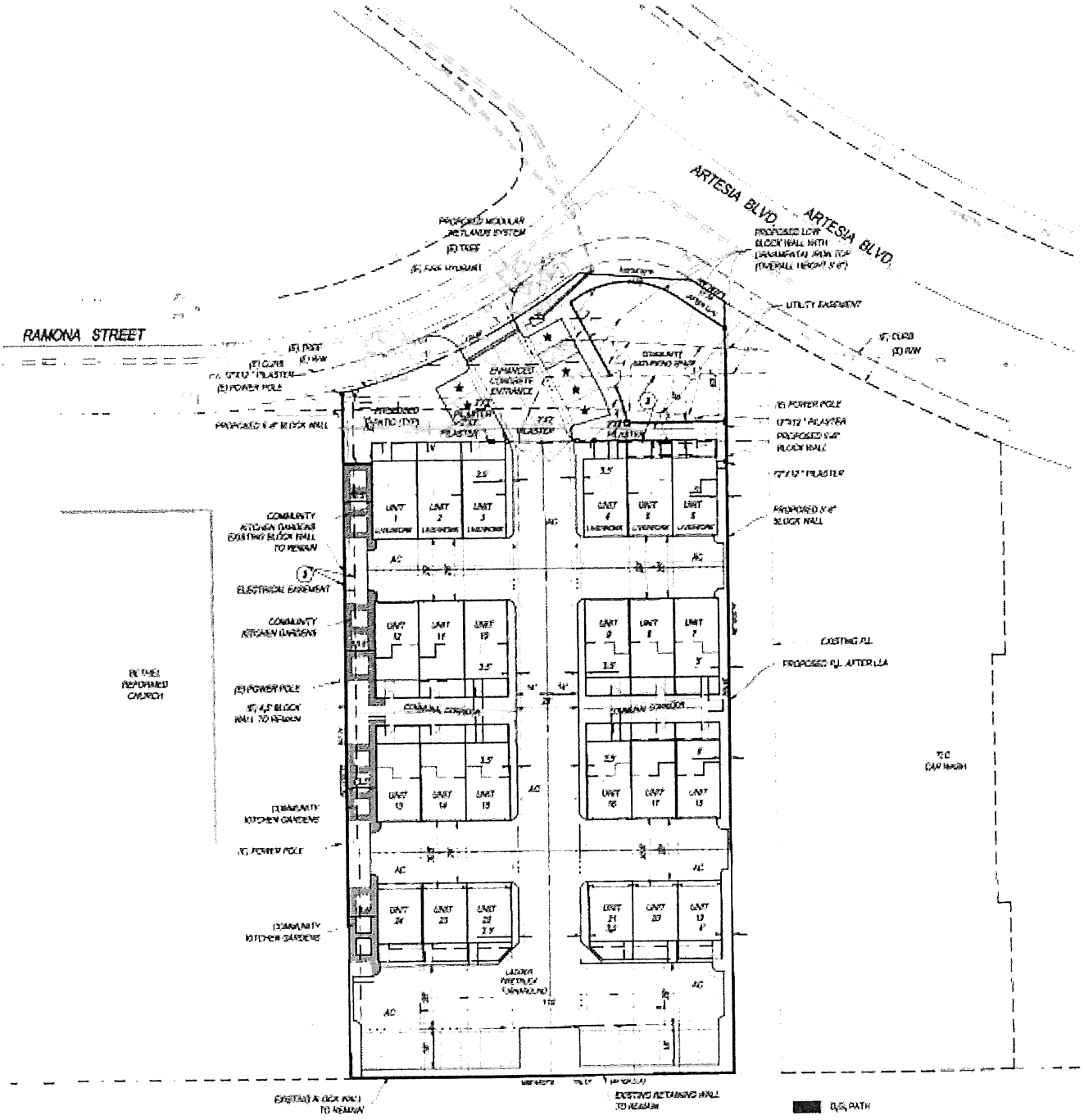


Exhibit H. Image Board

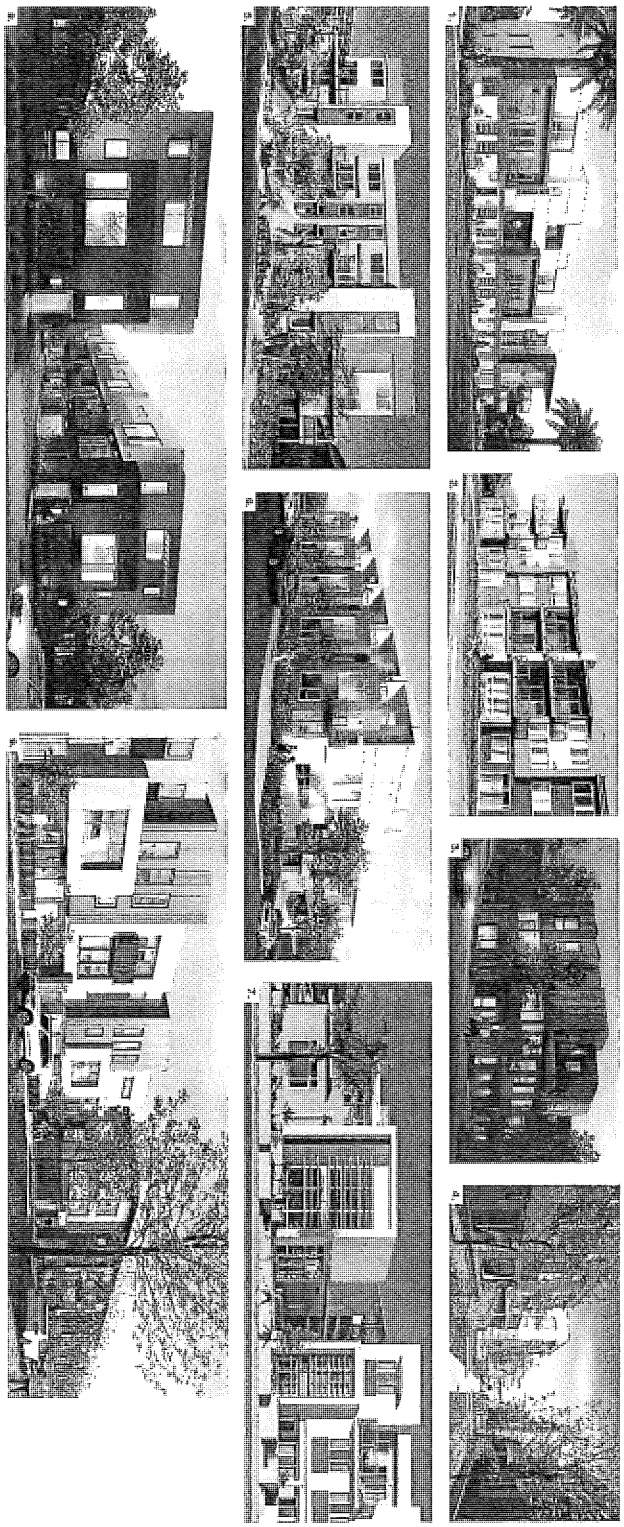
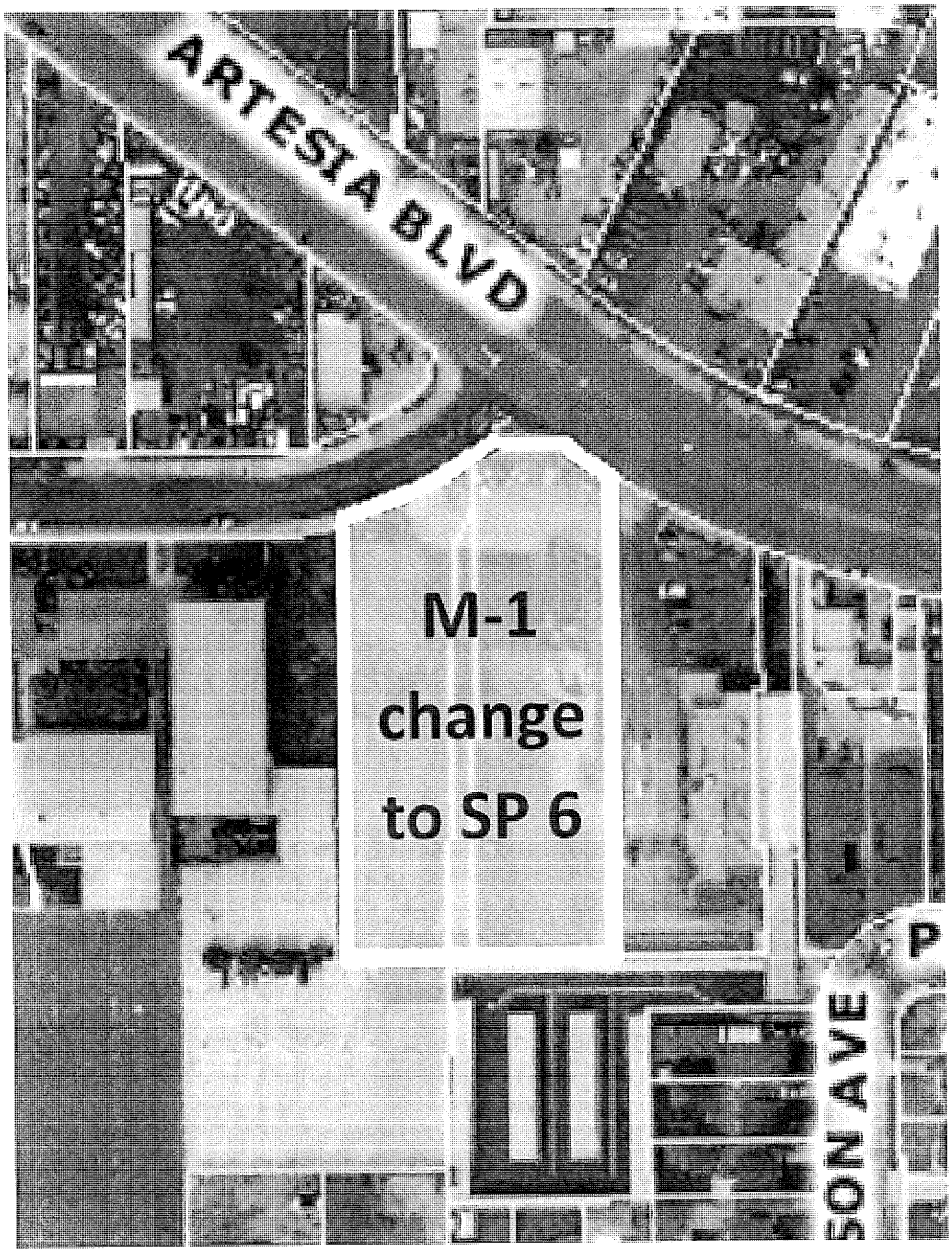


Exhibit C



CITY OF BELLFLOWER
"GROWING TOGETHER"

staff report

TO: Honorable Chairman and Members of the Planning Commission

FROM: Rowena Genilo-Concepcion, Interim Director of Planning

SUBJECT: A Public Hearing to consider a Mitigated Negative Declaration (No. MND 15-16), a General Plan Amendment (Case No. GPA 15-02) to change the land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street – A Resolution of the Planning Commission of the City of Bellflower recommending the City Council adopt Mitigated Negative Declaration No. MND 15-16 and approve General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Tentative Map Case No. TT 73822, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc.

A Director's Determination that the proposed parking reconfiguration is consistent with the existing Conditional Use Permit Case No. CU 90-9 for TLC Carwash located at 10110 Artesia Boulevard.

DATE: January 19, 2016

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 Mitigated Negative Declaration have been prepared and are attached. Based on the environmental assessment, the proposed project and the recommended mitigation measures, the 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 December 17, 2015 and public hearing notices were sent on December 17, 2016 to 44 property owners within a 300' radius of the subject site. A public hearing notice was posted on the subject site on January 8, 2016.

RECOMMENDATION

1. Open the public hearing, receive testimony, close the public hearing, consider the evidence, and then adopt Resolution No. PC 15-54 recommending the City Council adopt Mitigated Negative Declaration No. MND 15-16 and approve General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Tentative Map Case No. TT 73822, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street.

2. Alternatively, discuss and take other action related to this item.

PROJECT DATA

Applicant/Developer: Paul Feilberg
Mesa Verde Development, Inc.
700 N. Valley Street
Suite B, #26447
Anaheim, CA 92801

Property Owner: Tai Woon Park and Young Ok Park
10110 Artesia Boulevard
Bellflower, CA 90706

Property Area: Approximately 1.36 acres (for all properties)

Zoning Designation M-1 (Light Industrial)

General Plan Designation: I (Industrial)

Surrounding Zones/ Land Uses:

North:	M-1 (Light Industrial); Commercial and Industrial
South:	M-1 (Light Industrial): Storage Facility
	R-1 (Low Density Residential): Church
West:	R-1 (Low Density Residential): Church
East:	M-1 (Light Industrial); TLC Carwash

PROJECT HISTORY

01/16/16 The developer held a community meeting for the proposed project at the subject site. Residents within 300' of the subject property were notified by the developer of the community meeting. At the meeting, residents were able to speak with developer about the proposed project, ask questions, and provide comments to the developer.

BACKGROUND

- **Site Description**

The subject site is located on the south side of Artesia Boulevard and Ramona Street, west of Woodruff Avenue. Pursuant to the preliminary report prepared by First American Title Company, the site is composed of two (2) parcels, with a total area of approximately 1.36-acre, and addressed as 10030, 10106, and 10108 Ramona Street. The project site is located south of the intersection of Artesia Boulevard and Ramona Street, between Bellflower Boulevard and Woodruff Avenue. Although not a corner lot, the subject site is unique by having street frontages off of Artesia Boulevard and Ramona Street.

The project site is currently vacant, except for the parking lot area that is used by TLC Carwash at the northern portion of the project site. The Bethel Reformed Church is located to the west, Extra Space Storage and the Bethel Reformed Church are located to the south, TLC Carwash is located to the east, and other commercial uses are located further to the north across of Ramona Street and Artesia Boulevard. Three easements are located onsite. One of the easements, located along the western boundary of the project site is for electrical power poles. Two other easements, located along the northern portion are for Shell Oil Company.

- **Project Description**

The project proposes 24 total single-family attached ("SFA") residential units at a density of 17.6 Density Unit Per Acre (DU/AC). Of this total six units are "live/work" single-family attached residential and 18 of the units are standard single-family attached residential units. As part of the project proposal, three (3) common areas are being proposed: a community gathering space area, a community kitchen garden area, and a communal corridor. The community gathering space area is located in the north east portion of the subject site and includes a bocce court, fire pit, BBQ's, and tables with seating area. The community kitchen garden area is located along the west boundary of the subject site and includes raised planter areas and permeable pathways. The communal corridor is located between the middle residential units (between units 7-12 and 13-18). Tables and seating area are proposed to be located at the ends of the communal corridor.

On-site guest parking will be located at the south end of the development and in the front of the subject site. The parking area located in front of the subject site is to be shared with the "work" component of the live/work SFA's. Vehicle access to the residential SFA's will be available from Ramona Street via a gated entry. Vehicle access for each individual SFA is provided from internal drive-aisles that connect to a central "collector" driveway. The garage for each SFA opens onto the internal drive-aisles. The internal drive-aisles are 28 feet in width. The central "collector" driveway is also 28 feet in width.

- **Live/Work Units**

The six (6) live/work units are the northernmost units having street frontages off of Ramona Street and Artesia Boulevard. The live/work units will consist of two (2) four-story triplex units. These particular units will have a tuck-under parking style/design, with the work component and parking garage on the ground floor, and the residential component on the second, third, and fourth floors. The type of anticipated businesses will be neighborhood-scale and will likely include office and general commercial-type uses. The type of business will be determined by the home-owner for that particular unit. The concept of the live/work unit is that the business owner of the 300-square foot commercial space on the ground floor will also live in the residential unit above. Two (2) types of floor plan are being offered as live/work units. Two (2) of the live/work units are proposed to be 2-bedroom units (commercial space or loft space as an optional 3rd bedroom), with a habitable floor area of approximately 1,800 square feet (including the 300-square foot commercial tenant space and loft/bedroom space on the fourth floor). Four (4) of the live/work units are proposed to be 3-bedroom units (commercial space or loft space as an optional 4th bedroom), with a habitable floor area of approximately 1,900 square feet (including the 300-square foot commercial tenant space and loft/bedroom space on the fourth floor). The use of the ground floor area as a commercial space will be market driven; thus, the space may be used for residential or commercial use. Another option for each of the units is the possible use of the fourth floor either as a loft space above the master bedroom or an additional bedroom, as mentioned above. All of the proposed live/work units are proposed to incorporate 3 ½ bathrooms.

- **Standard Residential Units**

The remaining 18 units are standard residential units, accessed by a common driveway. The standard residential units will consist of six (6) four-story triplex units. These particular units will have a tuck-under parking style/design. With the exception of Units 19-24, the SFA's are designed with a two-car garage and ground floor living space and residential living areas on the second, third, and fourth floors. Units 19-24 are designed to only have a two-car garage on the ground floor. Three (3) types of floor plan are being offered for the standard residential units. Six (6) of the standard residential units are proposed to be 2-bedroom units, with a habitable floor area of approximately 1,375 square feet. Four (4) of the standard residential units are proposed to be 3-bedroom units, with a habitable floor area of approximately 1,800 square feet. Eight (8) of the standard residential units are proposed to be 4-bedroom units, with a habitable floor area of approximately 1,900 square feet. An option for each of the units is the possible use of the fourth floor as either a loft space above the master bedroom or an additional bedroom. All of the 3-bedroom units are proposed to incorporate 2 ½ bathrooms and the 4-bedroom standard residential units are proposed to incorporate 3 ½ bathrooms.

- **Requested Entitlements**

The following entitlements are being requested:

➢ **General Plan Amendment**

The proposed project involves a General Plan Amendment to change the General Plan lands use designation for all properties from I (Industrial) to MU (Mixed Use).

➢ **Zone Change**

The proposed project involves a Zone Change to change the zoning designation for all properties from M-1 (Light Industrial) to SP (Specific Plan).

➢ **Zoning Ordinance Text Amendment**

A Zoning Ordinance Text Amendment is proposed to amend the Bellflower Municipal Code to allow and implement the proposed Specific Plan. The Specific Plan is requested in order to introduce and create new development standards that will provide a mechanism for review of the proposed development.

➢ **Tentative Map**

A Tentative Map is proposed to allow for the subdivision of the subject site to 25 lots (Lots 1-24 and Lot A). Lots 1-24 are proposed to allow for the creation of 24 individual lots to be sold to individual homeowners. The areas of Lots 1-24 range between approximately 1,279 square feet and 3,802 square feet. Lot A is proposed for the northerly portion of the project site, where the community gathering space and six (6) shared parking spaces. Lot A is approximately 8,233 square feet in size.

➢ **Mitigated Negative Declaration**

Pursuant to the provisions of the California Environmental Quality Act (CEQA), an environmental assessment is required to determine if the project will have any significant adverse impacts on the environment. A Mitigated Negative Declaration is proposed for the project.

- **Other Approvals Not Requiring Public Hearing**

➢ **Director's Determination – CUP Consistency (TLC Carwash Parking)**

The subject property is under the same ownership as the TLC carwash facility. The TLC carwash facility obtained its Conditional Use Permit on April 16, 1989. As part of the conditions of approval for the carwash facility's CUP, 16 parking spaces were required. The required parking spaces for the carwash facility were constructed on the adjacent lot,

which is where the proposed mixed use development is located. As part of the property owner and the developer's agreement, the proposed project must not affect the land use entitlement of the carwash facility. As a result, a new parking area for the carwash facility is to be created outside of the proposed project area, and within the carwash facility lot.

- **City Engineer's Determination - Lot Line Adjustment**

Separately, a Lot Line Adjustment will be required to adjust and move the eastern boundary of the project site approximately 20 feet to the west, which will increase the lot size of the existing car wash that is located east of the project site. The Lot Line Adjustment is proposed in order to transfer the required parking for TLC carwash from the project site. The Lot Line Adjustment is not subject to Planning Commission's review; instead, it is subject to an administrative review and approval by the City Engineer. Once approved, the Lot Line Adjustment will need to be recorded with the Los Angeles County. Completion of the Lot Line Adjustment would provide the area needed to relocate the required parking spaces for the carwash facility, from the subject site to the lot where the carwash facility is located.

DISCUSSION

- **General Plan Amendment and Zone Change**

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 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.

Pursuant to Bellflower Municipal Code (BMC) Section 17.104.030, Zone Change requests must be consistent with the following:

A. There are changed conditions since the existing zoning became effective to warrant other or additional zoning.
B. Proposed change of zone will not adversely affect adjoining property as to value or precedent, and will not be detrimental to the area.
C. The change of zone will be in the interest or furtherance of public health, safety and general welfare.
D. That the approval of such change of zone will not adversely affect the Comprehensive Zoning Plan.

- **Zoning Ordinance Text Amendment**

Pursuant to BMC Section 17.104.010, whenever the public necessity, convenience or general welfare requires an amendment, the City Council may by ordinance, after report thereon by the Planning Commission and subject to the procedure of Chapter 17.4 and State law, change regulations, district boundaries or district classification.

- **Tentative Maps**

The Subdivision Map Act of the State of California requires a map for the subdivision of five (5) or more parcels. Pursuant to BMC Section 16.04.030, the purpose of the subdivision review is to regulate and control the division of land within the City and to supplement the provisions of the Subdivision Map Act concerning the design, improvement and survey data of subdivisions, the form and content of all required maps provided by the Subdivision Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps.

- **Director's Determination – CUP Consistency (TLC Carwash Parking)**

Pursuant to BMC Section 17.72.050.A ("Interpretation of Provisions—Director's Authority"), it shall be the duty of the Director, where reasonably necessary, to interpret the provisions of Zoning Code to assure adherence to the City's purpose and intent in adopting the provisions contained in the Zoning Code. The Director may provide an order, requirement, decision, determination, interpretation or ruling.

ANALYSIS

- **General Plan Amendment and Zone Change**

The proposed Zone Change and General Plan Amendment are consistent with the following General Plan Land Use Element goals and policies:

GOAL 1: Discourage disjoint land use patterns.

POLICY 1.1 Provide land use designations which match actual viable uses.

POLICY 1.2 Encourage opportunities to sensitively integrate different, but compatible, land uses.

GOAL 2: Create a City that functions efficiently, is aesthetically pleasing, and makes the best use of its various resources.

POLICY 2.1 Create opportunities wherein a population diverse in terms of income, age, occupation, race, lifestyle, vales, interest, and religion may interact, exchange ideas, and realize common goals.

POLICY 2.2 Provide commercial facilities to meet the retail and service needs of the community.

POLICY 2.7 Carefully scrutinize plans for developments which will have a significant impact on the city or on surrounding developments to ensure the highest quality design.

POLICY 2.15 Encourage a greater proportion of home ownership and owner occupancy of multi-family developments.

GOAL 5: Provide incentives for reinvestment in aging, built-out developments and encourage consolidation of properties for higher quality land uses and designs.

POLICY 5.2 Allow different development standards for consolidated properties where it is possible to provide amenities in a different manner than is necessary on smaller lots (i.e. centralized parking and open space with shared access).

Because the project includes a General Plan Amendment, tribal consultation is required (Gov't Code §§65352.3 and 65562.5 (SB 18); Gov't Code §§21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 (AB 52)). On September 16, 2015, notifications were sent to the following tribal governments to initiate consultation and to give the tribal governments the opportunity to comment on the proposed project:

1. Gabrielino Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson.
2. Soboba Band of Luiseno Indians; Joseph Ontiveros, Cultural Resources Director.
3. Soboba Band of Mission Indians; Rosemary Morillo, Chairperson.
4. Gabrielino/Tongva Tribe; Linda Candelaria, Co-Chairperson.
5. Gabrielino Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson.
6. Gabrielino Tongva Nation; Sam Dunlap, Cultural Resources Director.

Of the six (6) tribal governments, two (2) of the tribal governments responded: Soboba Band of Luiseno Indians and Gabrielino Band of Mission Indians – Kizh Nation. As a result, the project has been analyzed and conditions of approval have been included based upon communications received from the tribe.

The proposed Zone Change would allow for live / work development on the properties. Live / work development is a concept in which neighborhood-oriented commercial/office uses are integrated with residential uses. Typical live / work developments provide for street-level commercial uses, with residential uses developed over the commercial or immediately adjacent to the commercial or vice versa.

The Zone Change and live / work development would create commercial opportunities as well as housing opportunities for the City. The demand for housing in Bellflower and throughout Southern California has fueled the exploration of live / work developments. By redeveloping under-utilized commercial or industrial land, it is much easier to create opportunities to increase the City's housing stock by means of live / work development.

- **Zoning Ordinance Text Amendment – Specific Plan No. 6**

The Zoning Ordinance Text Amendment is proposed to allow and implement the proposed Specific Plan (Specific Plan No. 6). The proposed specific plan provides a method for redevelopment of the project area. The range of uses that are permitted within the specific plan area are intended to complement the residential development. The proposed specific plan is organized into seven (7) sections, or chapters, as follows:

I. Introduction
II. Site Development Concept
III. Allowable Uses
IV. Site Development Standards
V. Design Guidelines
VI. Plan Implementation
VII. Exhibits

The proposed specific plan creates and introduces new zoning guidelines for development at the subject sites. The guidelines would permit live / work development as a by right use. Development standards, including, but not limited to parking, setbacks, building height, and landscaping have been created in an effort to achieve a development that will utilize the land efficiently through the accommodation of increased densities and intensities of uses within a concentrated area.

The specific plan also provides a mechanism on how development is to be evaluated and approved within the specific plan boundaries. These specialized rules only apply to the land area within the boundaries of the specific plan, and do not apply on land outside of the specific plan boundaries. A copy of the draft Specific Plan No. 6 is provided in Attachment A.

- **Tentative Maps**

Tentative Map No. TT 73822 proposes to combine two (2) parcels into one (1) lot and then subdivide the property into 25 lots for live/work residential units, standard residential units, and the common area at the northernmost portion of the subject site. The development is required to comply with all the development standards in Specific Plan No. 6 (Condition No. 6, Resolution No. PC 15-54, Tentative Map Conditions of Approval) and will also require review by the Development Review Committee established by the Specific Plan (Condition No. 8, Resolution No. PC 15-54, Tentative Map Conditions of Approval).

The Fire Department and City Engineer have reviewed the proposed Tentative Map and have provided recommended conditions of approval and comments. Should the Planning Commission choose to approve the Tentative Map, a Final Map is required to be submitted for City Council approval (Condition No. 13, Resolution No. PC 15-54, Tentative Map Conditions of Approval).

The proposed project is an infill development and a smart-growth alternative to traditional, suburban style single-family subdivisions. As such, the proposed lots would be smaller than typical single-family lots and would be developed with compact building footprints. Approval of the proposed tentative map allows for the subdivision of an underutilized land in an industrial area into fee-simple homes, which promotes homeownership.

- **Director's Determination – CUP Consistency (TLC Carwash Parking)**

The scope of work (as presented in the conceptual plans submitted on January 8, 2016 – Attachment G) confirms that the proposed alteration to address the parking for TLC Carwash is within the established limits of the Conditional Use Permit approved in April 1989 (Resolution No. 90-27 / CU 90-9). Sixteen parking spaces are required for the existing carwash facility. Twelve of the sixteen required parking spaces are currently located on the project site and will need to be relocated. The area gained from the completion of the Lot Line Adjustment will allow for the parking spaces to be located at the same lot where the carwash facility is situated. There will be no loss of parking spaces involved in this lot and parking reconfiguration. At the completion of the Lot Line Adjustment and the parking reconfiguration, the carwash facility will remain in compliance with its CUP conditions of approval. Therefore, the Director has deemed the proposed alteration to be in substantial conformance with the existing CUP for the carwash facility.

- **Project Concerns**

During review of the project, the following concerns were discussed with the developer:

➢ **Traffic**

As part of the review process, traffic was discussed for the project. Based on trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012), the proposed project will generate 140 average daily trips, with 11 and 13 trips during the morning and evening peak hours, respectively. The project will generate a total of 24 trips during the morning and evening peak hours. The Los Angeles Congestion Management Program (LACMP) was developed as a means of addressing regional traffic growth and congestion as a function of land use and development decisions. The LACMP has established various methods for evaluating traffic impact including the requirement for a traffic study for projects that generate more than 50 trips during morning or afternoon peak hours. Based on the calculation, it was determined that the project will not require a traffic study, and will not conflict with any CMP policy or standard of the LACMP.

➢ **Parking**

Each residential unit will have a two-car garage (48 parking spaces). In addition, there are 21 guest parking spaces, six (6) of which are located in front of live/work buildings. Those parking spaces are proposed to be shared between the commercial units and the residential units when the commercial businesses are closed. The remaining 15 parking spaces are located within the gated residential community. The City does not have parking standards specifically tailored to live-work developments and the City had concerns about the provided parking. Therefore, parking was analyzed based on the following:

Bellflower Municipal Code: For the residential use, a typical single family dwelling unit is required to provide a 2-car garage (24 units X 2 parking spaces = 48 parking spaces). For the commercial component, the zoning code requires one parking space for each three hundred (300) square feet of building area (1800 square feet / 300 square feet = 6 parking spaces). Based on traditional development and calculation of the required parking, 54 parking spaces would be required for the project. However, the project is not a traditional single family or commercial development. The applicant has provided a total of 69 parking spaces, which is 15 additional parking if the traditional calculation of parking is utilized

Comparison of Dwelling Unit – Parking Space Ratio: The parking ratio for the development is 2.87 spaces per unit. A total of 69 parking spaces are provided onsite. In response to the City's concern, the developer compared the proposed project with other specific plan projects, which are "Corte Fina" and "The Boulevard Collection." The comparison reveals that the parking ratio for "Corte Fina," a 70-unit residential development is 2.82 spaces per unit at build-out; and "The Boulevard Collection," a 67-unit mixed use development is 2.67 spaces per unit. Both the "Corte Fina" and "The Boulevard Collection" have a parking space ratio less than what is proposed for this project.

Comparison to Most Recently Approved Project: In January 2014, "The Boulevard Collection," a mixed-used development similar to what is being proposed, was approved by the City Council. Based on the parking requirement established for that project, the proposed project would be required to provide 72 parking spaces for the residential component and 6 parking spaces for the commercial component. However, 6 of the 72

parking spaces may be "shared parking spaces" to meet the commercial use component. As proposed, the project is short of 3 parking spaces. The shortage of parking spaces was based on a proposed ratio of .75 parking space, instead of 1 parking space, for each bedroom after the first 3 bedrooms (see subsection IV.H. of the Specific Plan). The site layout proposed by the developer provides for flexibility, where additional 3 parking spaces could be incorporated by removing a proposed landscaped area.

- **Wall**

Typically, residential projects are required to construct 6'-0" high block walls along the perimeter of the site, measured from the finished grade of the subject site. The developer is proposing: (1) to construct 5'-6" high perimeter walls and fencing along the easterly property line, and (2) to maintain the existing walls/fencing, which varies in height and are less than 6'-0" in various locations.

The developer's civil engineer completed a wall profile of the subject site and adjacent property (Bethel Reformed Church). The report indicates that the lowest point of the wall on the subject site is at 4.2 feet in height (after grading) and at the same location on the adjacent property the wall is 7.4 feet in height. The subject site sits higher than the adjacent properties, resulting in less than a 6 foot high wall, if measured from the subject site, but a higher wall from the adjacent properties. A correspondence was received by the developer from the minister of the church, located west of the subject site, indicating that he does not have any objection with the developer's proposal to preserve the existing wall.

- **Trash Service**

Each residential unit is provided with two (2) barrels, one for trash and the other for recyclables. There will be no green waste barrel because a composting area will be provided adjacent to the community gardens. The trash and recyclable barrels would only be visible during trash collection day and would be stored within the garage area. The developer contacted the trash collection service provider regarding on-site trash collection. On January 12, 2016, the trash collection service provider responded and indicated that the proposed site layout is acceptable as it relates to on-site trash collection. It was also indicated that the trash collection service provider would not be responsible for broken driveways or oil stains.

- **Development Review Process**

The proposed specific plan implements a development review process to review proposed development within the specific plan boundaries. The specific plan establishes a special Development Review Committee to approve the design and operations of development within the specific plan boundaries. Final approval of the design of the project is subject to review and approval of the Specific Plan Development Review Committee at a future date.

- **Environmental Review**

An Initial Study and Mitigated Negative Declaration were prepared for the proposed project. The Initial Study determined that the proposed project would not result in any significant effect on the environment with incorporation of the mitigation measures and therefore, a Mitigated Negative Declaration (MND) was deemed appropriate. Several technical studies were prepared and reviewed to determine the environmental impact of and the mitigation measures for the proposed projects, as follows:

1. "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., in October 15, 2015.
2. "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", prepared by Hekimian and Associates, in October 10, 1991.
3. "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 10, 1999.
4. "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 23, 1999.
5. "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 21, 2015.
6. "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 27, 2015.

The technical studies identify effects of the project and the proposed mitigation measures that could be applied to ensure that the project would not result in any significant effect on the environment. The proposed mitigation measures are included in the Initial Study and MND and included as Attachment B of the staff report.

CONCLUSION

The proposed project is consistent with various goals and policies of the General Plan. In addition, the proposed project will not be detrimental to the existing community or surrounding neighborhood and will create additional housing and commercial opportunities. Furthermore, future developments will be reviewed on a case-by-case basis by the respective Design Review Committee to ensure compliance with all Specific Plan requirements.

ATTACHMENTS

A. Resolution No. PC 15-54 (with attachments)
B. Environmental Documents (Initial Study & MND 15-16 / Responses to Comments / Mitigation and Monitoring Report)
C. Email from Bethel Reformed Church
D. Aerial Photo
E. Zoning Map & Land Use Map
F. 300' Radius Map
G. Project Plans

Doc 333834

6 Approval of Minutes.

None.

7 Oath

Interim Planning Director Genilo-Concepcion administered the Oath.

8- A Public Hearing to consider a Mitigated Negative Declaration (No. MND 15-16), a General Plan Amendment (Case No. GPA 15-02) to change the land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and a Zone Change (Case No. ZC 15-07) to change the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map (Case No. TT 73822) to allow for the subdivision of the existing two parcels into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) (Case No. ZOTA 15-04) to create development standards for the project located at 10030, 10106, and 10108 Ramona Street – A Resolution of the Planning Commission of the City of Bellflower recommending the City Council adopt Mitigated Negative Declaration No. MND 15-16 and approve General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Tentative Map Case No. TT 73822, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04 for properties located at 10030, 10106, and 10108 Ramona Street; Applicant: Paul Feilberg of Mesa Verde Development, Inc.

For the record, Commissioner Franzen announced that he will recuse himself from this item. For the record, Chairman Gomez stated Commissioner Franzen recused himself at 7:07 p.m.

Interim Planning Director Genilo-Concepcion briefly reviewed the staff report highlighting the history, the background, and the proposed project, and answered Commission questions relative to 1) the floor plans, 2) verbiage regarding the 300-foot listing, 3) community outreach, 4) live/work versus mixed-use component, and building requirements, 5) whether they would be owner-occupied, 6) new addresses, 7) State-wide Tribal government notifications, 8) the lot line adjustment, and 9) compliance of the existing CUP (CU 90-9) for the car wash.

Chairman Gomez opened the Public Hearing.

Paul Feilburg, Mesa Verde Development, the applicant, reviewed 1) past projects, 2) history of Ramona Street, and 3) reviewed the current proposal highlighting a) green and eco buildings, b) the site, c) the amenities, d) HOA, e) gate and entry, f) landscaping, g) architecture, h) three proposed floor plans, i) mandatory live-work which will be addressed in their CC&Rs, j) 2-car direct access garages, k) parking, l) generated fees, m) individual addresses, and stated they had his word that it is going to be home ownerships.

8-A Public Hearing – PC 15-54 for 10030, 10106, and 10108 Ramona Street (Garden House)

In response to Commissioner Hamada's question relative to the letter from the Tribal Government, Interim Planning Director Genilo-Concepcion stated as part of AB 52 staff only included a general statement addressing the project and staff worked with the tribal government pertaining to their comments.

Mr. Feilberg answered Commission questions relative to 1) the compost area and its maintenance, 2) the Public Art, 3) parking, 4) the management company they will use, and 5) whether his other properties have sold.

Chairman Gomez stated he visited the site.

Wayne Brown, resident, spoke in support of the project.

Chairman Gomez closed the public hearing.

Interim Planning Director Genilo-Concepcion noted a correction to page 16 of the staff report and stated it should read 2 parcels as opposed to 3 lots and this will be reflected in Resolution No. PC 15-54.

It was moved by Vice Chairman Garza, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 15-54 recommending approval of MND 15-16, GPA 15-02, ZC 15-07, TT 73822, and ZOTA 15-04, subject to findings and with conditions as amended to reflect correction of 2 parcels instead of 3 lots:

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

For the record, Chairman Gomez stated Commissioner Franzen rejoined the dais at 8:15 p.m.

9 Resolutions for Consideration

None

10 A Director's Determination that the proposed parking reconfiguration is consistent with existing Conditional Use Permit Case No. CU 90-9 for TLC Carwash located at 10110 Artesia Boulevard.

It was moved by Commissioner Hamada, seconded by Commissioner Franzen, and carried by the following roll call vote, to receive and file the Director's Determination for existing Conditional Use Permit Case No. CU 90-9 as presented:

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

CITY OF BELLFLOWER

RESOLUTION NO. PC 15-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER RECOMMENDING THE CITY COUNCIL ADOPT MITIGATED NEGATIVE DECLARATION NO. MND 15-16 AND APPROVE GENERAL PLAN AMENDMENT CASE NO. GPA 15-02, ZONE CHANGE CASE NO. ZC 15-07, TENTATIVE MAP CASE NO. TT 73822, AND ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 15-04 FOR PROPERTIES LOCATED AT 10030, 10106, AND 10108 RAMONA STREET; APPLICANT: MESA VERDE DEVELOPMENT, INC.

The Planning Commission of the City of Bellflower does resolve as follows:

SECTION 1. *Recitals.*

1. On September 10, 2015, Mesa Verde Development, Inc. (the "Applicant") filed an application for General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Zoning Ordinance Text Amendment Case No. ZOTA 15-04, and Tentative Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street;

2. The project proposed by the Applicant involves changing the General Plan land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and changing the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Map to allow for the subdivision of the existing two lots into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) to create development standards for the project.

3. Applicant's application was reviewed by the City for, in part, consistency with the General Plan and conformity with the Bellflower Municipal Code ("BMC");

4. 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");

5. The City completed its review and scheduled a public hearing regarding the application before the Planning Commission on January 19, 2016;

6. The Planning Commission opened the public hearing to receive public testimony and other evidence regarding the application including, without limitation, information provided to the Planning Commission by Applicant, and closed the hearing at the January 19, 2016 meeting;

7. The Planning Commission considered the information provided by City staff, public testimony, and the Applicant. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its January 19, 2016 hearing including, without limitation, the staff report.

8. The Planning Commission of the City of Bellflower recognizes the need to subdivide the property for single-family attached homes and commercial purposes;

9. It is the purpose of the Subdivision Ordinance to regulate and control the division of land within the City and to supplement the provisions of the Subdivision Map Act concerning the design, improvement and survey data of subdivisions, the form and content of all required maps provided by the Subdivision Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps.

10. The regulations contained in Subdivision Ordinance are determined to be necessary to preserve the public health, safety and general welfare; to promote orderly growth and development; to promote open space, conservation, protection, and proper use of land; and to ensure provision for adequate traffic circulation, utilities and other services in the City.

11. An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) and in accordance with the provisions of CEQA, an Initial Study has been prepared; a Mitigated Negative Declaration has been adopted pursuant to this Resolution.

SECTION 2. *Environmental Review Findings.* The Planning Commission finds as follows:

1. An Initial Study of Environmental Impacts and Mitigated Negative Declaration (MND) were prepared for the project 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.

2. That the Initial Study and Mitigated Negative Declaration were made available to the public for review and comment from December 17, 2015, to and including January 6, 2016.

3. A duly noticed Public hearing was held by the Planning Commission of the City of Bellflower on January 19, 2016 at which time evidence was heard on the Initial Study and Mitigated Negative Declaration and staff report. At the hearing, the Planning Commission fully reviewed and carefully considered the Initial Study and Mitigated Negative Declaration, together with any comments received during the public review period, and determined that the Mitigated Negative Declaration was consistent with CEQA.

SECTION 3. *General Plan Amendment Findings.* The Planning Commission finds as follows:

1. The General Plan Amendment proposed in the application will be in the interest or furtherance of public health, safety and general welfare, because it allows for the redevelopment of a subject site that has been vacant for a long period in time. The redevelopment of the subject site will likely result in an increase of property values within the surrounding area. The proposed project will comply with applicable standards and requirements contained in the City Codes and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public. In addition, the proposed General Plan Amendment is consistent with all other provisions of the General Plan and good planning practice that promotes future commercial and residential development(s).

2. The General Plan Amendment furthers the goals and policies of the General Plan because it creates areas for physically viable development and integrates different, but compatible, land uses.

3. An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) and in accordance with the provisions of CEQA, an Initial Study has been prepared; this Resolution has been adopted, recommending the City Council adopt Mitigated Negative Declaration No. MND 15-16.

SECTION 4. *General Plan Amendment Locator Map.* Attached hereto as Exhibit A is a locator map indicating the subject site and the proposed General Plan Amendment from "I" (Industrial) to "MU" (Mixed Use).

SECTION 5. *Zone Change Findings.* The Planning Commission finds as follows:

1. There are changed conditions since the existing zoning became effective to warrant other or additional zoning, in that the Regional Housing Needs Assessment (RHNA) assigned by the California Department of Housing and Community Development (HCD), through Southern California Association of Governments (SCAG), for the City of Bellflower's 4th (2008-2014) and 5th (2014-2021) Housing Element cycles is 1,069 units. The City must make sites available to accommodate the construction of those 1,069 units. The proposed zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for a live/work development and residential development, which will count towards meeting the assigned RHNA allocation.

2. The 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 zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for an existing vacant industrially zoned parcel to be redeveloped for mixed-use development that incorporate both live/work and residential uses. The project

will likely increase the value of surrounding properties, since the project site is currently a vacant lot. The project will not create a negative precedent, and instead furthers the City's interests in increasing its housing stock and increasing mixed-uses. The proposed zone change would be consistent with the industrial and residential zoned properties surrounding the subject site.

3. The change of zone will be in the interest or furtherance of public health, safety and general welfare, in that the proposed project will comply with applicable standards and requirements contained in the City Codes and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public. One of the requirements for the project is to include a storm water containment/treatment system, which the subject site currently does not have since it is vacant.

4. That the approval of such change of zone will not adversely affect the Comprehensive Zoning Plan in that the zone change from M-1 (Light Industrial) to SP (Specific Plan) would allow for more viable opportunities along Artesia Boulevard and Ramona Street. The proposed zone change would not adversely affect the comprehensive zoning plan in that mixed-use developments will comply with the development standards set forth within Specific Plan No. 6.

SECTION 6. *Zone Change Locator Map.* Attached hereto as Exhibit B is a locator map indicating the subject site and the proposed Zone Change from M-1 (Light Industrial) to SP (Specific Plan).

SECTION 7. *Tentative Map Findings.* The Planning Commission finds as follows:

1. That the proposed map is consistent with the City's general and specific plans in that the proposed project will result in the subdivision of existing parcels for the development of live/work single family attached units and residential single family attached units within a Specific Plan Land Use Designation in accordance with the General Plan Land Use Element. The subject property will be improved with uses consistent with the goals and policies of the General Plan, including but not limited to Policies 1.2 (encourage opportunities to sensitively integrate different, but compatible land uses), 2.2 (provide commercial facilities to meet the retail and service needs of the community) and 2.15 (encourage a greater proportion of home ownership).

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans in that the proposed project will result in the subdivision of existing lots into twenty-five lots (for purposes of single-family lots and common area), which will be consistent with the "Mixed Use" 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 site is currently a vacant lot surrounded by urban uses, including industrial and residential zoned properties. The subject property will be developed with a mixed use development consisting of 6 live/work units and 18 residential units, which will be in compliance with the zoning requirements of the subject site.

4. That the site is physically suitable for the proposed density of development in that the proposed project consists of 24 single-family attached units on a property that measures 1.36 acres. The proposed project is at 17.6 Density Unit Per Acre (DU/AC), which is within the range of the high density residential land use designation (14-22 DU/AC). Pursuant to the General Plan – Land Use Element, this density is appropriate in proximity to areas of high intensity (industrial) of use such as adjacent to major arterials, which applies to the proposed project.

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 existing, vacant lots located in an urban area that is fully developed. The proposed project will not be built on or near habitats.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems in that the design of the proposed project will comply with applicable standards and requirements contained in the City Codes and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public.

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 will 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 8. *Tentative Map Conditions of Approval.* Based upon the foregoing, the application for a Tentative Map Case No. TT 73822, thereon is hereby approved, and the adoption of this Resolution will be deemed the conditional issuance of the Tentative Map, the conditions of approval are as follows:

1. The subject property must be developed and/or used in the manner requested and must be in substantial conformity with the submitted plans date-stamped January 12, 2016, 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 will 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 final map must identify that no building or portion thereof will encroach onto any easements on the property. Alternatively, documentation may be submitted authorizing the encroachment of a building from the easement holder.

5. The approval of the Tentative Map is contingent on the approval General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04.

6. The development is required to comply with all the development standards in Specific Plan No. 6.

7. A minimum of one (1) live/work unit must be occupied for live/work purposes.

8. The proposed project is subject to review and approval by the Development Review Committee, as required by the Specific Plan.

9. The Applicant must comply with the Climate Action Plan per the MND and achieve the minimum required 16 points out of the 21 target points.

10. The Applicant must implement and comply with the mitigation measures identified in the "Mitigation and Monitoring Report" for the project.

11. All Public Works requirements must be completed prior to final inspection and building occupancy.

12. The proposed loft space may be converted into a bedroom, provided that the maximum number of bedrooms for each "Plan Type" is not exceeded. Plan Types 1 and 2: maximum of three bedrooms, and Plan Type 3: maximum of four bedrooms. The final approved floor plan for these units must be incorporated into the CC&R's.

13. A final map must be submitted for City Council approval. The tentative map must be approved prior to issuance of construction permit. The final map must be recorded prior to issuance of Certificate of Occupancy.

14. The CC&R's for the project must be recorded prior to issuance of Certificate of Occupancy.

15. The Applicant must obtain an encroachment permit (or similar approval) from the Public Works Department for the right-of-way area that is proposed to be landscaped, located north of the proposed "community gathering space".

16. 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 must be complied with by the Applicant.

17. In accordance with Government Code Section 66474.9 (b) and (c), the Applicant must 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.

18. Prior to issuance of construction permit, the Applicant must submit a letter or document indicating proof that the plans were submitted to and approved by the Fire Department.

19. A preliminary map guarantee must 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 must remain open until the final map is filed with the Los Angeles County Recorder.

20. All boundary and other survey monuments must be preserved and guaranteed by the Applicant in conformance with the Subdivision Map Act and as required by the City Engineer.

21. A reciprocal ingress/egress access and drainage easement is required and must be made a component of the Map.

22. Proof of Tax clearance must be provided at the time of map review submittal for recordation.

23. Monumentation of tentative map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.

24. In accordance with California Government Code Sections 66442 and/or 66450, documentation must be provided indicating the mathematical accuracy and survey analysis of the tentative map and the correctness of all certificates. Proof of ownership and proof of original signatures must also be provided.

25. 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 must 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.

26. Structural calculations prepared under the direction of an architect, civil engineer, or structural engineer must be provided.

27. The Applicant must implement and comply with all of the conclusions and recommendations of the soils report.

28. Should any construction require encroachment onto adjacent properties, a Right of Entry letter signed and dated by the affected property owner must be submitted to the City Building Department prior to the issuance of building permits.

29. All property lines must be shown in standard property line linetype.

30. Where engineered fill is required, compaction tests must 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.

31. A grading and drainage plan must be approved prior to issuance of the building permit. The grading and drainage plan must 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.

32. No property drainage must be allowed to cross sidewalks (parkways) or drive approaches. Yard basins, concrete gutters and under sidewalk (parkway) drains must be constructed to adequately drain the subject property. A drainage plan must be prepared by a Registered Civil Engineer and submitted for approval by the City. Under sidewalk drain must be used. Minimum slope on concrete flow lines must be 0.50%. Minimum slope on asphalt concrete or turf must be 1.0%. Existing elevations of adjacent property and street flow lines must be shown around the perimeter of the proposed development.

33. 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 must be presented to the City Building Department prior to the issuance of any permits. The Applicant must provide documentation from the Sanitation District that sufficient sewer capacity exists to serve the proposed development.

34. Separate utility plans, except for phone and cable, must be prepared indicating the location and method of utility service. Each utility provider must approve the proposed method of service prior to building plan check approval by the City. The building plans will not be issued until the requested plan has been approved by the Building Division.

35. Separate utilities must be provided to each property within the specific plan area. Separate utility connection must include, but not be limited to, separate sewer connection to the sewer main located in the private street, separate water service, separate electric service, separate gas service, separate cable service, and separate telephone service. All underground work must be located in a trench located within the utility easement between the right-of-way and the individual dwelling unit property.

36. A final map prepared by or under the direction of a registered civil engineer or licensed land surveyor must be submitted to and approved by the City of Bellflower prior to being filed with the Los Angeles County Recorder. The final map must be in substantial conformity with the submitted tentative map date-stamped January 12, 2016, unless revisions and/or additional conditions are specifically required herein.

37. Easements must 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 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 must be executed by the easement holder prior to the filing of the final map.

38. All conditions from City of Bellflower Departments and Divisions must be incorporated into the map prior to submitting the map for review.

39. The approval of Tentative Map No. TT 73822 will 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 must be filed within 15 days of the date of approval.

40. 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.

41. A title report/guarantee showing all fee owners, interest holders and nature of interest must submitted prior to final approval of the map. Such title report must be submitted no more than 14 days prior to final approvals.

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, must 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. A permit must be obtained from the City of Bellflower Public Works Department prior to start of any work in the public right-of-way; including, but not limited to, public improvements and utility installations. All work must be done in accordance with established City standards or as directed by the City Engineer.

44. An easement or easements for utility lines and must be created.

45. 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 must be removed and replaced in accordance with the appropriate City Standard or as directed by the City Engineer.

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

47. All Fire Department requirements for the proposed project specified in the letters dated October 2, 2015 and January 6, 2016 must be complied with.

48. Soils report prepared by a licensed civil or geotechnical engineer is required and must include an evaluation of liquefaction potential.

49. Landscaping in the public right of way must be per the City of Bellflower Master Street Tree Plan.

50. A separate perimeter wall plan must be submitted to show and dimension all existing and proposed perimeter walls/fences.

51. A separate perimeter wall plan must be submitted to include typical sections at the rear and side property lines. Sections must 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.

52. The construction or modification of existing drive approaches must be per City Standards with the bottom width, W, per the approved construction plans. All work must 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.

53. 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 must do all work. "B-1" contractors are not acceptable for this work. Note: Replacement of curb depressions must be accomplished by the removal of the existing curb and gutter and construction of new monolithic curb and gutter.

54. Curb and gutter must be constructed where missing or repaired in accordance with City Standards. Note: Curb and gutter must be monolithic.

55. A sanitary sewer lateral must be constructed to service the property. Minimum lateral size from main to property line is 6". Separate Sewer clean outs must be provided for each unit. Excavation permits with necessary insurance and bonds are required.

56. All utilities within the subject property must be placed underground prior to building occupancy or sale, in accordance with the Bellflower Municipal Code. The existing utility lines and poles that cross the property running east / west, which serves the overall area, are not required to be undergrounded.

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

58. The contractor must meet with the City Inspector before starting any construction within the public right-of-way.

59. All work within the public right-of-way, including placing and removal of traffic control devices, must 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 must 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.

60. The developer, at his/her cost, must 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.

61. Failure to implement and/or maintain all provisions of these conditions of approval must be grounds for the revocation of said map following a public hearing or the approving body.

62. All proposed improvements shown on the Tentative Map and all conditions established by the Design Review Committee, the Director of Public Works, the Director of Planning, the City Engineer, Building Official, the Bellflower Municipal Code, and life safety issues must be complied with prior to building occupancy.

63. Any existing damaged public right-of-way improvements must be repaired in accordance with Section 5600 et seq of the California Streets and Highways Code and with the Bellflower Municipal Code before occupancy will be granted. (Property owner is responsible for the repair and maintenance of curb/gutter, sidewalk and drive apron).

64. Guest parking spaces must measure 9' by 18' except when adjacent to wall or other physical obstructions spaces must measure 10' by 18, pursuant to the provisions of Specific Plan No. 6.

65. Perimeter walls for the subject site must be provided pursuant to the provisions of Specific Plan No. 6.

66. All Fire Department requirements must be complied with.

67. All pedestrian access paths must be shown and dimensioned.

68. All applicable NPDES requirements must be complied with including those requirements established by the City of Bellflowers storm water compliance consultant.

69. A Final Subdivision Guarantee will be required for the Final Map.

70. The proposed lot line adjustment must be prepared by a Registered Civil Engineer and must be submitted for review and approval prior to approval of the final map.

71. A licensed surveyor or civil engineer licensed prior to 1982 must prepare the final map.

72. The Final Map must:

    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 Map improvements established by the City Engineer not completed and accepted at the time of approval of the final map must 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.

    g) The Applicant must provide the City with two (2) duplicate, medium weight mylars and four (4) sets of prints of the recorded map. All existing and/or proposed easements must be shown on the final map.

73. Two inch I.P. monuments (24 inch minimum length) must be set at all lot corners, except where sidewalks are to be constructed or are existing. The surveyor must set Lead and Tack in the sidewalk at these locations.

74. All Development Review Board conditions of approval must be complied with prior to Certificate of Occupancy.

SECTION 9. *Zoning Ordinance Text Amendment Findings.* The Planning Commission finds as follows:

1. 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 promote the public peace, health, safety, morale, and general welfare, all in accordance with the General Plan.

2. The public necessity, convenience, and general welfare require this Zoning Ordinance Text Amendment, because it allows for the redevelopment of a subject site that has been vacant for a long period in time. The redevelopment of the subject site will likely result in an increase of property values within the surrounding area. The proposed project will comply with applicable standards and requirements contained in the City Codes and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised or cause hazards to the public. In addition, the proposed text amendment would allow for the development of residential units, which would increase the housing stock available within the City and would help in meeting the goals of the Housing Element.

3. The General Plan contains policies to encourage opportunities to sensitively integrate different, but compatible, land uses and to organize land uses to avoid creating nuisances among adjacent land uses.

4. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the provisions of CEQA and the Planning Commission recommended to the City Council approval of this Resolution approving Mitigated Negative Declaration Case No. MND 15-16.

SECTION 10. *Specific Plan No. 6 Text.* The proposed zoning text for Specific Plan No. 6 is attached hereto as Exhibit C as though set forth in full by this reference.

SECTION 11. *General Plan Findings.* The proposed amendments to the zoning regulations of the Bellflower Municipal Code (Title 17) are consistent with the General Plan. The General Plan's goals, objectives, and policies to serve the public health, safety, and general welfare, and the amendment are necessary.

SECTION 12. *Recommendation.* Based on the foregoing, the Planning Commission recommends the City Council adopt Mitigated Negative Declaration No. MND 15-16 and approve General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Tentative Map Case No. TT 73822, and Zoning Ordinance Text Amendment Case No. ZOTA 15-04.

SECTION 13. *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 reflect the independent judgment of the Planning Commission. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 14. *Effective Date.* This Resolution will become effective immediately upon adoption and remain effective until superseded by a subsequent resolution.

SECTION 15. The Planning Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person requesting a copy.

PASSED AND ADOPTED this 19th day of January 2016.

Alan R. Gomez, Chairman

ATTEST:

Rowena Genilo-Concepcion, Secretary

APPROVED AS TO FORM:

David H. King, Interim Assistant City Attorney

Doc 333835

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

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION NO. MND 15-16
GENERAL PLAN AMENDMENT CASE NO. GPA 15-02
ZONE CHANGE CASE NO. ZC 15-07
ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 15-04
TENTATIVE TRACT MAP CASE NO. TT 73822

NOTICE IS HEREBY GIVEN that the Bellflower Planning Commission will hold a Public Hearing on Tuesday, January 19, 2016 at 7 p.m. in the City Hall Council Chambers, 16600 Civic Center Drive, Bellflower, California, to consider testimony for and against Mitigated Negative Declaration No. MND 15-16, General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Zoning Ordinance Text Amendment Case No. ZOTA 15-04, and Tentative Tract Map Case No. TT 73822 for properties located at 10030, 10106, and 10108 Ramona Street.

The project involves changing the General Plan land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and changing the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Tract Map to allow for the subdivision of the existing three lots into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) to create development standards for the project.

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared, which means a written statement describing why a proposed project will not have a significant adverse effect on the environment and which may propose measures that avoid all possible adverse effects. The 20-day public review period for this document begins on December 17, 2015 to January 6, 2016. Please address all public comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: Rowena Genilo-Concepcion, Interim Director of Planning, 16600 Civic Center Drive, Bellflower, CA 90706, 804-1424, ext. 2228, rgenilo@bellflower.org.

Copies of the application materials and report filed with this case may be inspected by the public in the Planning Division, City Hall, 16600 Civic Center Drive, Bellflower, California, telephone number (562) 804-1424. If you wish to challenge the Mitigated Negative Declaration, General Plan Amendment, Zone Change, Zoning Ordinance Text Amendment and Tentative Tract Map, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City at or prior to the Public Hearing.

By order of the Planning Commission of the City of Bellflower, County of Los Angeles, State of California.

ALAN GOMEZ, CHAIRMAN

The following Notice is to be published once in the Thursday, December 17, 2015, issue of the *Press Telegram* newspaper.

The City of Bellflower
Connecting Businesses. Futures.
16600 Civic Center Drive, Bellflower, CA 90706
Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org

ORIGINAL FILED
DEC 16 2015
LOS ANGELES, COUNTY CLERK

"GROWING TOGETHER"

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT: Mitigated Negative Declaration No. MND 15-16, General Plan Amendment Case No. GPA 15-02, Zone Change Case No. ZC 15-07, Zoning Ordinance Text Amendment Case No. ZOTA 15-04, and Tentative Tract Map Case No. TT 73822

LOCATION: 10030, 10106, and 10108 Ramona Street

PROJECT DESCRIPTION: The project involves changing the General Plan land use designation of the project area from "I" (Industrial) to "MU" (Mixed Use) and changing the existing zone from "M-1" (Light Industrial District) to "SP" (Specific Plan). In addition to the Zone Change and General Plan Amendment, the proposed project also involves a Tentative Tract Map to allow for the subdivision of the existing three lots into twenty-five lots (for purposes of single-family lots and common area) and a Zoning Ordinance Text Amendment (Specific Plan) to create development standards for the project.

APPLICANT: City of Bellflower

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 Mitigated 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 December 17, 2015 and expires on January 6, 2016.

The proposed Mitigated Negative Declaration is available for public inspection during normal business hours at: 1) The City of Bellflower, Planning Division located at 16600 Civic Center Drive, Bellflower, CA, and 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 Mitigated Negative Declaration in conjunction with the project on **Tuesday, January 19, 2016**, 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: Rowena Genilo-Concepcion, Planning Manager, 16600 Civic Center Drive, Bellflower, CA 90706, (562) 804-1424, ext. 2228 rgenilo@bellflower.org.

Doc 332481

Scott A. Larsen, Mayor
Dan Koops, Mayor Pro Tem
Ray Dunton, Council Member
Sonny R. Santa Ines, Council Member
Ron Schnablegger, Council Member

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 15-16
FOR THE PROPOSED GARDEN HOUSE PROJECT

Lead Agency:

CITY OF BELLFLOWER
16600 Civic Center Drive
Bellflower, California 90706

December, 2015

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Appendix

A "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 21, 2015.

B "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., in October 15, 2015.

C "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", prepared by Hekimian and Associates, in October 10, 1991; "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 10, 1999; and "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 23, 1999.

D "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 27, 2015.

A. INTRODUCTION

1. PURPOSE

This document is an Initial Study and Mitigated Negative Declaration that evaluates environmental impacts resulting with the proposed Garden House project. This document and project plans can be found at the Bellflower City Hall, 16600 Civic Center Drive, Bellflower CA 90706, phone: (562) 804-1424.

2. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

As defined by Section 21065 of the California Environmental Quality Act (CEQA), the proposed Garden House project constituted a "project" and therefore, an Initial Study required preparation. As defined by Section 15063 of the State California Environmental Quality Act Guidelines (CEQA Guidelines), an **Initial Study** is prepared primarily to provide the Lead Agency with information to be used as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for the proposed Garden House project.

According to Section 15065 of the CEQA Guidelines, an **Environmental Impact Report** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a) of the CEQA Guidelines, a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b) of the CEQA Guidelines, a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed Garden House project would not result in any significant effect on the environment with incorporation of those mitigation measures contained in this document and therefore, a **Mitigated Negative Declaration** (MND) is deemed as the appropriate document to provide the necessary environmental evaluations and clearance for the proposed Garden House project. This Initial Study and Mitigated Negative Declaration document is prepared according to the aforementioned CEQA Guidelines and applicable requirements of the City of Bellflower.

This MND provides decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed Garden House project; functions as a method for fact-finding; and provides the City, concerned citizens, and other applicable public agencies with an opportunity to collectively review and evaluate baseline conditions and environmental impacts through a process of full disclosure.

3. LEAD AND RESPONSIBLE AGENCIES

The City of Bellflower is designated as the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for review and approval of the proposed Garden House project.

4. CIRCULATION OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND BACKGROUND

This Initial Study and Mitigated Negative Declaration informs the City's decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed Garden House project. The environmental review process has been established to allow public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts: While CEQA requires that consideration be given to avoid environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Mitigated Negative Declaration will be circulated for a period of 20 days for public and responsible agency review from December 17, 2015 to January 6, 2015. Public notice will be placed in the Press Telegram and the City website (www.bellflower.org). Comments received on the Initial Study and Mitigated Negative Declaration will be considered and addressed in a Response to Comments document.

The proposed Mitigated 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, 90706 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, and at: 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA 90706.

The Planning Commission of the City of Bellflower will conduct a public hearing to consider the proposed Mitigated Negative Declaration in conjunction with the General Plan Amendment, Zone Change, Zoning Ordinance Text Amendment (Specific Plan), and Tentative Tract Map, on **Monday, January 19, 2016**, at 7:00 p.m. or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, California.

5. CONTENTS OF INITIAL STUDY

This Initial Study and Mitigated Negative Declaration document is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Garden House project.

A. **INTRODUCTION** presents an introduction to the entire document. This section describes the scope of environmental review, environmental procedures, and contents of this Initial Study and MND.

B. **PROJECT DESCRIPTION** describes the proposed Garden House project, including design features, land use entitlements, and related improvements.

C. **INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM** contains the City's Initial Study Checklist Form. The checklist form presents results of the environmental evaluation for the proposed Garden House project; and those issue areas that would have either a

significant impact, potentially significant impact, or no impact.

D. **CHECKLIST RESPONSES** evaluate each response provided in the Initial Study checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis. As appropriate, each response discussion describes and identifies environmental impacts anticipated with the proposed Garden House project. At this writing, it has been determined that a Mitigated Negative Declaration will be prepared. Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines are also presented.

E. **PERSONS AND ORGANIZATIONS CONSULTED** identifies those persons consulted and involved in preparation of this Initial Study and Mitigated Negative Declaration.

F. **SOURCES** section lists bibliographical materials used in preparation of this document.

B. DESCRIPTION OF THE PROPOSED GARDEN HOUSE PROJECT

1. LOCATION OF THE PROPOSED GARDEN HOUSE PROJECT

The proposed Garden House project is located within the City of Bellflower, which is situated in southeastern Los Angeles County, California. The City is bounded by the Cities of Norwalk, Downey, Paramount, Lakewood, Long Beach, and Cerritos. The 1.36-acre Garden House project is located south of the intersection of Artesia Boulevard and Ramona Street, between Bellflower Boulevard and Woodruff Avenue. The addresses and APNs for the project site are 10030 (APN:7161-014-001), 10106 (APN:7161-014-029), and 10108 (APN:7161-014-030) Ramona Street. Refer to Exhibit 1 which provides the location of the project site and a project Site Plan.

2. DESCRIPTION OF THE PROPOSED GARDEN HOUSE PROJECT

The following describes the proposed Garden House project; onsite and surrounding land uses; General Plan and Zoning designations; and required discretionary approvals for the project.

A. Description of the Garden House Project

The following describes the project's design features, vehicle access and movements, parking, and open space and landscaping.

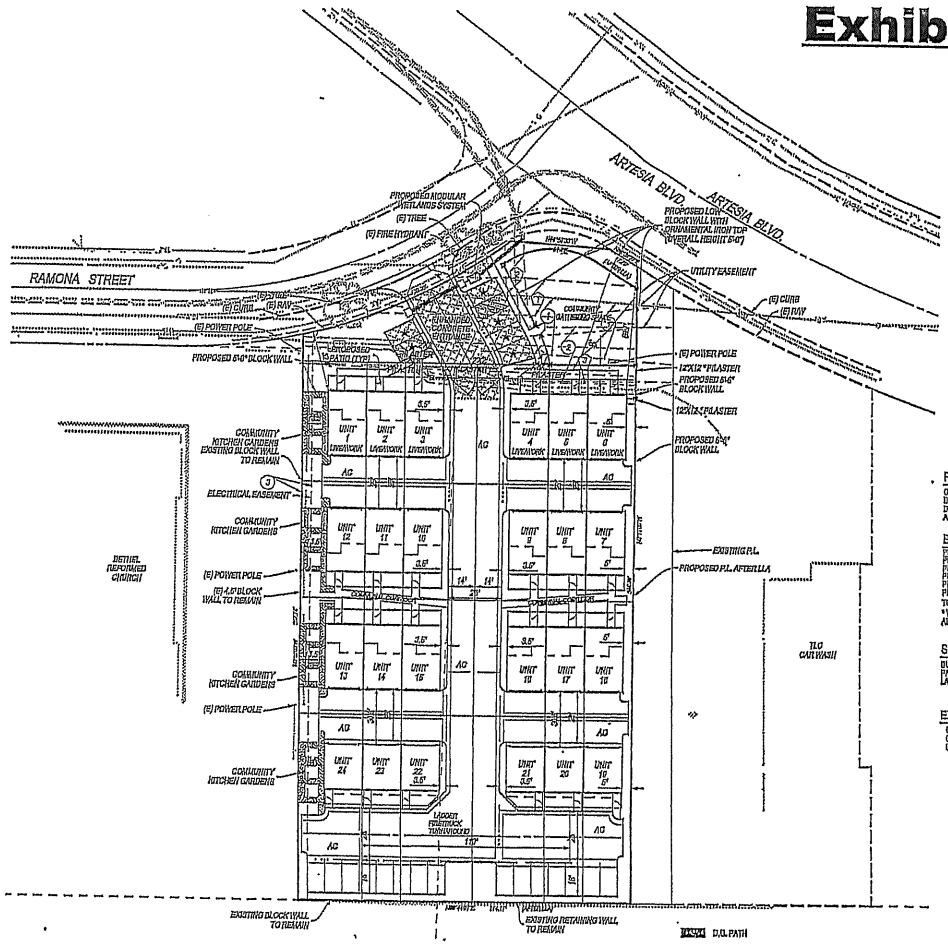
Design Features: The project proposes 24 total single-family attached residential units at a density of 17.6 DU/AC. Of this total, six "Live/Work" single-family attached residential and 18 other standard single-family attached residential units will be provided. The Live/Work units, which will face Ramona Street and Artesia Boulevard, will consist of two three-story triplex units. These particular units will have a tuck-under parking style/design, with the work component and parking garage on the ground floor and the residential component on the second and third floors. The type of anticipated businesses will be neighborhood-scale and will likely include office and general commercial-type uses. The type of business will be determined by the home owner for that particular unit. The standard single-family attached residential product will be three floors. Three plan types are being offered with the following features:

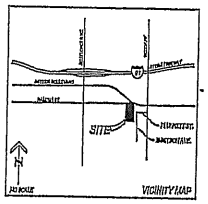
- Plan 1: These units will be approximately 1,075 SF, with 2 bedrooms and 2.5 bathrooms. Six units of this plan type will be offered.

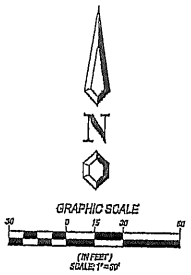
- Plan 2: These units will be approximately 1,500 SF, with 3 bedrooms and 3.5 bathrooms. Four units of this plan type will be offered. In addition, two other Plan 2 units will allow live/work uses. These particular units will offer 1,200 SF of residential living (2 bedrooms and 3.5 bathrooms) and 300 SF of business, for a total of 1,500 SF.

- Plan 3: These units will be approximately 1,600 SF, with 4 bedrooms and 3.5 bathrooms. Eight units of this plan type will be offered. In addition, four other Plan 3 units will allow live/work uses. These particular units will offer 1,300 SF of residential living (3 bedrooms and 3.5 bathrooms) and 300 SF of business, for a total of 1,600 SF.

Exhibit 1







PROJECT SUMMARY

GROSS SITE AREA	1.26 AC - (AFTER I.L.A.)
DWELLING UNITS	24 DU
DENSITY	19.7 DU/AC
A.P.N.	7101-014-001, 7101-014-029 & 7101-014-030

BUILDING AND PARKING SUMMARY

PLAN	SUMMARY	S.F. RESIDENTIAL	S.F. LIVE/WORK	S.F. - TOTAL	MIX	GARAGE PARKING	GUEST PARKING	NOTES
PLAN 1	3bd/2.5ba	1,676 S.F.	0 S.F.	1,676 S.F.	8 UNITS	2 SPACES	37 SPACES	
PLAN 2	3bd/2.5ba	1,500 S.F.	0 S.F.	1,500 S.F.	4 UNITS	2 SPACES	37 SPACES	
PLAN 2 - LIVE / WORK	2bd/2.5ba	1,200 S.F.	300 S.F.*	1,500 S.F.	2 UNITS	2 SPACES	37 SPACES	SHARED PARKING FOR LIVE/WORK= 1 SPACE PER 300 S.F.
PLAN 3	4bd/3.5ba	1,600 S.F.	0 S.F.	1,600 S.F.	6 UNITS	2 SPACES	37 SPACES	
PLAN 3 - LIVE / WORK	3bd/3.5ba	1,600 S.F.	300 S.F.*	1,900 S.F.	4 UNITS	2 SPACES	37 SPACES	SHARED PARKING FOR LIVE/WORK= 1 SPACE PER 300 S.F.
TOTAL				1,900 S.F.	24 UNITS	46 SPACES	21 SPACES	★ 6 PARKING SPACES SHARED USE FOR LIVE/WORK WITHIN 21 GUEST SPACES.

* WORK AREA MAY OPTION INTO LIVING SPACE.
ALL SQUARE FOOTAGES ARE APPROXIMATE.

SITE COVERAGE

BUILDINGS	15,748 S.F.
PAVEMENT	23,000 S.F.
LANDSCAPING/HARDSCAPE	19,537 S.F.

EXISTING EASEMENTS PER FIRST AMERICAN TITLE REPORT DATED 7/27/15

1. SHELL COMPANY - 7/29/1929 BK. 0020 PG. 30 - TO BE VACATED
2. SHELL COMPANY - 7/29/1926 BK. 0020 PG. 205 - TO BE VACATED
3. SOUTHERN CALIFORNIA EDISON COMPANY - 9/27/1957 BK. 54427 PG. 252

SITE PLAN
10030, 10106 & 10108 RAMONA STREET

IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER GARY A. MARTIN No. 60318 CIVIL STATE OF CALIFORNIA

ENGINEERING/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF GARY MARTIN
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

GARY A. MARTIN — DATE
RCE NO: 60318, EXPIRES 6/30/13

DATE OF MAP

AUGUST 12, 2015

NO.	DATE	APPROVED	REVISIONS

DRAWN: | DESIGNED: | CHECKED:

Orig. Revision Date: 10/09/2015 BY: J.C. PLOT DATE: 10/09/2015

PREPARED BY:
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ANAHEIM, CA 92801
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E-Mail: Paul@mesaverdedev.com

SITE PLAN
FOR
GARDEN HOUSE
10030, 10106 & 10108 RAMONA STREET

CITY OF BELLFLOWER

NO.
SHEET NO. 1 OF 1 SHEETS
JOB NO.

P:\14-0007-13 Ramona Street Site\Planning\Site Plan\Site Planning

Vehicle Access and Movements: Vehicle access to the project site will be from Ramona Street via a 28-foot gated entry. Enhanced concrete paving will be provided at the entry. Vehicle access for each individual residential unit will be provided from a central collector 28-foot street that runs in the north-south direction. 28-foot wide drive aisles will extend from this central collector street in the east-west direction and provide direct entry to each residential unit. The garage for each unit will open onto the drive aisles. Individual trash bins will be provided inside the garage of each unit.

Parking: The project will provide 48 parking spaces for the residents and another 21 guest parking spaces. Six of the 21 guest parking spaces will be used for the live/work units and will be located near the project entry, near the actual live/work units. Each of the units will have two secured ground-level parking spaces.

Open Space and Landscaping: The project will be fully landscaped and will include planters and landscaping along the main central collector street, street frontage, and along the side and rear property lines, and at the gated entrance. The community open space and recreation area consists of a community gathering space in the front of the project and community kitchen gardens along the west boundary. In addition, there are two communal corridors and private patio spaces for each unit.

B. Onsite and Surrounding Land Uses

The project site is currently vacant, except for the northern portion, which is used for parking by TLC Carwash, and is covered with weeds and vegetation typical of an urbanized area. Multiple trees are also located within the onsite parking lot area and will be removed. The Bethel Reformed Church is located to the west, Extra Space Storage and the Bethel Reformed Church are located to the south, TLC Carwash is located to the east, and other commercial uses are located further to the north across of Ramona Street and Artesia Boulevard.

Three easements are located onsite. One of the easements, located along the western boundary of the project site is for electrical power poles. Two other easements, located along the northern portion are for the Shell Oil Company. As part of the recordation of the Final Map, easements will be provided to the existing utility providers that were formerly within the Ramona Street ROW.

C. General Plan and Zoning Designations

The project site is designated by the Bellflower General Plan as "I Industrial" and the Zoning Map as M-1 (Light Industrial). A General Plan Amendment and Zone Change are being proposed to allow for the proposed project. This will be further discussed in the next section.

D. Required Discretionary Approvals

The following describes those discretionary approvals that are required to implement construction of the proposed Garden House project. This environmental document provides the necessary environmental analyses and clearance for these discretionary approvals.

General Plan Amendment: The General Plan designation of "I Industrial" will be amended to "MU Mixed Use", which will allow for the residential and commercial/retail uses being proposed.

Zone Change: The Zoning designation of "M-1 (Light Industrial)" will be changed to "Specific Plan". A Specific Plan is being proposed which will provide the appropriate design and development standards and guidelines to allow for the residential and commercial/retail uses being proposed.

Zoning Ordinance Text Amendment (ZOTA): The ZOTA will allow implementation of a proposed Specific Plan for the proposed Garden House project which will provide a land use mechanism to guide the development of the existing site into an innovative, creative and livable residential neighborhood, with complimentary commercial businesses. The Specific Plan will utilize innovative urban design techniques and development implementation measures to promote a unique and "walkable" development project within the boundaries of the City of Bellflower.

The Specific Plan provides the following standards and guidelines that will regulate future development and design of the Garden House project: (1) Site Development Concept, (2) Allowable Uses, (3) Site Development Standards; and (4) Design Guidelines related to General Design Criteria, Architectural Design/Style, Construction Materials and Use of Colors, Green Design, Streetscape, Pedestrian Level Elements, Vehicular Access and Circulation, Walls and Fences, Signage, Landscaping and Hardscape, and Site Planning. The Specific Plan will also establish a Development Review Committee which would be comprised of members from the City Council and Planning Commission, and City staff. The DRC will review and administratively approve the project's design.

Tentative Tract Map No. 73822: The project site is currently comprised of three separate lots. The tentative tract map is required to subdivide the project site into 24 numbered lots for each residential unit and one lettered lot for the northerly portion of the project site outside of the numbered lots. The tentative tract map is presented on Exhibit 2. A Lot Line Adjustment will be required to adjust and move the eastern boundary of the project site approximately 20 feet to the west, which will increase the lot for the existing car wash that is located east of the project site.

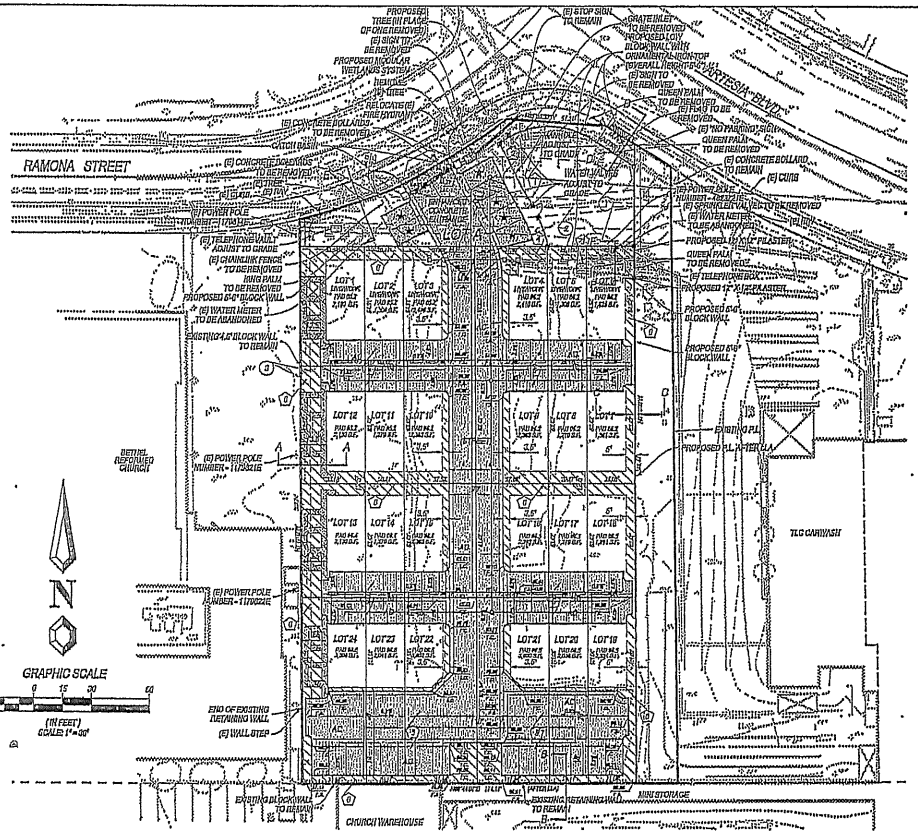
3. SCOPE OF ENVIRONMENTAL ANALYSIS

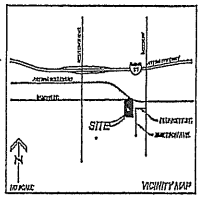
This Initial Study and Mitigated Negative Declaration will provide the environmental clearance and evaluations resulting with the proposed Garden House project, including all required discretionary approvals. Specific mitigation measures are recommended in this document to reduce any potential environmental impact to an insignificant level. Existing City regulations, programs, requirements, and procedures that would reduce potential impacts will be referenced but are not considered specific mitigation measures, since these regulations, programs, etc. would be required for any development in the City, including the proposed Garden House project. References made in this environmental document relating to the "proposed project" will include not only design of the proposed Garden House project, but also the various discretionary approvals that are required.

4. INCORPORATION BY REFERENCE AND TIERING

In accordance with CEQA Guidelines, this Initial Study and Mitigated Negative Declaration shall "incorporate by reference" and "tier" applicable discussions from the document entitled "City of Bellflower General Plan EIR", prepared in Lockman and Associates in 1991, as appropriate.

EXHIBIT 2





GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: INDUSTRIAL
2. EXISTING ZONING: M
3. EXISTING LAND USE: VACANT
4. EXISTING SURROUNDING LAND USE: R-1 AND M-1
5. PROPOSED ZONING: SPECIFIC PLAN 40
6. PROPOSED LAND USE: SINGLE-FAMILY ATTACHED
7. TOTAL NUMBER OF LOTS: 24 LOTS 2 LETTERED LOTS
8. PROJECT ACREAGE: 1.36 AC. GROSS
9. UTILITY PURVEYORS:
   WATER: BELLFLOWER SOMERSET MUTUAL WATER COMPANY
   SEWER: CITY OF BELLFLOWER / COUNTY OF LOS ANGELES
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
   TELEPHONE: VERIZON
   CABLE: COMCAST COMMUNICATION
   STORM DRAIN: CITY OF BELLFLOWER
10. THERE ARE NO EXISTING WATER COURSES ON THIS SITE.
11. ALL EXISTING TREES TO BE REMOVED ON SITE.
12. OCCUPANCY: R3
13. TYPE OF CONSTRUCTION: V-B

BUILDING AND PARKING SUMMARY

PLAN	SUMMARY	G.F. RESIDENTIAL	G.F. LIVE/WORK	G.F. TOTAL	"LIVE"	GARAGE PARKING	GUEST PARKING	NOTES
PLAN 1	2bd/2.5ba	1,076 S.F.	0 S.F.	1,076 S.F.	0 UNITS	2 SPACES	2T SPACES	
PLAN 2	3bd/2.5ba	1,200 S.F.	0 S.F.	1,200 S.F.	4 UNITS	2 SPACES	2T SPACES	
PLAN 2 - LIVE / WORK	2bd/2.5ba	1,000 S.F.	200 S.F.*	1,200 S.F.	2 UNITS	2 SPACES	2T SPACES	SHARED PARKING FOR LIVE / WORK - 1 SPACE PER 300 S.F.
PLAN 3	4bd/3.5ba	1,200 S.F.	0 S.F.	1,200 S.F.	0 UNITS	2 SPACES	2T SPACES	
PLAN 3 - LIVE / WORK	3bd/3.5ba	1,000 S.F.	200 S.F.*	1,200 S.F.	4 UNITS	2 SPACES	2T SPACES	SHARED PARKING FOR LIVE / WORK - 1 SPACE PER 300 S.F.
TOTAL					24 UNITS	40 SPACES	21 SPACES	★ 6 PARKING SPACES SHARED USE FOR LIVE / WORK WITHIN 21 GUEST SPACES.

*WORK AREA MAY OPTION INTO LIVING SPACE.
ALL SQUARE FOOTAGES ARE APPROXIMATE.

EXISTING EASEMENTS PER FIRST AMERICAN TITLE REPORT DATED 12/1/15

1. SHELL COMPANY - 7/20/1928 BK. 6653 PG. 90 - TO BE VACATED
2. SHELL COMPANY - 7/20/1928 BK. 6628 PG. 295 - TO BE VACATED
3. SOUTHERN CALIFORNIA EDISON COMPANY - 9/23/1957 BK. 54421 PG. 202

PROPOSED EASEMENTS

1. 20' SEWER EASEMENT
2. 10' WATER EASEMENT
3. 5' TELEPHONE EASEMENT
4. 12' EDISON EASEMENT
5. STREET ACCESS, PARKING AND UTILITY EASEMENT
6. PEDESTRIAN ACCESS, LANDSCAPE AND UTILITY PURPOSES EASEMENT

LEGEND

ARPH	ASPHALT CONCRETE
A.C.	ASPHALT CONCRETE
BW	BACK OF WALK
CONC	CONCRETE
DI	DRAIN INLET
MH	MANHOLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
PAD ELEV	GRADING PAD ELEVATION
CB	CATCH BASIN
IRR	IRRIGATION
INV	INVERT
PVMT	PAVEMENT
PIV	POST INDICATOR VALVE
LSCP	LANDSCAPE AREA
WV	WATER VALVE
WM	WATER METER
FS	FINISHED SURFACE
FL	FLOWLINE
FH	FIRE HYDRANT
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
GUY	GUY ANCHOR
HP	HIGH POINT
100.0	SPOT ELEVATION
(100.00)	EXISTING ELEVATION
TC	TOP OF CURB
TG	TOP OF GRADE
C/O	CLEAN-OUT
OH	OVERHEAD
UG	UNDERGROUND
FG	FINISHED GRADE
W	WATER
S	SEWER
SD	STORM DRAIN
PP	POWER POLE
(P)	PROPOSED

JOB ADDRESS:

10330, 10100 & 10108 RAMONA STREET
A.P.N. 7101-014-001, 7101-014-029 & 7101-014-030

TENTATIVE TRACT NO. 73822

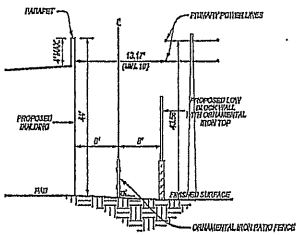
IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARCEL 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS CORVITOS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGES 10 AND 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, FILED IN ROAD SURVEY, PAGE 36, IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, A PORTION OF LOT 40 OF SUBDIVISIONS OF LOS ANGELES COUNTY, FILED IN ROAD SURVEY, PAGE 36, IN THE OFFICE OF SAID COUNTY RECORDER, A PORTION OF RANCHO LONG BEACH, AS SHOWN ON PARCEL MAP NO. 2, FILED IN BOOK 14, PAGE 31 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, A PORTION OF RANCHO LOS CORVITOS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGES 10 AND 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AND A PORTION OF LOT 1 OF TRACT NO. 10308, AS SHOWN ON MAP RECORDED IN BOOK 151, PAGES 37 AND 38 OF MAPS, ALL IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

PARCEL 2:

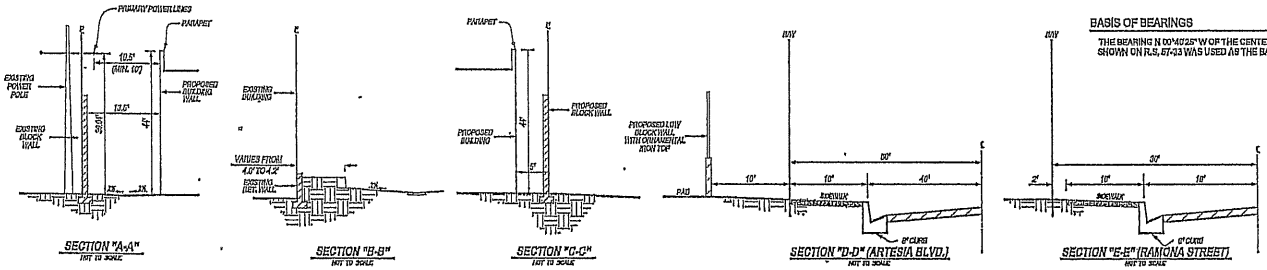
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS CORVITOS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGES 10 AND 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, FILED IN ROAD SURVEY, PAGE 36, IN THE OFFICE OF SAID COUNTY RECORDER, A PORTION OF RANCHO LONG BEACH, AS SHOWN ON PARCEL MAP NO. 2, FILED IN BOOK 14, PAGE 31 OF PARCEL MAPS, IN THE OFFICE OF SAID COUNTY RECORDER, A PORTION OF RANCHO LOS CORVITOS, AS SHOWN ON MAP RECORDED IN BOOK 51, PAGES 10 AND 11 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER, AND A PORTION OF LOT 1 OF TRACT NO. 10308, AS SHOWN ON MAP RECORDED IN BOOK 151, PAGES 37 AND 38 OF MAPS, ALL IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



SECTION "F-F"
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING N 00°40'25" W OF THE CENTERLINE OF WOODRUFF AVENUE, AS SHOWN ON R.S. 57-33 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.



ENGINEERING/CONTACT PERSON

"THIS MAP WAS PREPARED UNDER THE DIRECTION OF GARY MARTIN A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA."

GARY A. MARTIN — DATE
RCE NO. 60318, EXPIRES 6/30/17

DATE OF MAP

SEPTEMBER, 2015

NO.	DATE	APPROVED	REVISIONS

DRAWN: | DESIGNED: | CHECKED:

PREPARED BY:
MYERS & ASSOCIATES
Civil Engineering, Inc.
PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609
Lake Forest, CA 92630
(949) 599-0870
(949) 599-0880 Fax
http://www.myerscivil.com

PREPARED FOR:
MESA VERDE DEVELOPMENT, INC.
700 N. VALLEY ST.
SUITE B, #26447
ANAHEIM, CA 92801
Phone: (949) 097-1801
Contact: Paul Fellong
E-Mail: Paul@mesaverdedev.com

BENCH MARK:
LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NUMBER Y-3702
DESCRIPTION: LAT IN WEST CATCHBASIN 1 FOOT SOUTH OF EOR AT THE SOUTHWEST CORNER OF ASHWORTH ST. & WOODRUFF AVE.
ELEVATION: 60.302 FEET, NAVD 88 DATUM

TENTATIVE TRACT NO. 73822
FOR
MESA VERDE DEVELOPMENT, INC.
CITY OF BELLFLOWER

NO.
SHEET NO. 1 OF 1 SHEETS
JOB NO.

Dwg. Revision Date: 12/21/2015 | BY: J.C. | PLOT DATE: 12/23/2015

P:\14-0037-13 Ramona Street Cbl\Planning\Tentative Tract Map\SHT-01.dwg

The following cites sections from CEQA that explains incorporation by reference and tiering and summarizes the aforementioned EIR document.

Section 15150 (a) Incorporation by Reference of the CEQA Guidelines states: "An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration."

Section 15152 (a) Tiering states: "Tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

The General Plan EIR provides relevant and applicable information about the existing environment and setting for the City of Bellflower. The document can be found at the Bellflower City Hall, 16600 Civic Center Drive, Bellflower CA 90706, phone: (562) 804-1424.

5. TECHNICAL STUDIES

The following technical studies were utilized in preparing this document. Applicable environmental discussions contained in this document will be based on findings and conclusions from these technical studies. Each technical study is cited and summarized in the appropriate environmental sections. These technical studies will be bound separately from this Initial Study and Mitigated Negative Declaration and can be found at the Bellflower City Hall, 16600 Civic Center Drive, Bellflower CA 90706, phone: (562) 804-1424.

- "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., in October 15, 2015.

- "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", prepared by Hekimian and Associates, in October 10, 1991.

- "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 10, 1999.

- "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 23, 1999.

- "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 21, 2015.

- "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 27, 2015.

INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM

PROJECT TITLE:	Garden House Project
LEAD AGENCY AND ADDRESS:	City of Bellflower 16600 Civic Center Drive Bellflower, CA 90706
CONTACT PERSON:	Rowena Genilo-Concepcion Interim Planning Director 562-804-1424 ext. 2228
PROJECT LOCATION:	The 1.36- acre Garden House project is located south of the intersection of Artesia Boulevard and Ramona Street, between Bellflower Boulevard and Woodruff Avenue. The addresses and APNs for the project site are 10030 (APN:7161-014-001), 10106 (APN:7161-014-029), and 10108 (APN:7161-014-030) Ramona Street.
SPONSOR'S NAME AND ADDRESS:	City of Bellflower 16600 Civic Center Drive Bellflower, CA 90706
GENERAL PLAN DESIGNATIONS:	The project site is designated by the Bellflower General Plan as "I Industrial". Project implementation requires an amendment to the General Plan designation to "MU Mixed Use".
ZONING CLASSIFICATIONS:	The project site is zoned "M-1 (Light Industrial District)". Project implementation requires a change of zoning classification to "Specific Plan".
PROJECT DESCRIPTION:	The project proposes 24 total single-family attached residential units at a density of 17.6 DU/AC. Of this total, six "Live/Work" single-family attached residential and 18 other standard single-family attached residential units will be provided. The Live/Work units, which will face Ramona Street and Artesia Boulevard, will consist of two three-story triplex units. These particular units will have a tuck-under parking style/design, with the work component and parking garage on the ground floor and the residential component on the second and third floors. The type of anticipated businesses will be neighborhood-scale and will likely include office and general commercial-type uses. The type of business will be determined by the home owner for that particular unit. The standard single-family attached residential product will be two floors. Three plan types are being offered.
ONSITE AND SURROUNDING LAND USES AND SETTING:	The project site is currently vacant, except for the parking lot area that is used by TLC Carwash at the northern portion of the project site. The Bethel Reformed Church is located to the west, Extra Space Storage and the Bethel Reformed Church are located to the south, TLC Carwash is located to the east, and other commercial uses are located further to the north across of Ramona Street and Artesia Boulevard.

Three easements are located onsite. One of the easements, located along the western boundary of the project site is for electrical power poles. Two other easements, located along the northern portion are for Shell Oil Company.

OTHER REQUIRED AGENCY APPROVALS: 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.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality/GHG
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: 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. A Program 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.

R Concepcion — 12-15-2013

Signature — Date

Rowena Genilo-Concepcion — Date

Printed Name

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 then significant with mitigation, or less then 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.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
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?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
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?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. 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?				X
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?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
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:				

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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 it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
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 (e.g., 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)?			X	
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?			X	
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?			X	
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?			X	
f) Otherwise substantially degrade water quality?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?				X
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?				X
j) Inundation by seiche, tsunami, or mudflow?				X
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an 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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?				X
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?				X
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)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES. 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:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
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?			X	
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?			X	
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
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?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
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?			X	
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?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
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?		X		
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.)		X		
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

D. CHECKLIST RESPONSES

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista? ***No Impact.***

The City's General Plan does not identify any scenic vistas within the City or vicinity of the project site. The project site is surrounded by a car wash, church, storage facility, and other similar commercial uses. There is no opportunity for the proposed project to affect any scenic vista. Further analysis is not required at this time.

b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway? ***No Impact.***

The City's General Plan does not identify any scenic resources within the City or project vicinity. There is no opportunity for the proposed project to affect any scenic resource. Further analysis is not required at this time.

c. Substantially degrade the existing visual character or quality of the site and its surroundings? ***Less Than Significant Impact.***

The project site is currently vacant, except for the northern portion, which is used for parking by TLC Carwash, and is covered with weeds and vegetation typical of an urbanized area. Multiple trees are also located within the onsite parking lot area and will be removed. The project site is surrounded by a car wash, church, storage facility, and other similar commercial uses. The visual character and quality of the project site would not be degraded with the proposed project. On the contrary, the proposed project would improve the overall visual character and quality of the vicinity by providing a residential development that has a unifying and complimentary architectural theme, with landscaping and other amenities. Further analysis is not required at this time.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ***Less Than Significant Impact.***

The project vicinity already experiences levels of light and glare due to existing neighboring commercial uses and lights from vehicles along Artesia Boulevard and Ramona Street. The proposed project would develop residential and commercial uses and therefore, new light and glare would be created from new residential and commercial uses, parking areas, security, additional vehicles entering and exiting the project site, and other sources typical of any development.

Though new light and glare would be created, it is not expected that any significant impact would result due to the following reasons: First, the project vicinity already experiences levels of light and glare from onsite and surrounding commercial land uses and activities, by vehicles traveling on neighboring streets, and existing street lights. Secondly, future development would be required to comply with applicable development and design standards that control the amount of light and illumination that could "spill over" to neighboring areas. Lights within the parking areas will be shielded and controlled. Perimeter landscaping and screening would also be required to shield light generated by vehicles and operations of land uses. Lighting would be contained onsite, away from neighboring receptors. These standards and requirements are contained in the proposed Specific Plan and include the

following:

- Any open parking area not lighted by street lights shall be lighted with fixtures that provide illumination of the parking area only.

- All outdoor lighting and lighting fixtures shall be located and shielded so as to prevent the spill of light onto residential lots.

Finally, in accordance with City standards, future structures would be constructed with building materials that would not generate excessive levels of reflective glare. It is therefore, concluded that any incremental increase of light and/or glare that is generated specifically with any future development would be "mixed" with the existing light and glare already generated in the vicinity. It is unlikely that any incremental increase in light and glare will be significantly perceived by the public or any sensitive receptor. The City will review all final plans and ensure that any future development project would not substantially increase light and glare. Further analysis is not necessary.

II. AGRICULTURE RESOURCES. 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-agriculture use? ***No Impact.***

The City of Bellflower is within the greater Los Angeles metropolitan area and is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The proposed project would not have the opportunity to potentially convert any farmland into non-agricultural land or affect any Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Further analysis is not required at this time.

b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are under a Williamson Act Contract. The proposed project would not have the opportunity to potentially conflict with any agricultural zone or any provisions of a Williamson Act contract. Further analysis is not required at this time.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are designated forest land or timberland. The proposed project would not have the opportunity to potentially conflict with any forest land or timberland zoning. Further analysis is not required at this time.

d. Result in the loss of forest land or conversion of forest land to non-forest use? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are designated forest land. The proposed project would not have the opportunity to convert any forest land resource. Further analysis is not required at this time.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are designated Farmland. The proposed project would not have the opportunity to potentially impact or disrupt any existing Farmland. Further analysis is not required at this time.

III. AIR QUALITY. Would the project:

The following discussions are based on the findings and conclusions that were made in the document entitled, "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 21, 2015. The Air Quality study is included in this document as Appendix A.

a. Conflict with or obstruct implementation of the applicable air quality plan? ***Less Than Significant Impact With Mitigation.***

The Air Quality study was prepared in accordance with the requirements of CEQA (California Public Resources Code Sections 21000, et seq.) and was consistent with the methodology and emission factors endorsed by the South Coast Air Quality Management District (SCAQMD).

The EPA is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as Federal standards. There are seven common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970, including Ozone, Nitrogen Dioxide, Lead, Particulate Matter (PM10 and PM2.5), Carbon Monoxide, Particulate Matter, and Sulfur Dioxide. The Federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary Federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect the public health.

The State Implementation Plan is the document prepared by each State describing existing air quality conditions and measures that will be followed to attain and maintain Federal standards. The State Implementation Plan for the State of California is administered by the CARB, which has overall responsibility for Statewide air quality maintenance and air pollution prevention.

The SCAQMD is the agency for air pollution control for the South Coast Air Basin (air basin). The City of Bellflower is located within this air basin. SCAQMD is responsible for controlling emissions primarily from stationary sources and maintains air quality monitoring stations throughout the air basin. SCAQMD, in

coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the AQMP for the basin. The AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the Federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded. On December 7, 2012, SCAQMD adopted the 2012 AQMP, which incorporated the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories.

The AQMP for the air basin established a program of rules and regulations administered by SCAQMD to obtain attainment of the State and Federal standards. The rules and regulations that apply to the proposed project include the following:

- **SCAQMD Rule 402** prohibits a person from discharging air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to any persons, or which endangers the comfort, repose, health or safety of any persons, or cause injury or damage to business or property.

- **SCAQMD Rule 403** governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

- **SCAQMD Rule 1108** governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt. All asphalt used during construction of the proposed project must comply with SCAQMD Rule 1108.

- **SCAQMD Rule 1113** governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. All paints and solvents used during construction and operation of the proposed project must comply with SCAQMD Rule 1113.

- **SCAQMD Rule 1186** limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract.

The Air Quality study analyzed air quality impacts by evaluating short-term construction related impacts and long-term operational impacts.

Construction Air Emissions

Construction-related emissions and impacts were estimated using the California Emissions Estimator Model Version 2013.2.2 (CalEEMod). Construction emissions were estimated based on model Year 2017. Please refer to Table 1 (Construction Activity Equipment Fleet) and Table 2 (Construction Activity Emissions) from the Air Quality study which provided assumptions relating to construction equipment, and estimated construction emissions, respectively. As shown in Table 2, construction emissions will not exceed SCAQMD thresholds. The Air Quality study

also evaluated construction-related air quality impacts on sensitive receptors based on localized significance thresholds (LSTs). The project site is located next to a church with pre-school to the west and other residences further to the southeast, which are considered sensitive receptors. Table 3 (LST and Project Emissions) and Table 4 (LST and Project Emissions Educational Uses), estimated levels of carbon monoxide, nitrogen oxides, and particulate matter emissions that could impact the neighboring pre-school and residences. As shown in the tables, construction activities would not result in any excessive air emissions relating to grading, construction, and paving. The Air Quality study, however, recommended mitigation measures to reduce the level of construction emissions related to fugitive dust, nitrogen oxides, and reactive organic gases since the region has non-attainment status for these pollutants. Compliance with the recommended mitigation measures further ensures that construction-related air impacts will not be generated, nor will the neighboring sensitive receptors be significantly impacted.

Operational Air Emissions

Operational or long-term emissions will occur over the life of the project and include both area source and mobile source emissions. Area source emissions are generated from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, gasoline service station, and architectural coatings (painting). Mobile source emissions are generated from project motor vehicles. Operational emissions were estimated using the California Emissions Estimator Model Version 2013.2.2 (CalEEMod). Table 5 (Daily Operational Impacts) summarized results of the analysis and showed that none of the pollutants will exceed the SCAQMD threshold. The Air Quality study concluded that significant air quality impacts related to project operations will not be generated and no mitigation measures were required. The proposed project will not conflict with or obstruct implementation of any applicable SCAQMD air quality plan. Further analysis is not required at this time.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ***Less Than Significant Impact With Mitigation.***

As discussed, the Air Quality study that was prepared for the proposed project concluded that the proposed project would not result in any significant construction- or operational-related impacts and would be consistent with the emissions projections used to establish SCAQMD attainment objectives that reflect adopted regional and local land use plans. Therefore, it was concluded by the Air Quality study that there will not be any significant inconsistency with the AQMP or violations to any air quality standard. Further analysis is not required at this time.

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. ***Less Than Significant Impact With Mitigation.***

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." The Air Quality study indicated that fugitive dust, nitrogen oxides, and reactive organic gases had non-attainment status. The Air Quality study therefore, recommended mitigation measures to reduce any potential impact to insignificant levels. The Air Quality study concluded that because the proposed project will not individually violate any air quality standard, contribute substantially to any air quality violation,

or conflict with any air quality management plan, cumulative impacts would not be considered significant with implementation of the recommended mitigation measures. The proposed project would not cumulatively increase any criteria pollutant. Further analysis is not required at this time.

d. Expose sensitive receptors to substantial pollutants concentrations? ***Less Than Significant Impact With Mitigation.***

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD, in its Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2), considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as single-family residences, hospitals, and schools, etc. As discussed, the Air Quality study determined that the church with pre-school to the west and other residences further to the southeast, were considered sensitive receptors. The Air Quality study concluded that the construction and operations of the proposed project would not result in significant levels of air emissions and therefore, significant impacts are not expected with mitigation measures. Further analysis is not required at this time.

e. Create objectionable odors affecting a substantial number of people? ***Less Than Significant Impact.***

In the long-term, the proposed project will construct residential and commercial uses, passive recreational features and amenities, and landscaping which do not create objectionable odors. In the short-term, heavy-duty equipment that will be used during construction would emit odors. However, once construction activities were completed, these odors would likewise cease to be emitted. Significant impacts relating to odors are not expected. Further analysis is not required at this time.

MITIGATION MEASURES

1. Throughout construction activities, the contractor shall comply with the following to control fugitive dust and exhaust emissions from equipment:

   - Apply soil stabilizers or moisten inactive areas.
   - Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
   - Cover all stock piles with tarps at the end of each day or as needed.
   - Cover previously disturbed areas if subsequent construction is delayed.
   - Provide water spray during loading and unloading of earthen materials.
   - Minimize in-out traffic from construction zone.
   - Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.
   - Sweep streets daily if visible soil material is carried out from the construction site.
   - Utilize well-tuned off-road construction equipment.
   - Establish a preference for contractors using Tier 3 or better heavy equipment.
   - Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

IV. BIOLOGICAL RESOURCES. 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? ***Less Than Significant Impact.***

The City of Bellflower is within the greater Los Angeles metropolitan area and is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that have habitats or species that have been identified as a candidate, sensitive, or special status specie. The project site is currently vacant, except for the northern portion, which is used for parking by TLC Carwash, and is covered with weeds and vegetation typical of an urbanized area. Multiple trees are also located within the onsite parking lot area and will be removed. None of the onsite vegetation has been identified as a candidate, sensitive, or special status specie in any local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Further analysis is not required at this time.

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? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that have riparian habitat or other sensitive natural communities. The proposed project would not have the opportunity to affect any riparian habitat or other sensitive natural community identified in any local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Further analysis is not required at this time.

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? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no wetland areas in the City, including the project site. The proposed project would not have the opportunity to affect any federally-protected wetlands. Further analysis is not required at this time.

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? ***No Impact.***

The City is "built-out" and urbanized. Accordingly, there are no areas in the City, including the project site, that are designated as a native resident or migratory wildlife corridor. The project site is surrounded by a car wash, church with pre-school, storage facility, and other similar commercial uses. The proposed project would not have the opportunity to affect the movement of any native fish or wildlife species or any wildlife corridor. Further analysis is not required at this time.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***No Impact.***

The City does not have any local policies or ordinances that protect specific biological resources, including tree preservation. The proposed project would not have the opportunity to affect any unique or sensitive trees or other biological resources. Further analysis is not required at this time.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan? ***No Impact.***

The City, including the project site, is not regulated by any Habitat Conservation Plan (HCP). The proposed project would not have the opportunity to affect any unique or sensitive habitat or HCP. Further analysis is not required at this time.

V. CULTURAL RESOURCES. Would the project:

The following discussions are based on the findings and conclusions that were made in the document entitled, "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", which was prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., on October 15, 2015. The Cultural Resources Investigation is included in this document as Appendix B.

The investigation was prepared based on the following: (1) Archaeological Records Search; (2) Native American Consultation; (3) Historic Land Use Research; and (4) Field Survey.

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? ***Less Than Significant Impact.***

The project site was previously graded and cleared. According to the Cultural Resources Investigation (CRI), there are no known historical resources located within the project site and/or neighboring areas. The CRI concluded that "No cultural resources were identified as a result of this investigation. Therefore, no mitigation measures are needed nor recommended." The proposed project would not have the opportunity to potentially degrade the historical significance of the area or conflict with Section 15064.5. Refer to the CRI, which describes the history of Bellflower and the region. Further analysis is not required at this time.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? ***Less Than Significant Impact.***

The project site was previously graded and cleared. According to the CRI, there are no known archaeological resources located within the project site and/or neighboring areas. The CRI concluded that "No cultural resources were identified as a result of this investigation. Therefore, no mitigation measures are needed nor recommended." The proposed project would not have the opportunity to potentially affect any known archaeological resource. Further analysis is not required at this time.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? ***Less Than Significant Impact.***

The project site was previously graded and cleared. According to the CRI, there are no known paleontological or unique geologic resources located within the project site and/or neighboring areas. The CRI concluded that "No cultural resources were identified as a result of this investigation. Therefore, no mitigation measures are needed nor recommended." The proposed project would not have the opportunity to potentially destroy any known paleontological or unique geologic resource. Further analysis is not required at this time.

d. Disturb any human remains, including those interred outside of formal cemeteries? ***Less Than Significant Impact With Mitigation.***

The project site was previously graded and cleared. The CRI concluded that "No cultural resources were identified as a result of this investigation. Therefore, no mitigation measures are needed nor recommended." The proposed project would not have the opportunity to potentially affect any known human remains.

Project implementation requires a General Plan Amendment and therefore, the requirements of SB18 and AB52 apply to the project. As required by SB18, the City sent a letter dated November 3, 2015 to the State Native American Heritage Commission requesting a list of tribal governments that would be consulted on the project. In response, the Commission provided the requested Tribal Consultation List. The applicant's cultural consultant, Jeanette McKenna, then mailed letters to the following tribal governments on October 14, 2015, requesting consultation and input on the project:

- Gabrielino Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson.
- Gabrielino Tongva Nation; Sandonne Goad, Chairperson.
- Gabrielino/Tongva Indians of California Tribal Council; Robert Dorame, Chair/Cultural Resources.
- Gabrielino/Tongva Tribe; Linda Candelaria, Co-Chairperson.
- Gabrielino Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson.

Of these tribal governments, the Gabrielino Band of Mission Indians – Kizh Nation emailed a response on October 25, 2015 to Jeanette McKenna requesting that an experienced tribal monitor be present during all ground disturbances to protect any cultural resources that could potentially be disturbed during project construction. Compliance with the aforementioned request by the Gabrielino Band of Mission Indians – Kizh Nation further ensures that potential impacts will not result.

The City, in accordance with SB18 and AB52 also mailed letters to the following tribal governments on September 16, 2015, requesting consultation and input on the project:

- Gabrielino Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson.
- Soboba Band of Luiseno Indians; Joseph Ontiveros, Cultural Resources Director.
- Soboba Band of Mission Indians; Rosemary Morillo, Chairperson.
- Gabrielino/Tongva Tribe; Linda Candelaria, Co-Chairperson.
- Gabrielino Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson.
- Gabrielino Tongva Nation; Sam Dunlap, Cultural Resources Director.

At this writing, a response was received on September 29, 2015 from the Soboba Band of Luiseno Indians. Their letter stated that the "Soboba Band does not have any specific concerns regarding cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies." As required by SB18 and AB52, appropriate consultation will continue throughout the project. Further analysis is not required at this time.

MITIGATION MEASURES

1. Prior to any earth movement, the applicant shall provide a five-day notice to the Gabrielino Band of Mission Indians – Kizh Nation to provide them with the opportunity to monitor the project site.

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk or 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 evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ***No Impact.***

The City of Bellflower, including the project site, is not located within any Alquist-Priolo Earthquake Fault Zoning Map study area. There is no opportunity for the proposed project to conflict with any provisions of the Fault Zoning Map or requirements of the State Geologist. Further analysis is not required at this time.

ii. Strong seismic ground shaking? ***Less Than Significant Impact.***

The City of Bellflower, like the rest of Southern California, is located within a seismically active region as a result of being located between the North American and Pacific tectonic plates. The principal source of seismic activity will come from northwest-trending regional faults such as the San Andreas, San Jacinto, Los Alamitos, Newport-Inglewood, and Elsinore Fault Zones. The closest known active or potentially active fault near the City of Bellflower is 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. Other faults are located about 10 miles from the City. The City, including the project site, is subject to seismic activity and ground shaking.

In general, the proposed project will be affected by future seismic activity and groundshaking to some degree. Potential seismic impacts are reduced when considering that the final plans for the proposed project will be reviewed by the City and, as required for any development project, must comply with applicable standards and requirements contained in the City Codes and California Building Code relating to construction and paving, structural foundations, etc. Compliance with these standards and requirements ensure that future construction of the proposed project would not be compromised by any future seismic activity. Further analysis is not required at this time.

iii. Seismic-related ground failure, including liquefaction? ***Less Than Significant Impact.***

The term "liquefaction" describes a phenomenon in which saturated soil loses strength and becomes "liquefied" during strong ground shaking events. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. The City of Bellflower is located in a portion of southeast Los Angeles County that is known for liquefaction potential. Numerous soils tests have confirmed that liquefaction potential exists for any development within the City. The City is subject to seismic activity and potential ground failure, including potential liquefaction.

Significant impacts related to ground failure and liquefaction, however, are not expected. As required of any development, all improvements will be constructed according to those appropriate standards and requirements contained in the City Codes and California Building Code relating to structural and paving construction. Compliance with these standards and requirements ensure that future construction would not be compromised by any future seismic activity, including liquefaction. Further analysis is not required at this time.

iv. Landslides? ***No Impact.***

The topographical character of the City of Bellflower, including the project site, is extremely flat. No severe topographical features exist within the City or project site that could potentially result in a landslide or similar ground failure. There is no opportunity for any landslide to affect the City or the project site. Further analysis is not required at this time.

b. Result in substantial soil erosion or the loss of topsoil? ***Less Than Significant Impact.***

The proposed project would require site work and grading, which could result in soil erosion and loss of topsoil. Significant impacts, however, are not expected for the following reasons. First, the project site is relatively flat and previously graded and therefore, extensive site work and grading are not required for the proposed project. Secondly, as required for any construction, an erosion control plan will be prepared for the proposed project which will explain how soil erosion and potential topsoil loss would be further controlled. Substantial soil erosion or topsoil loss would not result with the proposed project. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The City of Bellflower is on the south-sloping Los Angeles Coastal Plain and along the western bank of the San Gabriel River. Soils within the City are predominantly Recent Alluvium, Basement Complex, and Sedimentary Bedrock. Given that the project vicinity and surrounding areas have already been developed and urbanized, it is concluded that soils are stable and capable of supporting the proposed project and will not result in any substantial risks to life or property. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The City of Bellflower is on the south-sloping Los Angeles Coastal Plain and along the western bank of the San Gabriel River. Soils within the City are predominantly Recent Alluvium, Basement Complex, and Sedimentary Bedrock. According to the document entitled, "Phase I Environmental Assessment Former Equipment Leasing Site 10466 and 10510 East Alondra Boulevard, and 10525 Trabuco Street Bellflower, CA 90706", which was prepared by SCS Engineers in January 9, 2015 for the approved Trabuco Butterfly Garden Park project, which is located at the Trabuco Street and Alondra Boulevard, the project site has surface sediments that include "Quaternary alluvium. These surface sediments consists of unconsolidated gravel, sand, silt and clay that are approximately 200 feet in thickness. Underlying the surficial alluvial sediments are Pleistoncene-age Lakewood Formation sediments of similar lithology". Given the close proximity of the Trabuco Butterfly Garden Park project site to the proposed project, it is concluded that the project site is characterized by the same soil types. Underlying soils are not defined as expansive under Table 18-1-B of the UBC. In addition, given that the project vicinity is already developed and urbanized, it is concluded that soils are stable and capable of supporting the proposed project and will not result in any substantial risks to life or property. Further analysis is not required at this time.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? ***No Impact.***

The proposed project will connect to the County sewer and will not utilize any alternative wastewater disposal system, including septic tanks. Further analysis is not required at this time.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ***Less Than Significant Impact.***

Gases that trap heat in the atmosphere are commonly referred to as "greenhouse gases" (GHG) because they function like a greenhouse by letting light in while preventing heat from escaping. Naturally occurring GHGs include water vapor, carbon dioxide (CO2) methane (CH4) and nitrogen dioxide/oxides (NO2 and NOx). The natural accumulation of GHGs in the atmosphere has a warming effect on the Earth's temperature. Without these natural GHGs, the Earth's temperature would be cooler.

On December 10, 2012, the City of Bellflower approved the document entitled "Bellflower Climate Action Plan (CAP)", which was prepared by Raimi and Associates in October 2012. The CAP included a quantitative inventory and analysis of greenhouse gas emissions and energy usage, starting with the established 2010 baseline year to the years 2020 and 2030. The CAP also provided clear policy guidance to City staff and decision-makers on how to reduce greenhouse gas emissions. It identified ways to reduce emissions with a range of voluntary, State-level emissions reduction goals and strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the City's renewable energy supply, and devising adaptation

measures. The CAP recommended several Climate-Ready Development Standards, which applicants were required to comply with, so as to reduce impacts associated with GHG. The City established a point system that allowed applicants to select and apply development and design features to offset GHG emissions through energy-efficient retrofits of the City's existing building stock. The proposed project's provision of those development and design features and improvements that comply with the point system ensures that the project's GHG emissions will not significantly impact the environment. Further analysis is not required at this time.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***Less Than Significant Impact.***

Project compliance with the provisions of the City's Climate Action Plan, ensures that construction and operational GHG emissions and pollutants will not be significantly increased and will not conflict with the AQMD Air Management Plan. The proposed project will not conflict with any plan, policy, or regulation relating to greenhouse gas reduction. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Hazardous materials include, but are not limited to, inorganic and organic chemicals, solvents, mercury, lead, asbestos, paints, cleansers, or pesticides.

Three environmental site assessments have been prepared for the project site, including the documents entitled, "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", which was prepared by Hekimian and Associates, in October 10, 1991; "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", which was prepared by SCS Engineers, in June 10, 1999; and "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", which was also prepared by SCS Engineers, in June 23, 1999. These Preliminary Site Assessments are included in this document as Appendix C.

The 1991 Hekimian report was prepared to determine if there were any significant surface or subsurface contamination by hazardous or toxic substances that could result in a potential liability to the property owner. The 1991 report conducted a historical survey of past land uses; searched official records of onsite and neighboring activities (EPA, NPL, CERCLIS, DHS, BEP, Cortese, ASPIS, LARWQCB, California Waste Management, and Landfills); and included a site inspection. The 1991 report concluded that based on its review of regulatory official records, land uses, and site survey of the project site, there were no hazardous materials revealed. In addition, there were no Superfund or other relevant active cases identified onsite or within one square mile of the project site. The 1999 SCS Engineers' reports also reviewed historical surveys and official records of onsite and neighboring activities, and conducted site inspections. The 1999 reports also concluded that there were no hazardous wastes generated at the site. The only potentially hazardous material was storage of gasoline, which were stored in two underground storage tanks in 1991 with the existing car wash, which

have now been removed. The 1999 reports both concluded that "no significant environmental impacts to the subject property are anticipated as a result of known and/or suspected contamination..." To further ensure that potential impacts would not result, the proposed project, similar to any other development, would be required to comply with appropriate Federal, State, and City regulations relating to control of hazardous materials, including Titles 8, 22, and 26 of the CCR, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code. These regulations were established at the State level to ensure compliance with Federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations, as appropriate, could be monitored by the State (e.g., Cal Occupational Safety and Health Administration (OSHA) in the workplace or DTSC for hazardous waste), and/or local jurisdictions (e.g., the Los Angeles County Fire Department and the Los Angeles County Environmental Health Division). As noted, these foregoing Federal and State regulations are standard and required of any development and therefore, are not considered specific mitigation measures for the proposed project.

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? ***Less Than Significant Impact.***

Construction and operations of the proposed project could accidently release hazards materials into the environment which could upset the public. Significant impacts and risks, however, are not expected. Compliance with those applicable standard Federal and State regulations that were described in "Response a" would ensure that potentially significant impacts would not result. Further analysis is not required at this time.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***Less Than Significant Impact.***

Las Flores School, located at 10039 East Palm Street, and Thomas Jefferson School, located at 10027 East Rose Street, are located north and south of and within a quarter mile of the project site, respectively. Though these nearby schools could be potentially be impacted by hazardous emissions and materials, any impact would not be considered significant since the proposed project would comply with those standard Federal and State regulations that were described in "Response a" relating to control of hazardous materials. The City will ensure that all potentially hazardous materials will be contained within the project site. Offsite areas such as the aforementioned schools would not be significantly affected by hazardous materials or substances. Further analysis is not required at this time.

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? ***No Impact.***

The project site is not located on any list of hazardous materials sites that was compiled pursuant to Government Code Section 65962.5. Therefore, there is no opportunity for the proposed project to conflict with Government Code Section 65962.5. Further analysis is not required at this time.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ***No Impact.***

The project site is located approximately five miles from Long Beach Airport and is not located within the sphere of the airport's land use plan. The City and project site is, therefore, not subject to the provisions of any airport land use plan. There is no opportunity to expose any people within the City of Bellflower or project site to potential safety hazards. The proposed project will not be impacted by any airport land use plan. Further analysis is not required at this time.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ***No Impact.***

The project site is not within the vicinity of a private airstrip that would create potential hazards. There is no opportunity to expose any people residing or working in the vicinity to potential safety hazards. The proposed project will not be impacted by any private airstrip. Further analysis is not required at this time.

g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ***Less Than Significant Impact.***

The proposed project will not impede or interfere with any traffic movements along either Artesia Boulevard or Ramona Street. Emergency vehicles traveling along these particular streets and connecting roads will not be significantly impacted. The proposed project will not conflict with the City's emergency response and/or emergency evacuation plans. Further analysis is not required at this time.

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? ***No Impact.***

The City and the project site is not designated as a wildfire zone. There is no opportunity for any wildland fire to occur and expose people or structures to fire hazards. The proposed project will not be impacted by any wildfire. Further analysis is not required at this time.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements? ***Less Than Significant Impact.***

The proposed project would require site work and grading. Any construction activity could result in soil erosion and loss of topsoil which could then affect water quality. Significant impacts, however, are not expected for the following reasons. First, the project site was previously graded and therefore, extensive grading is not required for future construction. Secondly, as required for any development, the proposed project would be required to comply with provisions and requirements of the National Pollution Discharge Elimination System (NPDES), the Storm Water Pollution Prevention Plan, and Stormwater Post Construction BMP Plan. The following summarizes these provisions and requirements:

- If the project is over one acre, a Storm Water Pollution Prevention Plan (SWPPP) will be required per the State Construction General Permit.

- If the project constructs (a) one acre or more of disturbed area and adding more than 10,000 square feet of impervious surface; (b) commercial with 10,000 or more square feet of surface area; or (c) a parking lot of 5,000 square feet or more or with 25 or more parking spaces, then a Stormwater Post Construction BMP Plan (SUSMP) will be required per the MS4 Permit Order No. R4-2012-0175. The design capture volume will be required to be retained on site. The SUSMP will need to be approved by the Building Department and recorded with the County Recorder.

The project site is 1.36 acres and exceeds the one acre threshold and therefore, is required to prepare a SWPPP and SUSMP. These documents will describe feasible methods for alleviating any potential water quality impacts and ensuring compliance with the provisions and requirements of the NPDES. At this writing, it is anticipated that proprietary biotreatment water quality treatment systems will be necessary, such as the Modular Wetland system being proposed by the applicant. In addition, as typical of any development, an erosion control plan will also be required which will explain how soil erosion and potential topsoil loss will be further controlled during construction. Substantial soil erosion or topsoil loss would not result with the proposed project. Compliance with the provisions and requirements of the Regional Water Quality Board ensures that the proposed project will not violate any water quality standards or waste discharge requirements. Control of potential erosion would further reduce the likelihood that any water quality standard or waste discharge requirement would be violated. Potentially significant water quality impacts will not result. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The document entitled, "Phase I Environmental Assessment Former Equipment Leasing Site 10466 and 10510 East Alondra Boulevard, and 10525 Trabuco Street Bellflower, CA 90706", which was prepared by SCS Engineers in January 9, 2015 for the approved Trabuco Butterfly Garden Park project, which is located at the Trabuco Street and Alondra Boulevard, indicated that the City was located within the Gaspur regional groundwater aquifer, which occurred about 150 to 200 feet below grade, within the lower portion of the Quaternary alluvium. The proposed project will not significantly impact the regional groundwater supplies or recharge due to the following reason. The City of Bellflower and project vicinity are predominantly developed and covered with impervious surfaces. Therefore, the City and project vicinity are not considered a significant groundwater recharge area for the region. This reduces the ability for any development within the City, including the proposed project, to significantly deplete regional groundwater supplies or recharge. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

Runoff within the project vicinity, which is presently covered with impervious surfaces, is collected onsite and conveyed into catch basins located along City

streets. The proposed project will be graded to also collect runoff onsite and discharge into the City catch basins. The proposed project will be graded in the northern direction, which will allow runoff to be discharged into existing drainage catch basins along Ramona Street and Artesia Boulevard. The proposed project will not substantially alter the drainage pattern of the project site or vicinity, or result in any substantial erosion or siltation. The San Gabriel River, which runs in the north-south direction through the City, will not be altered. Significant impacts will not result. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

Runoff within the project vicinity, which is presently covered with impervious surfaces, is collected onsite and conveyed into catch basins located along City streets. The proposed project will be graded to also collect runoff onsite and discharge into the City catch basins. The proposed project will be graded in the northern direction, which will allow runoff to be discharged into existing drainage catch basins along Ramona Street and Artesia Boulevard. The proposed project will not substantially increase the rate or amount of runoff such that flooding would occur onsite. The San Gabriel River, which runs in the north-south direction through the City, will not be altered. Significant impacts will not result. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

Existing development within the City is presently serviced by a drainage system capable of handling area runoff. The project site is presently zoned for industrial uses and therefore, the City drainage system has been designed with sufficient capacity to accommodate any development on the project site that would cover the project site in impervious surfaces. The proposed residential project will also cover the project site with impervious surfaces. Therefore, the proposed project will not result in the generation of additional runoff that would exceed the capacity of the existing drainage system. The drainage system is able to accommodate any development on the project site, regardless of land use. The proposed project will not create or contribute runoff at such excessive levels that would exceed the existing and planned drainage system. Further analysis is not required at this time.

f. Otherwise substantially degrade water quality? ***Less Than Significant Impact.***

As discussed, the proposed project will be required to prepare a SWPPP and SUSMP. An erosion control plan will also be required which will explain how soil erosion and potential topsoil loss will be controlled during construction. Substantial soil erosion or topsoil loss would not result. Compliance with these provisions and with requirements of the Regional Water Quality Board ensures that the proposed project will not violate any water quality standards or waste discharge requirements. Control of potential erosion would further reduce the likelihood that any water quality standard or waste discharge requirement would be violated. Potentially significant water quality impacts will not result. Further analysis is not required at this time.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ***No Impact.***

The City, including the project site, is not located within any 100-year flood hazard area as mapped on any Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. Flood Insurance Rate Map 060102 0005A indicated that the project site was in Zone X, which are areas outside the 500-year flood. The City is located within southeastern Los Angeles County, which is within the geographical flood plain area of the San Gabriel River. In 2002, the Los Angeles County Flood Control District improved the existing San Gabriel River Channel by providing concrete sides and bottom to reduce the potential for flooding. As a result, FEMA no longer requires residents of Bellflower to maintain flood insurance. Potential flood hazards are not expected. The proposed project will not conflict with any FEMA map or regulation. Further analysis is not required at this time.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ***No Impact.***

As discussed, the project site is not located within any 100-year flood plain as a result of improvements to the San Gabriel River Channel. There is no opportunity to place any structures within a flood plain that could potentially impede or redirect flood flows. The proposed residential project will not be significantly impacted by any flood hazard. Further analysis is not required at this time.

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? ***No Impact.***

As discussed, the project site is not located within any 100-year flood plain as a result of improvements to the San Gabriel River Channel. There is no opportunity to expose any people or structures to flood hazard. Furthermore, there are no levees or dams in the area that could potentially expose the City to hazards. The proposed project will not be impacted by any flood hazard. Further analysis is not required at this time.

j. Inundation by seiche, tsunami, or mudflow? ***No Impact.***

The topographical character of Bellflower is relatively flat. No severe topographical features exist within Bellflower, including the project site, that would potentially result in a landslide or similar ground failure. There is no opportunity for any mudflow to affect the City. Furthermore, the City is urbanized and located away from the ocean. There is no opportunity for the project site to be affected by seiches or tsunamis. The proposed project will not be impacted by any of these hazards. Further analysis is not required at this time.

X. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community? ***Less Than Significant Impact.***

The proposed project is currently designated by the City General Plan as "I Industrial" and zoned by the Zoning Ordinance as "M-1 (Light Industrial)". Implementation of the proposed project therefore, requires a General Plan Amendment to "Mixed Use" and a Zone Change to "Specific Plan".

As discussed, the Specific Plan for the proposed project will provide a land use mechanism to guide the development of the project site into an innovative, creative and livable residential neighborhood, with complimentary commercial businesses. The Specific Plan will utilize innovative urban design techniques and development implementation measures to promote a unique and "walkable" development project within the boundaries of the City of Bellflower. The Specific Plan provides the following standards and guidelines that will regulate future development and design of the proposed: (1) Site Development Concept, (2) Allowable Uses, (3) Site Development Standards; and (4) Design Guidelines related to General Design Criteria, Architectural Design/Style, Construction Materials and Use of Colors, Green Design, Streetscape, Pedestrian Level Elements, Vehicular Access and Circulation, Walls and Fences, Signage, Landscaping and Hardscape, and Site Planning.

The proposed project, which will provide a mix of residential and commercial uses therefore, is consistent with the intent and objectives of the Mixed Use General Plan designation, the Specific Plan zone, and the proposed Specific Plan (ZOTA). If the City approves the final plans and designs for the proposed project and the requested General Plan Amendment, Zone Change, Tentative Tract Map, and Specific Plan document, it is concluded that the proposed residential and commercial land uses would not physically divide the community. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

As discussed, the proposed project will require approval of the requested General Plan Amendment, Zone Change, and proposed Specific Plan document. If the City approves the final plans and designs for this project, and the requested General Plan Amendment, Zone Change, Tentative Tract Map, and the proposed Specific Plan document, it is concluded that the proposed project will not conflict with any City land use plan, policy, and/or regulation, including the General Plan, Zoning Ordinance, etc. Further analysis is not required at this time.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan? ***No Impact.***

The City, including the project site, is not regulated by any Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). The proposed project would not have the opportunity to affect any unique or sensitive habitat, HCP, or NCCP. Further analysis is not required at this time.

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? ***No Impact.***

The project vicinity is presently urbanized and covered with impervious surfaces as a result of past onsite development. Valuable mineral resources are not known to exist within the City, project vicinity or project site. There is no opportunity to impact any mineral resource that could be of value to the region and the residents of the State. The proposed project will not impact any known mineral resource. Further analysis is not required at this time.

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? ***No Impact.***

The project vicinity is presently urbanized and covered with impervious surfaces as a result of existing onsite development. Valuable mineral resources are not known to exist within the City, project vicinity or project site. There are no mineral resource recovery sites located within the City. There is no opportunity to impact any mineral recovery site. The proposed project will not impact any locally-important mineral resource recovery site. Further analysis is not required at this time.

XII. NOISE. Would the project result in:

The following discussions are based on the findings and conclusions that were made in the document entitled, "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 27, 2015. The Noise study is included in this document as Appendix D.

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? ***Less Than Significant Impact.***

Noise generation and impacts were evaluated based on CEQA Appendix G guidelines and related to construction activities, project operations, and existing ambient noise sources.

Noise From Construction Activities

The closest noise-sensitive receptors to the project site are the pre-school to the west and residences further to the southeast. The Noise study estimated that the maximum construction activity noise would be about 80 dB at 100 feet from the particular construction activity. The Noise study, however, concluded that construction noise levels will not be excessive and will not be significant for the following reasons. First, the direct line-of-sight to the pre-school and residences is impeded by perimeter walls to the west and the self-storage units that are located near the southern boundary of the project site. These barriers could reduce noise levels by 10 dB. Therefore, equipment noise during the heaviest construction periods would be about 70 dB at the nearest residential façade or at the pre-school playground. If equipment noise were to interfere with naptime for the pre-schoolers, such a temporary impact would be significant. However, the 70 dB would be further reduced by 25 dB in the nap-rooms if the windows are closed and air conditioned. Nap-room noise levels of 45 dB are not considered sleep-disturbing in a room with multiple children in various stages of resting. Secondly, extensive grading and site work will not be required given the flat topography of the project site, which further reduces noise levels and the duration of construction activities. The combination of noise barriers, existing noise attenuation at the pre-school, and the limited need for highly noisy construction activities combine to create an offsite noise impact that is less than significant at the pre-school. The same noise barriers and limited construction intensity and duration also reduce any potential noise impact to those residences to the southeast.

Noise From Project Operations

The proposed 24-unit residential project is not of an intensity or land use that would generate excessive levels of noise. Only a limited amount of traffic will be generated with the proposed project. Significant noise impacts are not expected.

Noise From the Pre-School and Car Wash on the Proposed Project

The Noise study estimated that the play area for the pre-school will generate noise levels of about 55 dB at the closest project building facades to the play area when the play area is in maximum use. The Noise study concluded that a peak play activity noise level of 55 dB would not interfere with either normal outdoor or indoor conversations. In addition, the play area would only be used during daytime hours and not at night. The Noise study therefore, concluded that the existing pre-school will not significantly impact the proposed project.

An existing car wash is located on the east side of the proposed project and could generate noise levels. It should be noted, however, that the car wash tunnel is screened from the proposed residences. The closest activities are the stacking of the cars waiting for the vacuums and to receive a wash ticket. The noise level associated with 100 cars per hour moving at slow speed in the waiting line is less than 45 dB at the closest proposed residence. Car wash activities will therefore, be generally inaudible above the ambient background noise levels. The existing car wash will not significantly impact the proposed project.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ***Less Than Significant Impact.***

The proposed project will not generate any significant noise impact or groundborne vibrations. The proposed project will not require any pile-driving and will comply with the California Noise Insulation Standards that are enforced by the City of Bellflower. The proposed project will not significantly generate excessive groundborne vibrations or noise. Further analysis is not required at this time.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ***Less Than Significant Impact.***

As discussed, it has been determined that the proposed project will not generate any significant traffic movements and therefore, the noise levels that would result with future traffic will likewise, be insignificant. The commercial component of the project will also not result in any significant noise impact, since a limited amount of commercial uses are being proposed (six live/work units). Finally, given that the proposed live/work project is a down-zone and less intensive than what the existing industrial zoning has intended for the project site, it can be concluded that less noise will be generated onsite with the proposed project rather than any future industrial development. The proposed residential project will not substantially increase permanent noise levels in the project vicinity or City. Further analysis is not required at this time.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ***Less Than Significant Impact.***

Construction of the proposed project would generate temporary noise levels from construction activities and equipment. As discussed, however, the Noise study concluded that construction activities will not generate excessive noise levels and

will not significantly impact neighboring sensitive receptors. Further analysis is not required at this time.

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? ***No Impact.***

The City, including the project site, is located approximately five miles from Long Beach Airport and is not located within the sphere of the airport's land use plan. The City and project site are, therefore, not subject to the provisions of any airport land use plan. There is no opportunity to expose any people residing or working within the City of Bellflower to excessive noise levels. The proposed project will not be impacted by any airport land use plan. Further analysis is not required at this time.

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? ***No Impact.***

The City, including the project site, is not within the vicinity of a private airstrip that would create excessive noise levels. There is no opportunity to expose any people residing or working in the vicinity to excessive noise levels. The proposed project will not be impacted by any private airstrip. Further analysis is not required at this time.

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)? ***Less Than Significant Impact.***

The proposed project will construct a total of 24 residential units. According to the 2010 U.S. Census data, the City has a population of 76,616 persons and an average household size of 3.21 persons. Based on this average, it is estimated that ultimate construction of the proposed project could increase population by about 77 persons. This additional population represents less than a one percent increase. This increase is not considered significant. Further analysis is not required at this time.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***No Impact.***

There is no existing housing located within the project site. Therefore, there is no opportunity to displace any existing housing or require the construction of any replacement housing. The proposed live/work project will satisfy demands for residential and neighborhood businesses within the project vicinity. Further analysis is not required at this time.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***No Impact.***

As discussed, there is no existing housing located within the project site. There is no opportunity to displace any people or require the construction of any replacement housing. Further analysis is not required at this time.

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:

i. Fire Protection? ***Less Than Significant Impact.***

Ms. Nancy Rodeheffer, Los Angeles County Fire Department Land Use Division, on October 13, 2015, cleared the project and provided conditions of approval relating to fire access, private driveways and fire lanes, truck turnarounds, and street signs. Project compliance with these conditions of approval ensures that the proposed project will not significantly burden the Fire Department and will be adequately serviced by the Fire Department. Further analysis is not required at this time.

ii. Police Protection? ***Less Than Significant Impact.***

The Sheriff's Department will require design-related improvements related to access, gate design, emergency access, line-of-sight, and other related features that will be incorporated into the proposed project. Furthermore, it is anticipated that the proposed 24-unit residential development is not of an intensity that would require the hiring of new Sheriff's Department personnel or construction of any new facilities. Provision of those design-related improvements required by the Sheriff's Department ensures that the proposed project will not significantly burden the Sheriff's Department and will be adequately serviced by the Sheriff's Department. Further analysis is not required at this time.

iii. Schools? ***Less Than Significant Impact.***

The proposed project will construct a total of 24 residential units and increase population by about 77 persons. Though this additional population could potentially impact those schools in the Bellflower Unified School District, it is believed that potentially significant impacts on the School District will not result since the population to be generated by the proposed project represents a less than one percent increase to the City's overall population, which is not considered excessive. It is concluded that existing schools and classrooms within the School District would be able to accommodate any resultant student enrollment increase. Further analysis is not required at this time.

iv. Parks? ***Less Than Significant Impact.***

As discussed, the proposed project will construct a total of 24 residential units and increase population by about 77 persons. This additional population could potentially impact those parks and recreation facilities in the City. Significant impacts, however, will not result since the population to be generated by the proposed project represents a less than one percent increase to the City's overall population, which is not considered excessive. It is concluded that existing parks and recreational facilities would be able to accommodate any resultant demands. It should be noted that the proposed project will provide onsite open space areas and recreational amenities which

will help to relieve demands on City parks. Finally, the applicant will be required to comply with the City's Park Fee Ordinance (Ordinance 1118) and Public Facilities Fee Ordinance (Ordinance 1117) which further reduces any potential impact. Further analysis is not required at this time.

v. Other Public Facilities? ***Less Than Significant Impact.***

The additional 77 persons that will be generated by the proposed project could potentially impact other public facilities in the City. Significant impacts, however, will not result since the population to be generated by the proposed project represents a less than one percent increase, which is not considered excessive. In addition, the applicant will be required to comply with the City's Public Facilities Fee Ordinance (Ordinance 1117) which further reduces any potential impact. It is concluded that existing public facilities would be able to accommodate any resultant demands. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The additional 77 persons that will be generated by the proposed project could potentially impact those parks and recreation facilities in the City. Significant impacts, however, will not result since the population to be generated by the proposed project represents a less than one percent increase to the City's overall population, which is not considered excessive. It is concluded that existing parks and recreational facilities would be able to accommodate any resultant demands. The proposed project would not directly result in the need for additional park and recreation facilities and services. It should be noted that the proposed project will provide onsite open space areas and recreational amenities which will help to relieve demands on City parks. Finally, the applicant will be required to comply with the City's Park Fee Ordinance (Ordinance 1118) and Public Facilities Fee Ordinance (Ordinance 1117) which further reduces any potential impact. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The additional 77 persons that will be generated by the proposed project could potentially impact those parks and recreation facilities in the City. Significant impacts, however, will not result since the population to be generated by the proposed project represents a less than one percent increase, which is not considered excessive. It is concluded that existing parks and recreational facilities would be able to accommodate any resultant demands. The proposed project would not burden existing park and recreation capacities nor would any recreational facilities be disturbed. It should be noted that the proposed project will provide onsite open space areas and recreational amenities which will help to relieve demands on City parks. New offsite recreational facilities would not be required. Further analysis is not required at this time.

XVI. TRANSPORTATION AND 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)? ***Less Than Significant Impact.***

The 24-unit live/work project will not significantly increase traffic or impact the traffic load and capacities of City streets for the following reasons. First, the City's street system is able to accommodate any development that is consistent with the General Plan and Zoning classifications. Therefore, industrial development of the project site would be accommodated by the City's street system. As discussed, given that the proposed live/work project is a down-zone and less intensive than what the existing industrial zoning has intended for the project site, it can be concluded that less traffic will be generated with the proposed project rather than any future industrial development. Therefore, the City's street system and connecting roadways would be able to accommodate the traffic generated by the proposed project. The proposed project will not result in any significant congestion along roadways or intersections. Further analysis is not required at this time.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? ***Less Than Significant Impact.***

The Los Angeles Congestion Management Program (LACMP) was developed as a means of addressing regional traffic growth and congestion as a function of land use and development decisions. The LACMP has established various methods for evaluating traffic impact including the requirement for a traffic study for projects that generate more than 50 trips during morning or afternoon peak hours. Based on trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012), the proposed project will generate 140 average daily trips, with 11 and 13 trips during the morning and evening peak hours, respectively. The project will generate a total of 24 trips during the morning and evening peak hours. Based on this calculation, the project will not require a traffic study, and will not conflict with any CMP policy or standard of the LACMP. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The City of Bellflower is located approximately five miles from Long Beach Airport and is not located within the sphere of the airport's land use plan. The City is not subject to the provisions of any airport land use plan. There is no opportunity to expose any people residing or working within the City of Bellflower to potential safety hazards. The proposed project will not be impacted by any airport land use plan nor does the project propose any structures that will conflict with any airport land use plan. The proposed project will not be constructed at heights (45 feet maximum) that could affect any air traffic patterns. Further analysis is not required at this time.

d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)? ***Less Than Significant Impact.***

The proposed project will be required to comply with all applicable City standards and regulations relating to traffic circulation and access. All driveway and street improvements will be designed to ensure that significant safety hazards will not result and that all driveways and access points be designed with sufficient vehicular sight distance. Significant impacts related to safety and hazards are not expected. Further analysis is not required at this time.

e. Result in inadequate emergency access? ***Less Than Significant Impact.***

The proposed project will be required to comply with all applicable City standards and regulations relating to traffic circulation and access. All driveway and street improvements will be designed to ensure that significant safety hazards will not result and that all driveways and access points be designed with sufficient vehicular sight distance. Adequate emergency access will be provided as necessary. Further analysis is not required at this time.

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ***Less Than Significant Impact.***

The proposed project will be required to comply with all applicable City requirements relating to alternative transportation, including the City's Transportation Demand Management (TDM) policies and programs which reduce and manage traffic movements in the City by promoting alternative modes of transportation and the City's Capital Improvement Program relating to public transit, bicycle, and pedestrian facilities in the City. The proposed project will be accommodated by existing public transit services. In addition, the proposed project will also be required to comply with any standards and guidelines contained in the proposed Specific Plan that promote improved pedestrian movements. The proposed project will not conflict with any policies, plans, or programs of the City relating to alternative transportation options. Further analysis is not required at this time.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ***Less Than Significant Impact.***

The proposed project would require site work and grading. Any construction activity could result in soil erosion and loss of topsoil which could then affect water quality. Significant impacts, however, are not expected for the following reasons. First, the project site was previously graded and therefore, extensive grading is not required for future construction. Secondly, as required for any development, the proposed project would be required to comply with provisions and requirements of the National Pollution Discharge Elimination System (NPDES), the Storm Water Pollution Prevention Plan, and Stormwater Post Construction BMP Plan. The following summarizes these provisions and requirements:

- If the project is over one acre, a Storm Water Pollution Prevention Plan (SWPPP) will be required per the State Construction General Permit.

- If the project constructs (a) one acre or more of disturbed area and adding more than 10,000 square feet of impervious surface; (b) commercial with 10,000 or more square feet of surface area; or (c) a parking lot of 5,000 square feet or more or with 25 or more parking spaces, then a Stormwater Post Construction BMP Plan (SUSMP) will be required per the MS4 Permit Order No. R4-2012-0175. The design capture volume will be required to be retained on site. The SUSMP will need to be approved by the Building Department and recorded with the County Recorder.

The project site is 1.36 acres and exceeds the one acre threshold and therefore, is required to prepare a SWPPP and SUSMP. These documents will describe feasible methods for alleviating any potential water quality impacts and ensuring compliance with the provisions and requirements of the NPDES. At this writing, it is anticipated that proprietary biotreatment water quality treatment systems will be necessary, such as the Modular Wetland system being proposed by the applicant. In addition, as typical of any development, an erosion control plan will also be required which will explain how soil erosion and potential topsoil loss will be further controlled during construction. Substantial soil erosion or topsoil loss would not result with the proposed project. Compliance with the provisions and requirements of the Regional Water Quality Board ensures that the proposed project will not violate any water quality standards or waste discharge requirements. Control of potential erosion would further reduce the likelihood that any water quality standard or waste discharge requirement would be violated. Potentially significant water quality impacts will not result. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

Water service to the project site is provided by Bellflower Somerset Water Company (water company) via 12" water lines along Artesia Boulevard. Wastewater services to the project site and the City are provided by Los Angeles County Sanitation District (LACSD). Existing sewer lines run along Artesia Boulevard and Ramona Street. The proposed project will be serviced with adequate water and wastewater facilities. The water company and LACSD systems are capable of accommodating any development that is consistent with the General Plan and Zoning classifications. Therefore, industrial development of the project site would be accommodated by the City and County's water and wastewater systems. Given that the proposed live/work project is a down-zone and less intensive than what the existing industrial zoning has intended for the project site, it can be concluded that less water and wastewater demands will be generated with the proposed project rather than any future industrial development. Therefore, the existing City and County's water and wastewater systems would be able to accommodate any water and wastewater demands generated by the proposed project. Sufficient water and wastewater supplies, capacities, and resources are available to service the proposed project. The proposed project will not require the construction of new water and/or wastewater treatment facilities or expansion of existing facilities. Further analysis is not required at this time.

c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ***Less Than Significant Impact.***

Existing development within the City is presently serviced by a drainage system capable of handling area runoff. The project site is presently zoned for industrial

uses and therefore, the City drainage system has been designed with sufficient capacity to accommodate any development on the project site that would cover the project site with impervious surfaces. The proposed residential project will also cover the project site with impervious surfaces. Therefore, the proposed project will not result in the generation of additional runoff that would exceed the capacity of the existing drainage system. The drainage system is able to accommodate any development on the project site, regardless of land use. The proposed project will not create or contribute runoff at such excessive levels that would exceed the existing and planned drainage system. The proposed project is not of a land use or intensity that would directly require or result in the construction of new drainage facilities or expansion of existing facilities. Further analysis is not required at this time.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ***Less Than Significant Impact.***

The proposed project will be serviced with adequate water supplies and facilities. The City's water system is capable of accommodating any development that is consistent with the General Plan and Zoning classifications. Therefore, industrial development of the project site would be accommodated by the City's water supplies and facilities. Given that the proposed live/work project is a down-zone and less intensive than what the existing industrial zoning has intended for the project site, it can be concluded that less water demands will be generated with the proposed project rather than any future industrial development. The County Fire Department, in its October 13, 2015 Water System Requirements correspondence to the City, has also indicated that the fire flow for the project area is 2,000 gallons per minute (gpm) at 20 psi for a duration of 2 hours and that 2 hydrants flowing simultaneously will achieve the required fire flow. The Fire Department concluded that "Per Bellflower Somerset Mutual Water Company, the fire flow availability form dated September 10, 2015, indicates adequate public fire hydrant spacing and flow requirements for the proposed development". The existing water supplies and facilities would be able to accommodate any water demands generated by the proposed project. Sufficient water supplies are available to service the proposed project. New or expanded entitlements are not required. Further analysis is not required at this time.

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? ***Less Than Significant Impact.***

The proposed project will be serviced with adequate wastewater treatment. The County's wastewater system is capable of accommodating any development that is consistent with the General Plan and Zoning classifications. Therefore, industrial development of the project site would be accommodated by the County's wastewater treatment facilities. Given that the proposed live/work project is a down-zone and less intensive than what the existing industrial zoning has intended for the project site, it can be concluded that less wastewater demands will be generated with the proposed project rather than any future industrial development. Therefore, the existing County's wastewater treatment facilities would be able to accommodate any wastewater treatment demands generated by the proposed project. Therefore, sufficient wastewater supplies, capacities, and resources are available to service the proposed project. Further analysis is not required at this time.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ***Less Than Significant Impact.***

The proposed 24-unit project is not of a land use or intensity that would generate substantial amounts of solid waste that would significantly burden landfills. Significant impacts are not expected. Further analysis is not required at this time.

g. Comply with Federal, State, and City statutes and regulations related to solid waste? ***Less Than Significant Impact.***

The proposed project does not propose any land uses or intensities that would significantly conflict with any Federal, State, or City statutes or regulations related to solid waste. Further analysis is not required at this time.

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? ***Less Than Significant Impact With Mitigation.***

The proposed project could potentially have impacts related to air quality and cultural resources. Mitigation measures are recommended to reduce any potential impacts to insignificant levels.

The proposed project will have less than significant impacts related to aesthetics, agricultural resources, geology and soils, hazardous materials, noise, biological resources, greenhouse gases, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Mitigation measures are not required.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ***Less Than Significant Impact With Mitigation.***

The proposed project will result in potentially significant impacts relating to air quality and cultural resources. Mitigation measures however, are recommended to reduce any potential significant impacts to levels of insignificance. With compliance of the recommended mitigation measures, cumulative impacts to air quality and cultural resources are also not expected.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ***Less Than Significant Impact With Mitigation.***

The proposed project could potentially affect human beings in relationship to air quality and cultural resources. Mitigation measures however, are recommended to reduce any potential significant impacts to levels of insignificance.

E. PREPARERS OF DOCUMENT AND CONSULTED PERSONS AND AGENCIES

City of Bellflower

- Rowena Genilo-Concepcion, Interim Planning Director
- Jerry Stock, City Traffic Engineer
- Philip Wang, Associate Engineer
- Duane Morita, Planning and Environmental Consultant

Other Agencies and Organizations

- Gabrielino Tongva San Gabriel Band of Mission Indians; Anthony Morales, Chairperson.
- Gabrielino Tongva Nation; Sandonne Goad, Chairperson and Sam Dunlap, Cultural Resources Director.
- Gabrielino/Tongva Indians of California Tribal Council; Robert Dorame, Chair/Cultural Resources.
- Gabrielino/Tongva Tribe; Linda Candelaria, Co-Chairperson.
- Gabrielino Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson.
- Soboba Band of Luiseno Indians; Joseph Ontiveros, Cultural Resources Director.
- Soboba Band of Mission Indians; Rosemary Morillo, Chairperson.
- Native American Heritage Commission: Jessica Valdez, Cultural Resource Department.

F. SOURCES

1. "Bellflower General Plan"; prepared by the City of Bellflower.

2. "Bellflower Zoning Ordinance"; prepared by the City of Bellflower.

3. "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", prepared by Hekimian and Associates, in October 10, 1991.

4. "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 10, 1999.

5. "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 23, 1999.

6. "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", prepared by Giroux and Associates, on October 21, 2015.

7. "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", prepared by Giroux and Associates, on October 27, 2015.

8. "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., on October 15, 2015.

9. "Bellflower Climate Action Plan (CAP)", which was prepared by Raimi and Associates in October 2012.

10. "Phase I Environmental Assessment Former Equipment Leasing Site 10466 and 10510 East Alondra Boulevard, and 10525 Trabuco Street Bellflower, CA 90706", prepared by SCS Engineers in January 9, 2015,

Appendices A Through D
Under Separate Cover

The following Appendices A though D are bound separately from this Initial Study and Mitigated Negative Declaration. The appendices can be found at the Bellflower City Hall, 16600 Civic Center Drive, Bellflower CA 90706, phone: (562) 804-1424.

A "Air Quality Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 21, 2015.

B "A Phase I Cultural Resources Investigation of the Mesa Verde Development, Inc., Garden House Project Area in Bellflower, Los Angeles County, California", prepared by Jeanette A. McKenna, M.A., R.P.A., HonDL, McKenna et al., in October 15, 2015.

C "Preliminary Site Assessment Report for Vacant Parcel Located at South Corner of Artesia Boulevard and Ramona Street, Bellflower California", prepared by Hekimian and Associates, in October 10, 1991; "Update to Phase I Environmental Assessment Report for Property at 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 10, 1999; and "Update to Phase I Environmental Assessment Report for Property at 10106, 10108, and 10110 Artesia Boulevard, Bellflower California", prepared by SCS Engineers, in June 23, 1999.

D "Noise Impact Analysis 10030 Ramona Street Residential Bellflower, California", which was prepared by Giroux and Associates, on October 27, 2015.

RESPONSES TO COMMENTS DOCUMENT

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 15-16 FOR THE PROPOSED GARDEN HOUSE PROJECT

Lead Agency:

CITY OF BELLFLOWER
16600 Civic Center Drive
Bellflower, California 90706

January, 2016

I. BACKGROUND

The City of Bellflower prepared an Initial Study and Mitigated Negative Declaration 15-16 to evaluate environmental impacts resulting with the Proposed Garden House Project. The proposed project will construct 24 single-family detached residential units and one common area. Project implementation requires a General Plan Amendment from "I" (Industrial) to "MU" (Mixed Use); a Zone Change from "M-1" (Light Industrial District) to "SP" (Specific Plan); a Zoning Ordinance Text Amendment (Specific Plan) to create development standards for the project; and a Tentative Tract Map to allow for the subdivision of the existing three lots into twenty-five lots (for purposes of single-family lots and common area).

II. PUBLIC REVIEW PROCESS (COMMENT LETTERS AND RESPONSES AND ERRATA SECTION)

The Initial Study and Mitigated Negative Declaration document (MND) for the proposed project was circulated for a 20-day public review period from December 17, 2015 to January 6, 2016 for review and comment by the public, public agencies, and organizations. A Notice of Intent to Adopt (NOI) was prepared and placed in the Long Beach Press Telegram and posted at the Registrar-Recorder County Clerk's Office. The City also transmitted by certified mail copies of the Initial Study and Mitigated Negative Declaration document to the following public agencies:

1. Clifton M. Brakensiek Library
2. City of Long Beach
3. City of Norwalk
4. City of Downey
5. City of Paramount
6. City of Lakewood
7. City of Artesia
8. City of Cerritos
9. South Coast Air Quality Management District
10. State of California Native American Heritage Commission
11. Los Angeles Regional Water Quality Control Board, Region 4
12. California Resources Agency
13. Registrar-Recorder / County Clerk
14. Southern California Edison
15. Los Angeles County Department of Public Works
16. Los Angeles County Fire Department
17. Los Angeles County Sanitation Districts (Districts 2, 3, 18)
18. Metropolitan Transportation Authority (MTA)
19. So. Calif. Assoc. of Governments
20. Bellflower Somerset Mutual Water
21. Paramount Unified School District
22. CR&R (Solid Waste)
23. Bellflower Unified School District
24. Los Angeles County Sheriff's Dept., Bellflower Substation
25. St. John Bosco High School
26. Caltrans – State of Calif.; Department of Transportation
27. Southern Calif. Gas Co.
28. Cerritos College
29. Southern California Department of Toxic Substances Control
30. Downey Unified School District

31. Norwalk Transportation
32. Long Beach Public Transp. Co.
33. Greater Los Angeles County Vector Control District
34. Comcast
35. LA County Regional Planning Dept.; Environmental Assessment Section
36. Water Replenishment District of Southern California
37. Crimson Pipeline L.P.
38. Los Angeles County Department of Public Works
39. Chevron Pipe Line Company
40. So Cal Gas Transmission
41. Empire Transportation
42. Gabrielino Tongva Nation
43. Soboba Band of Luiseno Indians
44. Gabrielino-Tongva Tribe
45. Gabrieleno Band of Mission Indians – Kizh Nation
46. Gabrieleno/Tongva San Gabriel Band of Mission Indians

Of these agencies, comment letters were received from the following agencies:

- Gabrieleno Band of Mission Indians – Kizh Nation; Mr. Andrew Salas, Chairman; December 17, 2015.

- Bellflower Somerset Mutual Water; Mr. Ken Deck; December 21, 2015.

- Chevron Pipe Line Company, California Asset Management; Mr. Al Super, Conflict Inquiry Specialist; December 21, 2015.

- Crimson Pipeline, L.P.; Ms. Cordelia Cisneros; December 29, 2015.

- SoCalGas, Southeast Region, Anaheim HQ, Gas Operations, Planning and Engineering; Mr. Ryan Lopez; December 31, 2015.

- County Sanitation Districts of Los Angeles County; Ms. Adriana Raza, Customer Service Specialist, Facilities Planning Department; December 31, 2015.

- Los Angeles County Fire Department; Ms. Annie Duong, Forestry Division and Mr. Kevin Johnson, Acting Chief, Forestry Division Prevention Services Bureau; January 6, 2016.

Section IV contains the original comments letters. Those comments in the letter that are considered "significant" (according to Section 15088(c) of the CEQA Guidelines), which are comments that raised appropriate environmental issues will be addressed. Those comments that are outside of the scope of CEQA review will be forwarded for consideration to City decision-makers as part of the approval process for the proposed project.

The responses to those comments received during the public review period are provided in Section V. The responses are intended to be reasoned and factual, with particular emphasis made to significant environmental issues. The City has provided the

agency that commented on the Initial Study and Mitigated Negative Declaration document with a copy of the City's responses to their comments at least 10 days before approval of the Initial Study and Mitigated Negative Declaration document (Section 15088(b) of the CEQA Guidelines).

Section VI is an Errata Section. Section 15088 of the CEQA Guidelines allows the MND to be revised as a result of comments or revisions received during the public review period. The applicant has revised the design of the project. This section will describe the requested design revisions and evaluate whether any incremental increase in environmental impacts will have resulted.

III. CONSIDERATION AND ADOPTION OF THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

According to Section 15074 of the CEQA Guidelines, the City shall "consider the proposed (Mitigated) Negative Declaration...together with any comments received during the public review process. The decision-making body shall adopt the proposed (Mitigated) Negative Declaration...only if it finds on the basis of the whole record before it (including the Initial Study and any comments received), that there is no substantial evidence that the project (Garden House Project) will have a significant effect on the environment and that the (Mitigated) Negative Declaration...reflects the (City's) independent judgment and analysis."

IV. COMMENTS RECEIVED DURING THE PUBLIC REVIEW PERIOD

The following comment letters were received during the 20-day public review period, which have been bracketed to isolate the individual comments, as necessary.

V. RESPONSES TO COMMENTS RECEIVED DURING THE PUBLIC REVIEW PERIOD

The following responds to the comments that were received during the public review period.

Comment Letter 1: Gabrieleno Band of Mission Indians – Kizh Nation; Mr. Andrew Salas, Chairman; December 17, 2015.

Response to Comment Letter 1: The project has been analyzed and conditions of approval have been included based upon communications received from the tribe.

Comment Letter 2: Bellflower Somerset Mutual Water; Mr. Ken Deck; December 21, 2015.

Response to Comment Letter 2: The comment letter indicated that Bellflower Somerset Mutual Water did not have any historical water use on the property and that the applicant would be required to purchase Central Basin water rights to meet the project's water demands. In addition, each residential unit would be required to have individual water meters. The applicant will be made aware of the Bellflower Somerset Mutual Water letter. Further response is not required.

Comment Letter 3: Chevron Pipe Line Company, California Asset Management; Mr. Al Super, Conflict Inquiry Specialist; December 21, 2015.

Response to Comment Letter 3: The comment letter indicated that there were no Chevron Pipeline Company facilities onsite. Further response is not required.

Comment Letter 4: Crimson Pipeline, L.P.; Ms. Cordelia Cisneros; December 29, 2015.

Response to Comment Letter 4: The comment letter indicated that Crimson Pipeline did not maintain any pipeline facilities within the project area. The applicant will be made aware of these contacts. Further response is not required.

Comment Letter 5: SoCalGas, Southeast Region, Anaheim HQ, Gas Operations, Planning and Engineering; Mr. Ryan Lopez; December 31, 2015.

Response to Comment Letter 5: The comment letter did not have any comments on the MND. The comment letter indicated that the California Public Utility Commission Rules require notification to SoCalGas Transmission and SoCalGas Distribution prior to any work being conducted. The applicant will be made aware of this requirement. Further response is not required.

Comment Letter 6: County Sanitation Districts of Los Angeles County; Ms. Adriana Raza, Customer Service Specialist, Facilities Planning Department; December 31, 2015.

Response to Comment 6-1: The comment stated how to acquire information on Districts' procedures and requirements and contact information of the appropriate department. The applicant will be made aware of this information. Further response is not required.

Response to Comment 6-2: The comment provided information on wastewater flow factors and Districts' facilities and capacities. The information is included in the administrative record for the MND. In addition, the comment indicated that sewer capacity and availability will be determined when sewer plans are submitted to the Districts. Contact information of the appropriate department was provided. Fees will be charged for sewer connections. The applicant will be made aware of this information. Further response is not required.

Response to Comment 6-3: The comment indicated that design capacities of the Districts' facilities were based on the Federal Clean Air Act and SCAG regional growth forecast policies. The applicant will be made aware of this information. Further response is not required.

Comment Letter 7: Los Angeles County Fire Department; Ms. Annie Duong, Forestry Division and Mr. Kevin Johnson, Acting Chief, Forestry Division Prevention Services Bureau; January 6, 2016.

Response to Comment Letter 7: The comment letter indicated that the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Material Division did not have any comments on the MND. The comment letter also provided contact information for the various divisions. The applicant will be made aware of these contacts. Further response is not required.

VI. ERRATA SECTION

Section 15088 of the CEQA Guidelines allows the MND to be revised as a result of comments or revisions received during the public review period. The applicant has revised the design of the project. This section describes the requested design revisions and evaluates whether any incremental increase in environmental impacts will have resulted.

Proposed Design Revisions: The following describes the requested design revisions for the proposed project:

- The square footage for Plan 1 will be increased from 1,075 SF to 1,375 SF. In addition, three bedrooms rather than two bedrooms will be provided. The total square footage will be 1,375 SF. The original plan totaled 1,075 SF for Plan 1.

- The square footage for Plan 2 will be increased from 1,500 SF to 1,800 SF. The total square footage will be 1,800 SF. The original plan totaled 1,500 SF for Plan 2.

- The square footage for Plan 2 (Live/Work) will be increased from 1,200 SF to 1,500 SF for residential. The Live/Work square footage will remain 300 SF. The total square footage will be 1,800 SF. The original plan totaled 1,500 SF for Plan 2 (Live/Work).

- The square footage for Plan 3 will be increased from 1,600 SF to 1,900 SF. The total square footage will be 1,900 SF. The original plan totaled 1,600 SF for Plan 3.

- The square footage for Plan 3 (Live/Work) will be increased from 1,300 SF to 1,600 SF for residential. The Live/Work square footage will remain 300 SF. The total square footage will be 1,900 SF. The original plan totaled 1,600 SF for Plan 3 (Live/Work).

Environmental Analysis of Proposed Design Revisions: The proposed square footage increases for Plan 1, Plan 2, and Plan 3 will not result in any significant incremental increase in environmental impacts beyond the level that were analyzed in the MND. The proposed design revisions will not alter: (a) the building foot prints or site plan of the project; (b) the number of units to be provided with each plan type; (c) the number of units to be provided; (d) the overall density of the project; or (e) any other design feature of the proposed project. The proposed project will continue to provide six Live/Work units. It should be noted that the original plans, as described in the MND,

proposed three-story buildings. With the additional 300 SF being offered for each plan type, an additional story may be constructed with the proposed design revisions. Any increase in building height, however, will be consistent with the maximum height standards included in the project's Specific Plan. Given that the proposed design revisions will not alter the land uses being offered or the site's developable area, or increase the number of residents, or significantly increase the height, mass, and scale of the project (since the proposed design revisions are allowable in the project's Specific Plan), it is concluded that the proposed design revisions will not result in any significant incremental increase in environmental impacts associated with aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. The proposed design revisions are not considered to be "substantial revisions", as defined by Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) of the CEQA Guidelines. As defined in Section 15073.5 (b) and as previously discussed, the proposed design revisions will not result in a "new, avoidable significant effect is (that has been) identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance." Accordingly, as allowed by Section 15073.5 (c)(4), the MND does not require recirculation, since the proposed design revisions are only considered "new information" that has been added to the MND, which makes only insignificant modifications to the MND. Further environmental analysis or recirculation of the MND is not required.

Doc 333839

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Comment Letter 1

Dear Rowena Genilo – Conception

December 17, 2015

Comment Letter 2

From: "Ken@bsmwc.com" <Ken@bsmwc.com>
To: Rowena Genilo <rgenilo@bellflower.org>
Date: 12/21/2015 11:07 AM
Subject: Proposed Garden House Project

Good morning,

I am responding to the Initial Study and Mitigated Negative Declaration for the proposed Garden House project.

Under section XVII Utilities and Service Systems:

We have no historical water use for the project, therefore the developer may be required to purchase Central Basin water rights to meet the water demands for the project.
Additionally each unit will be required to have individual water meters.

Please let me know if you have any questions.

Ken

Chevron Pipe Line Co.
2600 Homestead Pl.
Rancho Dominguez, CA
90220
Tel 310-669-4014
Fax 310-669-4040
AlSuper@chevron.com

Al Super
Conflict Inquiry
Specialist

Comment Letter 3

12-21-15

To: Rowena Genilo-Concepcion:

Chevron Pipeline Company has determined that it has no facilities inside the scope of your proposed **Garden House Project in the City of Bellflower.** If you would like further confirmation of this, utilize the USA system and a Chevron inspector will respond.

Sincerely,

Al Super (Contractor)
Chevron Pipeline Company

Comment Letter 4

Rowena Genilo - Notice of Improvement Response Letter

From: Cordelia Cisneros <landdepartment@crimsonpl.com>
To: rgenilo@bellflower.org
Date: 12/29/2015 10:14 AM
Subject: Notice of Improvement Response Letter
Attachments: NOI Response Letter.pdf

NC12292015A - Please see attached response letter

CRIMSON PIPELINE L.P.
3780 Kilroy Airport Way, Suite 400
Long Beach, CA 90806

December 29, 2015

Rowena Genilo-Concepcion, Interim Director of Planning
The City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

Re: Proposed Garden House Project - Notice of Improvement Response Letter

Dear Rowena Genilo-Concepcion,

Pursuant to your request dated December 15, 2015, pertaining to the above referenced project, please be advised that Crimson Pipeline Department does not maintain any pipeline facilities within the area of your request.

If you have questions or require additional information regarding this submittal, please contact Cordelia Cisneros at 562-285-4133.

Sincerely,

Cordelia Cisneros

Rowena Genilo - Mitigated Negative Declaration for the Proposed Garden House Project

Comment Letter 5

From: "Lopez, Ryan" <RLopez2@semprautilities.com>
To: rgenilo@bellflower.org
Date: 12/31/2015 8:20 AM
Subject: Mitigated Negative Declaration for the Proposed Garden House Project

Hello Rowena Genilo-Concepcion:

Your notification of Intent to Adopt a Mitigated Negative Declaration Report has been received by So Cal Gas Distribution.

Be aware for your reference: **It may take 30 business days for a response.**

California Public Utility Commission Rules require notification of both SoCal Gas Transmission and SoCal Gas Distribution of all work being conducted. ***You will need to send a copy of your request and plans to*:**

Rosalyn Squires
So Cal Gas Transmission
9400 Oakdale Ave
Chatsworth, CA 91311
818-701-4546
RSquires@semprautilities.com

Thank you for your patience and cooperation.

Ryan Lopez
SoCalGas
Southeast Region – Anaheim HQ
Gas Operations – Planning & Engineering
Maps & Letters Desk
1919 S. State College Blvd
Anaheim, CA 92806
(714) 634-5067
(714) 634-7287 Fax
rlopez2@semprautilities.com

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WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workmon Mill Rood, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

December 31, 2015

Ref File No.: 3554635

Comment Letter 6

Ms. Rowena Genilo-Concepcion
Interim Director of Planning
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

Dear Ms. Genilo-Concepcion:

Comment Letter for the Gardena House Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project on December 17, 2015. The proposed development is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

1. The Districts maintain sewerage facilities within the project area that may be affected by the proposed project. Approval to construct improvements within a Districts' sewer easement and/or over or near a Districts' sewer is required before construction may begin. For a copy of the Districts' buildover procedures and requirements go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Buildover Procedures and Requirements link. For more specific information regarding the buildover procedure, please contact Mr. Ed Stewart at (562) 908-4288, extension 2766. 6-1

2. The wastewater flow originating from the proposed project will discharge directly to the Districts' Artesia Extension Trunk Sewer, located in a private right of way within the project site. The Districts' 17.06–inch diameter lined trunk sewer has a design capacity of 1.6 million gallons per day (mgd) and conveyed a peak flow of 1.5 mgd when last measured in 2010. A 6-inch diameter or smaller direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit, issued by the Districts. An 8-inch diameter or larger direct connection to a Districts' trunk sewer requires submittal of Sewer Plans for review and approval by the Districts. For additional information, please contact the Districts' Engineering Counter at (562) 908-4288, extension 1205. 6-2

3. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.

4. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263.1 mgd.

DOC: #3570565.D02

Recycled Paper

5. The expected average wastewater flow from the proposed project, described in the document as 24 total single-family attached homes, is 4,680 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

6. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727. 6-2

7. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities. 6-3

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: Ed. Stewart

DOC: #3570565.D02

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

Comment letter 7

January 6, 2016

Rowena Genilo-Concepcion, Interim Director
City of Bellflower
Planning Department
16600 Civic Center Drive
Bellflower, CA 90706

Dear Ms. Genilo-Concepcion:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, "GARDEN HOUSE PROJECT", PROPOSES 24 TOTAL SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS AT A DENSITY OF 17.6 DU/AC, OF THIS TOTAL, SIX "LIVE/WORK" SINGLE-FAMILY ATTACHED RESIDENTIAL AND 18 OTHER STANDARD SINGLE-FAMILY ATTACHED RESIDENTIAL UNIT WILL BE PROVIDED, BELLFLOWER (FFER 201500214)

The Notice of Intent to Adopt a Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The Fire Prevention Division, Land Development Unit, has no additional comments regarding this project. The conditions that were addressed at the Tentative Tract Map Review, dated October 13, 2015, have not been changed at this time.

2. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Inspector Nancy Rodeheffer at (323) 890-4243.

3. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Fire Hazard Severity Zones, archeological and cultural resources, and the County Oak Tree Ordinance.

2. The proposed project will not have significant environmental impacts in these areas.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comment or objection to the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

Enclosure

MITIGATION AND MONITORING REPORT
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 15-16
GARDEN HOUSE PROJECT
CITY OF BELLFLOWER
January, 2016

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Implementing Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record/File)
AIR QUALITY								
1	Throughout construction activities, the contractor shall comply with the following to control fugitive dust and exhaust emissions from equipment: • Apply soil stabilizers or moisten inactive areas. • Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day). • Cover all stock piles with tarps at the end of each day or as needed. • Cover previously disturbed areas if subsequent construction is delayed. • Provide water spray during loading and unloading of earthen materials. • Minimize in-out traffic from construction zone. • Cover all trucks hauling dirt, sand, or loose	Periodic site inspections to confirm compliance	Periodic site inspections to confirm compliance	City Planning	Throughout construction activities	City Planning		

No.	Mitigation Measure	Implementation Action	Monitoring Method	Responsible Implementing Party	Monitoring Phase (Time Frame)	Verification /Approval Party	Mitigation Measure Implemented? (Y/N) & Date	Documentation Location (Monitoring Record/File)
	material and require all trucks to maintain at least two feet of freeboard. ◦ Sweep streets daily if visible soil material is carried out from the construction site. ◦ Utilize well-tuned off-road construction equipment. ◦ Establish a preference for contractors using Tier 3 or better heavy equipment. ◦ Enforce 5-minute idling limits for both on-road trucks and off-road equipment.							
CULTURAL RESOURCES								
2	Prior to any earth movement, the applicant shall provide a five-day notice to the Gabrielino Band of Mission Indians – Kizh Nation to provide them with the opportunity to monitor the project site.	Site inspections within the five-day period to confirm that monitor is onsite	Site inspections within the five-day period to confirm that monitor is onsite	City Planning	Five-day period prior to any earth moving activities	City Planning		

Rowena Genilo - Re: wall between church and proposed development

From: Mike Larsen <[redacted]>
To: Paul Feilberg <[redacted]>
Date: 1/9/2016 8:32 AM
Subject: Re: wall between church and proposed development
CC: Rowena Genilo <rgenilo@bellflower.org>

Hello Paul,
Great speaking to you as well. We are excited to see this development come to our city and out block. We plan and hope to be very good neighbors.

We are grateful that the wall can still be used and intent to cooperate fully with your plans to modernize the wall.

There is no immediate concerns at this time so I don't see any reason to add me into your schedule on Tuesday. But I do hope to meet you soon.

Please contact me personally if there is anything you need. May God bless you, this project and the people who will soon call this place home.

Grace and peace,
Mike Larsen
Lead Pastor,
Encounter Church
10012 Ramona St.
Bellflower, Ca. 90706

On Jan 8, 2016, at 4:36 PM, Paul Feilberg <[redacted]> wrote:

> Hi Mike,
>
> Thanks for speaking with me yesterday concerning our proposed townhome community.
>
> I really appreciate the Church□□□s support!
>
> In regards to the wall that separates our properties □□□ we are proposing to leave the existing wall in place but enhance it with a decorative cap and plaster.
>
> We would also like to add a 12□□□ x 12□□□ pilaster at the end of the wall adjacent to Ramona Street.
>
> The lowest wall height on our side of the fence (after our grading) will be at ~4.2 feet. At that same location on the Church side the wall height is at 7.4 feet.
>
> The wall is entirely on our property and we can provide you our survey should you like to see.

Attached is the wall profile prepared by our civil engineer.

I will be in town next Tuesday afternoon should you like me to stop by to review the wall profile together.

The City of Bellflower would like confirmation that the existing wall heights are acceptable to your Church.

Feel free to respond to all by email.

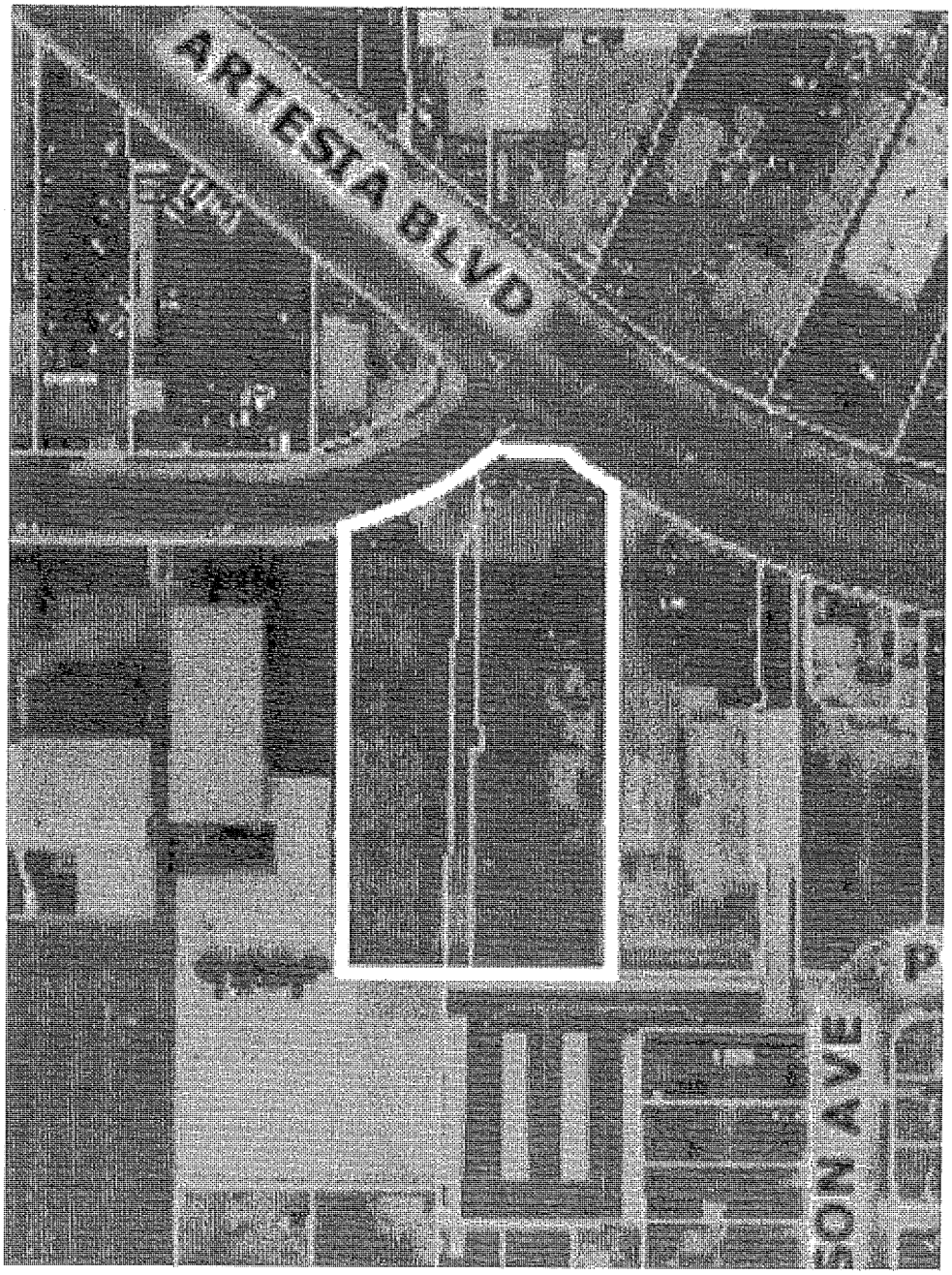
We have copied our Case Planner □□□ Rowena Genilo with the City.

Thanks again.

Paul Feilberg
Mesa Verde Development, Inc.
700 N. Valley Street
Suite B #26447
Anaheim, CA 92801
[redacted]

<Wall Profile - adjacent to church 1-8-16.pdf>

Aerial Photo



10030, 10106 & 10108 Ramona Street

CITY OF BELLFLOWER

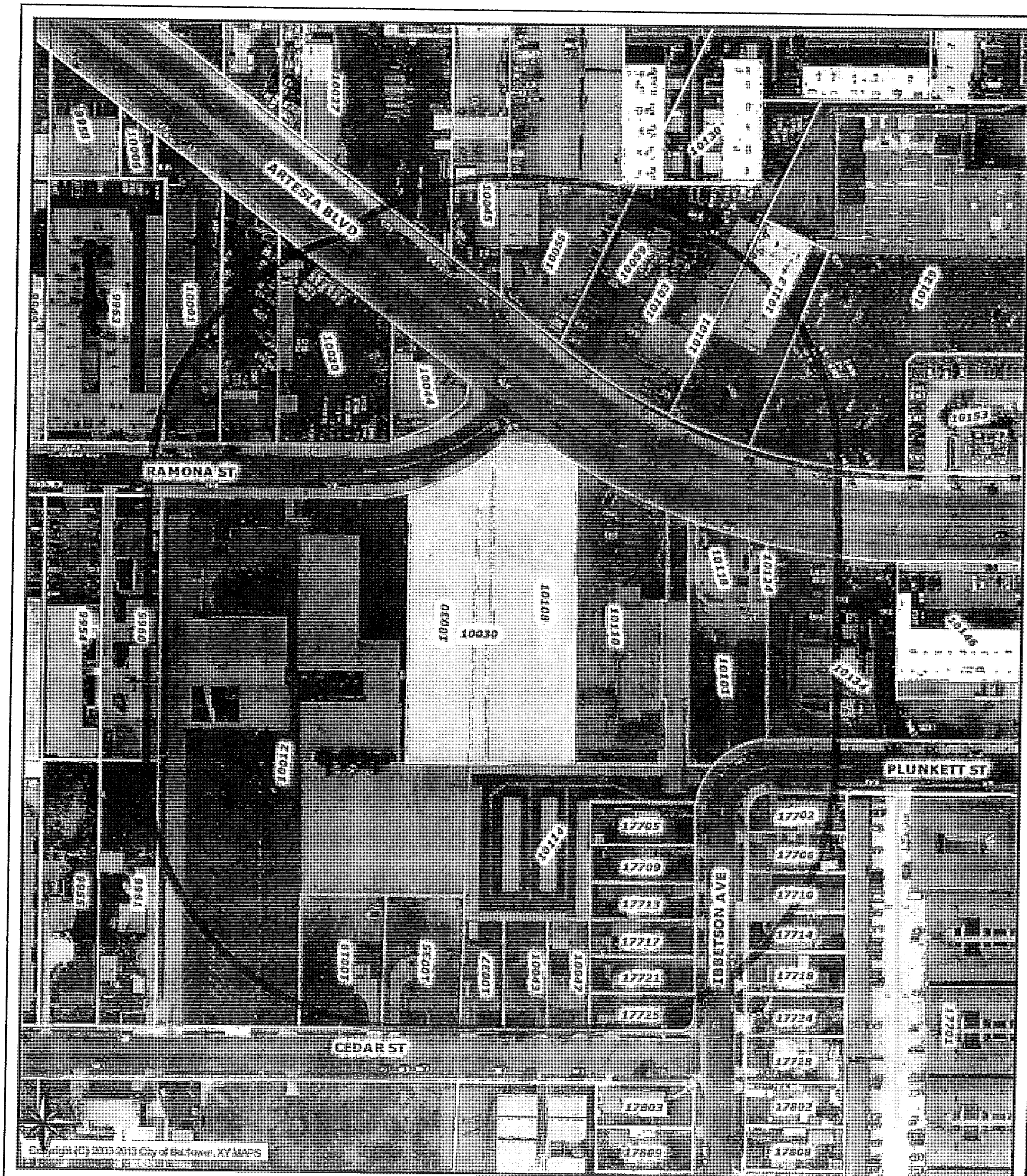
Garden House Project

Zoning and Land Use Map

N
W E
S

Scale: 1 in = 157 ft

Printed 1/15/2016



CITY OF BELLFLOWER

Garden House Project

300' Radius

N
W E
S

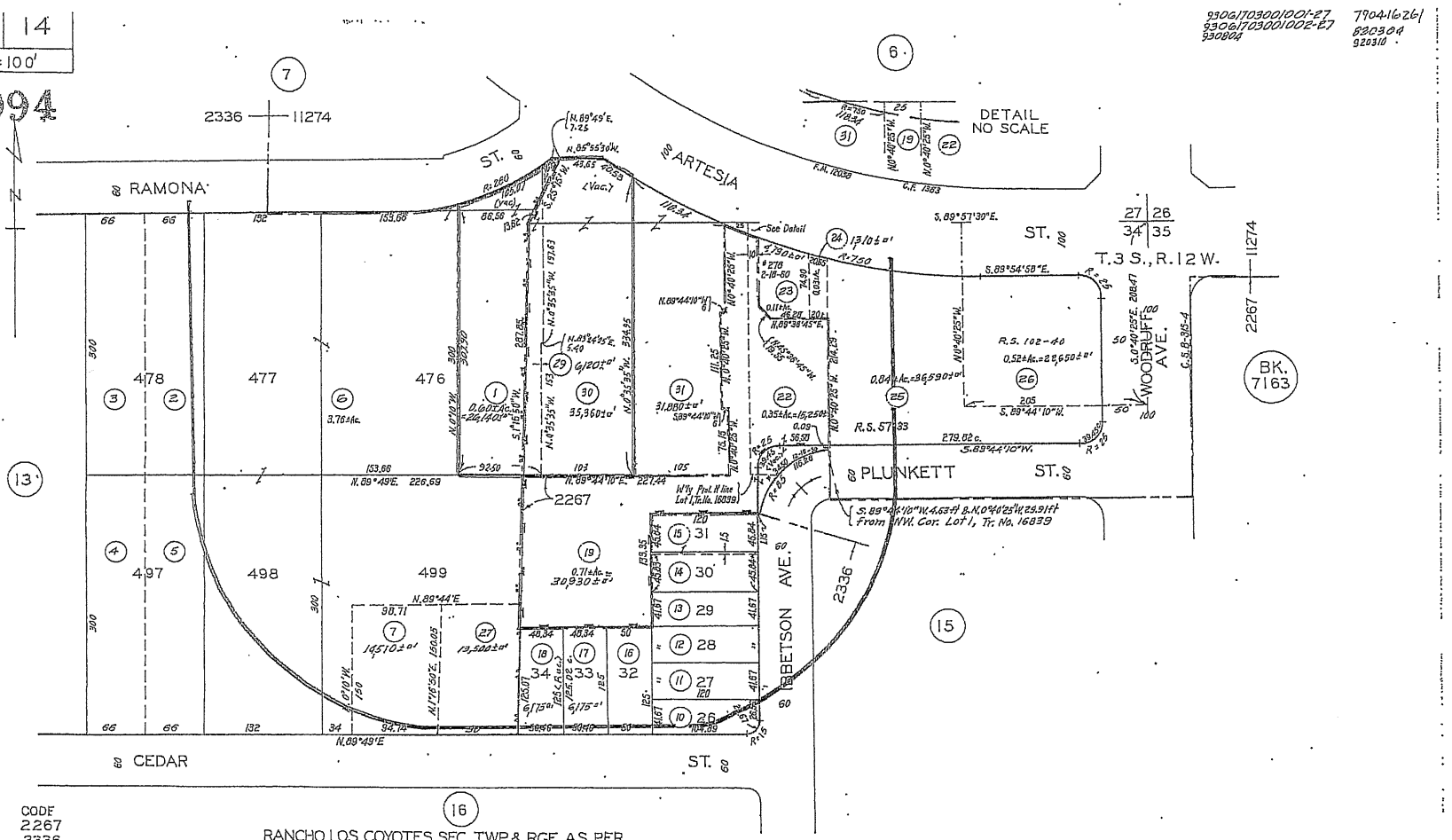
Scale: 1 in = 157 ft

Printed 1/15/2016

7161 | 14

SCALE 1" = 100'

1994



CODE
2267
2336
11274

RANCHO LOS COYOTES, SEC., TWP. & RGE. AS PER PAT. BOOK 1-493-494 AND OR.M. 7425-20-21

SOMERSET ACRES M.B. 14 - 105

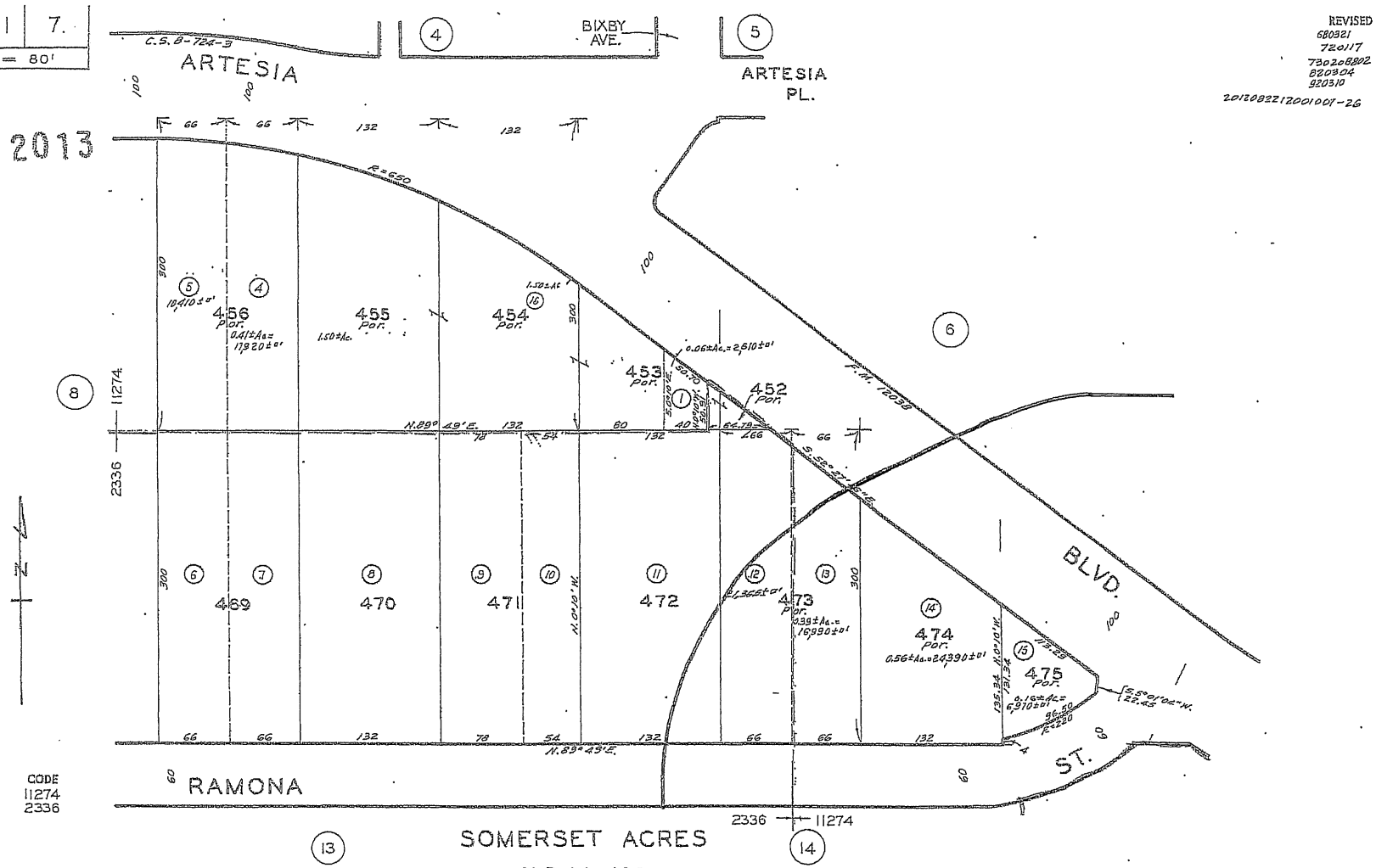
TRACT NO. 16839 M.B. 603 - 21 - 23

FOR PREV. ASSM'T SEE: 7164-15 & 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

7161 | 7.

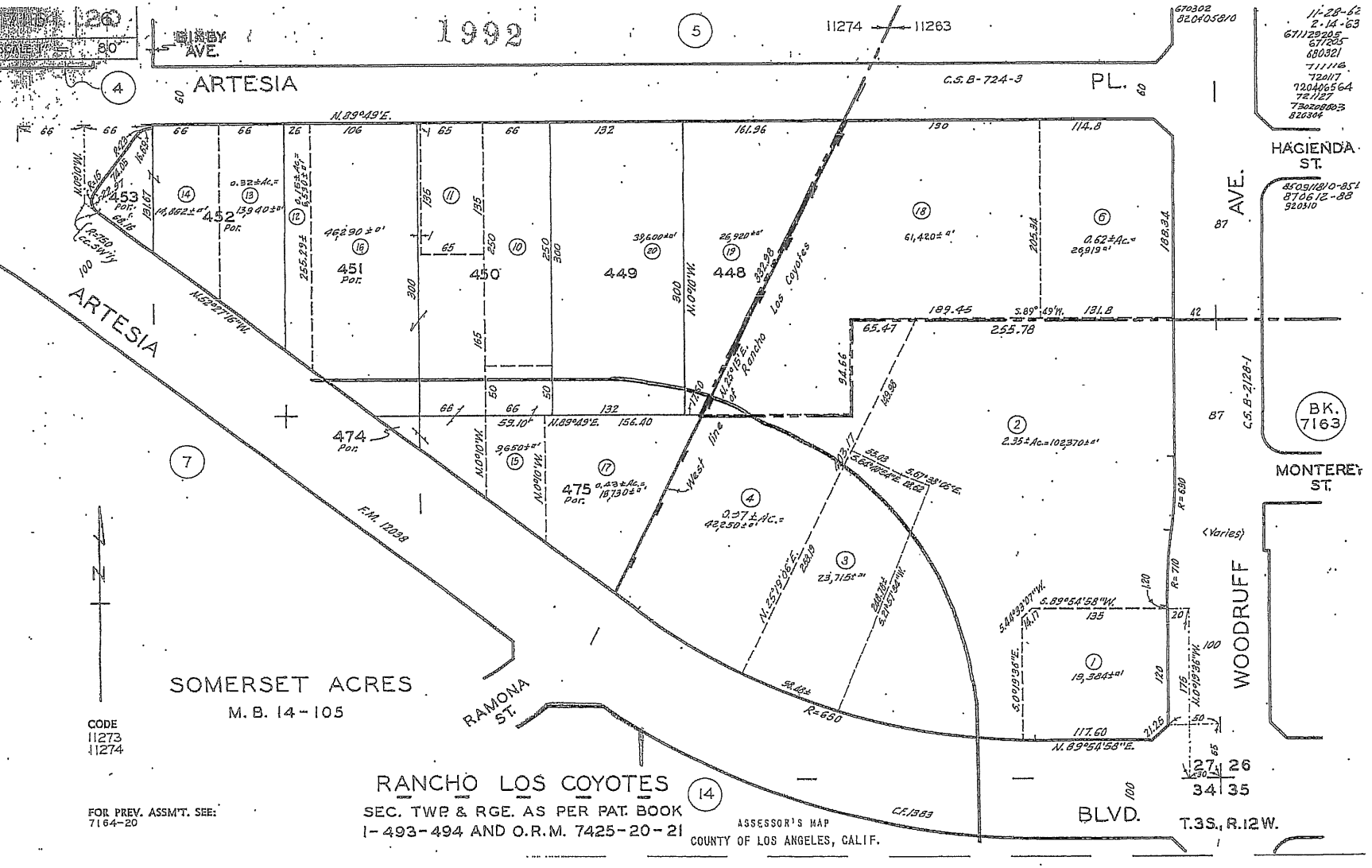
SCALE 1" = 80'



REVISED
680321
720117
730206802
820304
920310
20120822120010O1-26

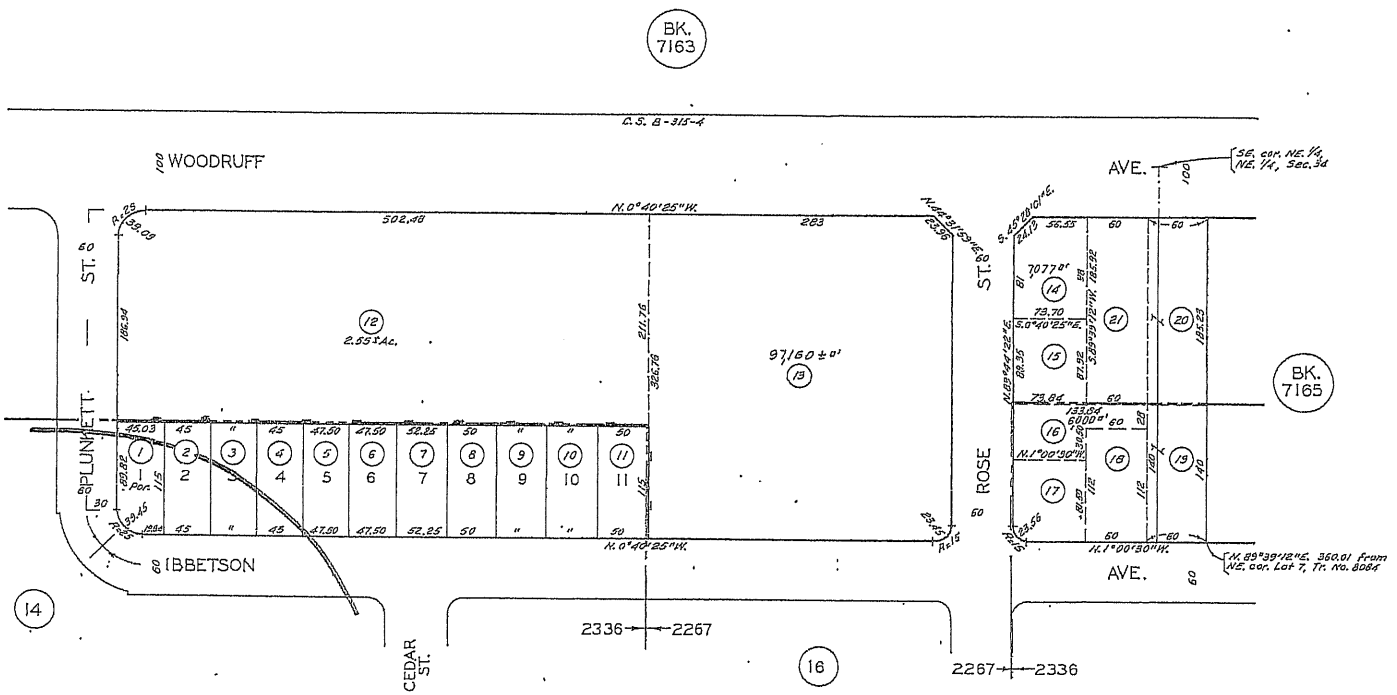
FOR PREV. ASSM'T. SEE:
7164-19

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.


1992
ARTESIA
PL.
HACIENDA ST.
AVE.
MONTEREY ST.
WOODRUFF
BLVD.
RAMONA ST.
ARTESIA
SOMERSET ACRES
M. B. 14-105
RANCHO LOS COYOTES
SEC. TWP. & RGE. AS PER PAT. BOOK
1-493-494 AND O.R.M. 7425-20-21
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.
T.3S., R.12W.
BK. 7163
CODE
11273
11274
FOR PREV. ASSM'T. SEE:
7164-20
11274
11263
C.S. B-724-3
C.S. B-2128-1
F.M. 12038
C.F. 1383
West line of Rancho Los Coyotes
N.89°49'E.
N.89°54'58"E.
S.89°54'58"W.
N.0°10'W.
N.52°27'16"W.
N.25°19'06"E.
S.0°19'36"E.
N.0°19'36"W.
S.89°49'W.
(Varies)
453
452
451
450
449
448
474
475
2.35±Ac.=102,370±□'
0.62±Ac.=26,919□'
61,420±□'
0.37±Ac.=42,250±□'
23,715±□'
19,384±□'
0.32±Ac.=13,940±□'
46,290±□'
39,600±□'
26,920±□'
0.43±Ac.=18,730±□'
9,650±□'
14,862±□'
0.62±Ac.=26,919□'
11-28-62
2-14-63
671129205
671205
680321
711116
720117
720406564
721127
730208803
820304
670302
820405810
850911810-851
870612-88
920310
27 26
34 35

7161 | 15

SCALE 1" = 100'



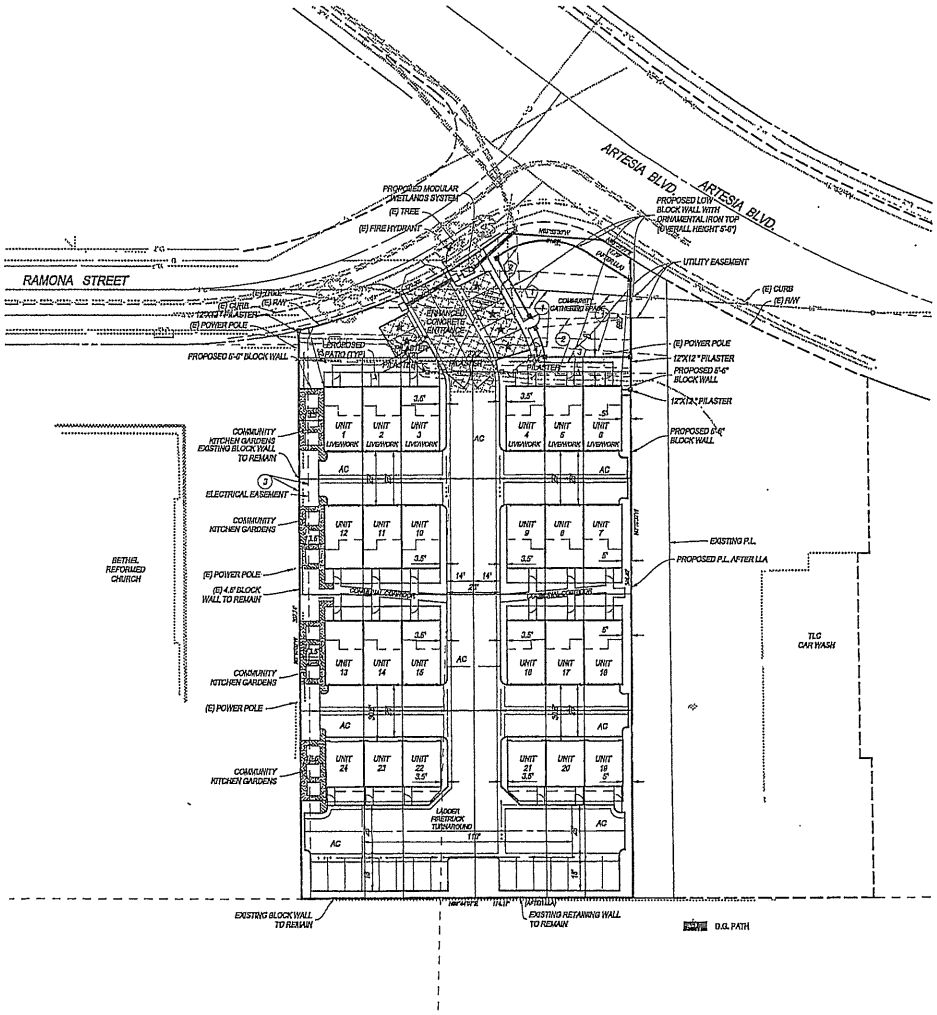
CODE
2336
2267

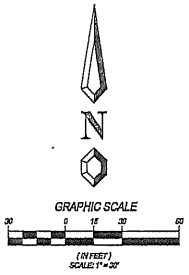
FOR PREV. ASSM'T SEE:
7164 - 6 & 14

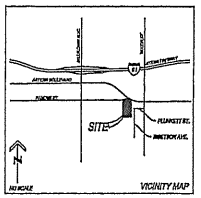
RANCHO LOS COYOTES, SEC., TWP. & RGE. AS PER PAT. BOOK 1-493-494 AND ORM 7425-20-21

TRACT NO. 16839 M. B. 603-21-23

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.







PROJECT SUMMARY

GROSS SITE AREA	1.20 AC - (AFTER LLA)
DWELLING UNITS	24 DU
DENSITY	17.7 DU/AC
A.P.N.	7191-014-001, 7191-014-028 & 7191-014-030

BUILDING AND PARKING SUMMARY

PLAN	SUMMARY	S.F. RESIDENTIAL	S.F. LIVE / WORK	S.F. - TOTAL	MIX	GARAGE PARKING	GUEST PARKING	NOTES
PLAN 1	3bd/2.5ba	1,375 S.F.	0 S.F.	1,375 S.F.	6 UNITS	2 SPACES	.67 SPACES	
PLAN 2	3bd/2.5ba	1,600 S.F.	0 S.F.	1,600 S.F.	4 UNITS	2 SPACES	.67 SPACES	
PLAN 2 - LIVE / WORK	2bd/3.5ba	1,500 S.F.	300 S.F.*	1,800 S.F.	2 UNITS	2 SPACES	.67 SPACES	SHARED PARKING FOR LIVE / WORK - 1 SPACE PER 300 S.F.
PLAN 3	4bd/2.5ba	1,900 S.F.	0 S.F.	1,900 S.F.	8 UNITS	2 SPACES	.67 SPACES	
PLAN 3 - LIVE / WORK	3bd/2.5ba	1,600 S.F.	300 S.F.*	1,900 S.F.	4 UNITS	2 SPACES	.67 SPACES	SHARED PARKING FOR LIVE / WORK - 1 SPACE PER 300 S.F.
TOTAL					24 UNITS	48 SPACES	21 SPACES	★ 8 PARKING SPACES SHARED USE FOR LIVE / WORK WITHIN 21 GUEST SPACES.

* WORK AREA MAY OPTION INTO LIVING SPACE.
ALL SQUARE FOOTAGES ARE APPROXIMATE.

SITE COVERAGE

BUILDINGS	16,748 S.F.
PAVEMENT	22,000 S.F.
LANDSCAPING/HARDSCAPE	19,537 S.F.

EXISTING EASEMENTS PER FIRST AMERICAN TITLE REPORT DATED 7/27/15

① SHELL COMPANY - 7/29/1926 BK. 6063 PG. 90 - TO BE VACATED
② SHELL COMPANY - 7/29/1926 BK. 6026 PG. 265 - TO BE VACATED
③ SOUTHERN CALIFORNIA EDISON COMPANY - 6/23/1937 BK. 64437 PG. 252

NOTE

THE MINIMUM DRIVEWAY WIDTH SHALL BE MAINTAINED, CLEAR TO SKY AND POSTED "NO PARKING - FIRE LANE"

SITE PLAN
10030, 10106 & 10108 RAMONA STREET

IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER GARY A. MARTIN No. 50318 CIVIL STATE OF CALIFORNIA

ENGINEERING/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF GARY MARTIN
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

GARY A. MARTIN DATE
RCE NO: 50318, EXPIRES 6/30/17

DATE OF MAP

JANUARY 11, 2016

NO.	DATE	APPROVED	REVISIONS
DRAWN:		DESIGNED:	CHECKED:

Dwg. Revision Date: 01/12/2016 BY: J.C. PLOT DATE: 01/12/2016

PREPARED BY:
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Lake Forest, CA 92630
(949) 599-0870
(949) 599-0880 Fax
http://www.meyerscivil.com

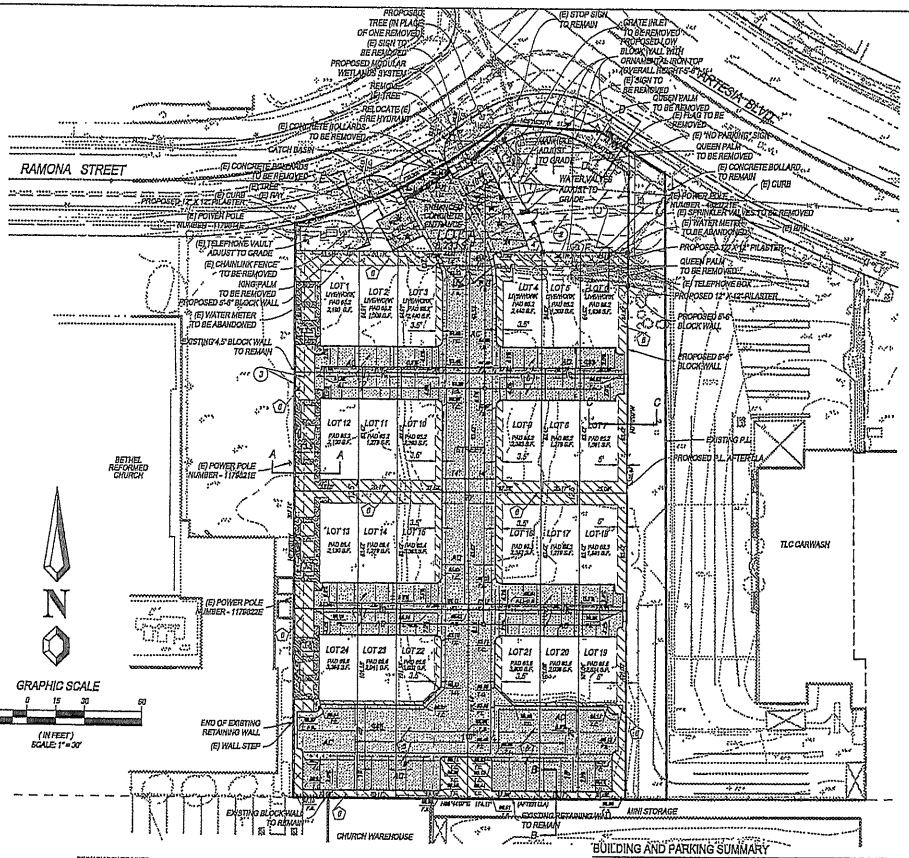
PREPARED FOR:
MESA VERDE DEVELOPMENT, INC.
700 N. VALLEY ST.
SUITE B, #28447
ANAHEIM, CA 92801
Phone: (949) 697-1931
Contact: Paul Fellberg
E-Mail: Paul@mesaverdedev.com

SITE PLAN
FOR
GARDEN HOUSE
10030, 10106 & 10108 RAMONA STREET

CITY OF BELLFLOWER

NO.
SHEET NO. 1 OF 1 SHEETS
JOB NO.

P:\14-0037-13 Ramona Street, Site Planning\Site Plan\Site Plan.dwg



GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: INDUSTRIAL
2. EXISTING ZONING: M1
3. EXISTING LAND USE: VACANT
4. EXISTING SURROUNDING LAND USE: R-1 AND M-1
5. PROPOSED ZONING: SPECIFIC PLAN #2
6. PROPOSED LAND USE: SINGLE-FAMILY ATTACHED
7. TOTAL NUMBER OF LOTS: 24 LOTS 1 LETTERED LOTS
8. PROJECT ACREAGE: 1.36 AC. GROSS
9. UTILITY PURVEYORS:
   WATER: BELLFLOWER SOMERSET MUTUAL WATER COMPANY
   SEWER: CITY OF BELLFLOWER / COUNTY OF LOS ANGELES
   GAS: SOUTHERN CALIFORNIA GAS COMPANY
   ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
   TELEPHONE: VERIZON
   CABLE: COMCAST COMMUNICATION
   STORM DRAIN: CITY OF BELLFLOWER
10. THERE ARE NO EXISTING WATER COURSES ON THIS SITE.
11. ALL EXISTING TREES TO BE REMOVED ON SITE.
12. OCCUPANCY: R3
13. TYPE OF CONSTRUCTION: V-B
14. THE MINIMUM DRIVEWAY WIDTH SHALL BE MAINTAINED, CLEAR TO SKY AND POSTED "NO PARKING - FIRE LANE"

EXISTING EASEMENTS PER FIRST AMERICAN TITLE REPORT DATED 7/27/15

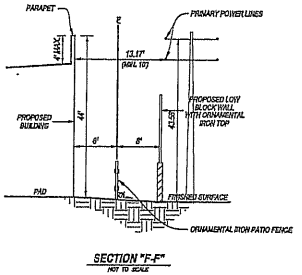
(E1) SHELL COMPANY - 7/29/1926 BK. 6053 PG. 99 - TO BE VACATED
(E2) SHELL COMPANY - 7/29/1926 BK. 6028 PG. 218 - TO BE VACATED
(E3) SOUTHERN CALIFORNIA EDISON COMPANY - 6/23/1937 BK. 14427 PG. 252

PROPOSED EASEMENTS

(P1) 20' SEWER EASEMENT
(P2) 10' WATER EASEMENT
(P3) 5' TELEPHONE EASEMENT
(P4) 15' EISON EASEMENT
(P5) STREET ACCESS, PARKING AND UTILITY EASEMENT
(P6) PEDESTRIAN ACCESS, LANDSCAPE AND UTILITY PURPOSES EASEMENT

BASIS OF BEARINGS

THE BEARING N 00°40'25" W OF THE CENTERLINE OF WOODRUFF AVENUE, AS SHOWN ON R.S. 67-33 WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAN.



SECTION "F-F"
NOT TO SCALE

LEGEND

ASPH	ASPHALT CONCRETE
A.C.	ASPHALT CONCRETE
BW	BACK OF WALK
CONC	CONCRETE
DI	DRAIN INLET
MH	MANHOLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
PAD ELEV	GRADING PAD ELEVATION
CB	CATCH BASIN
IRR	IRRIGATION
INV	INVERT
PVMT	PAVEMENT
PIV	POST INDICATOR VALVE
LDSCP	LANDSCAPE AREA
WV	WATER VALVE
WM	WATER METER
FS	FINISHED SURFACE
FL	FLOW LINE
FH	FIRE HYDRANT
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
GUY	GUY ANCHOR
HP	HIGH POINT
100.0	SPOT ELEVATION
(100.00)	EXISTING ELEVATION
TC	TOP OF CURB
TG	TOP OF GRATE
CO	CLEAN-OUT
OH	OVERHEAD
UG	UNDERGROUND
FG	FINISHED GRADE
W	WATER
S	SEWER
SD	STORM DRAIN
PP	POWER POLE
(P)	PROPOSED

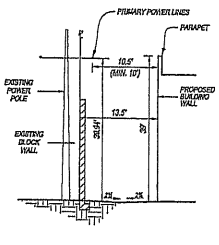
JOB ADDRESS:

10030, 10106 & 10100 RAMONA STREET
A.P.N. 7161-014-001, 7161-014-029 & 7161-014-030

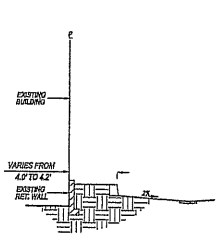
BUILDING AND PARKING SUMMARY

PLAN	SUMMARY	S.F. RESIDENTIAL	S.F. LIVE/WORK	S.F.-TOTAL	MIX	GARAGE PARKING	GUEST PARKING	NOTES
PLAN 1	3bd/2.5ba	1,275 S.F.	0 S.F.	1,275 S.F.	6 UNITS	2 SPACES	.67 SPACES	
PLAN 2	2bd/3.5ba	1,600 S.F.	0 S.F.	1,600 S.F.	4 UNITS	2 SPACES	.67 SPACES	
PLAN 2 - LIVE/WORK	2bd/3.5ba	1,500 S.F.	300 S.F. *	1,800 S.F.	2 UNITS	2 SPACES	.67 SPACES	SHARED PARKING FOR LIVE/WORK - 1 SPACE PER 300 S.F.
PLAN 3	4bd/3.5ba	1,900 S.F.	0 S.F.	1,900 S.F.	8 UNITS	2 SPACES	.67 SPACES	
PLAN 3 - LIVE/WORK	3bd/3.5ba	1,600 S.F.	300 S.F. *	1,900 S.F.	4 UNITS	2 SPACES	.67 SPACES	SHARED PARKING FOR LIVE/WORK - 1 SPACE PER 300 S.F.
TOTAL					24 UNITS	48 SPACES	21 SPACES	★ 9 PARKING SPACES SHARED USE FOR LIVE/WORK WITH 21 GUEST SPACES.

* WORK AREA MAY OPTION INTO LIVING SPACE.
ALL SQUARE FOOTAGES ARE APPROXIMATE.



SECTION "A-A"
NOT TO SCALE



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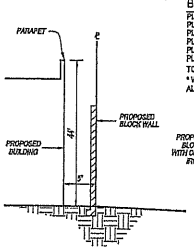
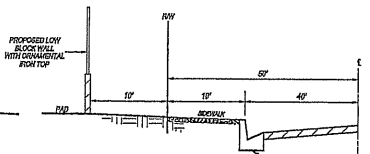
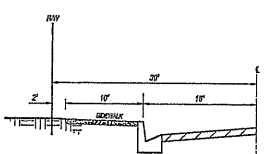


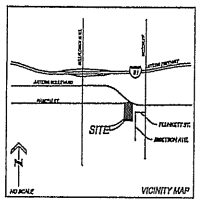
SECTION "C-C"
NOT TO SCALE



SECTION "D-D" (ARTESIA BLVD.)
NOT TO SCALE



SECTION "E-E" (RAMONA STREET)
NOT TO SCALE



TENTATIVE TRACT NO. 73822

IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PARCEL 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS COYOTES, A PORTION OF ARTESIA AND CLEARWATER ROAD, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, FILED IN ROAD BOOK 11, PAGE 20, IN THE OFFICE OF SAID BOARD OF SUPERVISORS, A PORTION OF LOT 478 OF SOMERSET ACRES SHEET 7 AS PER MAP RECORDED IN BOOK 14, PAGE 105, OF MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, AND A PORTION OF RAMONA AVENUE, 60 FEET WIDE, AS NOW VACATED, AS SHOWN ON SAID MAP OF SOMERSET ACRES, ALL IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, THENCE SOUTH 00°35'35" EAST 283.07 FEET ALONG THE EAST LINE OF SAID SECTION 34, SAID EAST LINE ALSO BEING THE CENTERLINE OF WOODRUFF AVENUE (100 FEET WIDE) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 102, PAGE 40, RECORDS OF SAID COUNTY, TO A POINT THAT IS NORTH 00°35'35" WEST THEREON 330.00 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY PROLONGATION OF CENTERLINE OF CEDAR AVENUE (80 FEET WIDE) AS SHOWN ON THE MAP OF SOMERSET ACRES, SHEET NO 7, RECORDED IN BOOK 14, PAGE 105OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY, THENCE PARALLEL WITH SAID EASTERLY PROLONGATION SOUTH 89°49'00" WEST 978.12 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING PARALLEL WITH SAID EASTERLY PROLONGATION SOUTH 89°49'00" WEST 92.50FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO "REFORMED CHURCH OF BELLFLOWER", RECORDED SEPTEMBER 9, 1965, AS INSTRUMENT NO 304, IN BOOK M3881, PAGE 428, OFFICIAL RECORDS, THENCE ALONG SAID EASTERLY LINE AND NORTHERLY PROLONGATION NORTH 00°10'00" WEST 307.00 FEET TO A POINT IN NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 230 FEET, SAID POINT ALSO LYING IN THE NORTHWESTERLY LINE OF THAT PORTION OF RAMONA AVENUE VACATED BY THE COUNTY OF LOS ANGELES. DESCRIBED AS PARCEL "B" IN ORDER OF VACATION DATED OCTOBER 27, 1953, RECORDED IN BOOK 43058, PAGE 17, OF OFFICIAL RECORDS, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 13°25'45" WEST, THENCE NORTHEASTERLY ALONG SAID CURVE AND NORTHEASTERLY LINE OF SAID PARCEL "B" 105.07 FEET THROUGH A CENTRAL ANGLE OF 21°00'11", THENCE PARALLEL WITH EAST LINE OF SAID SECTION 34 SOUTH 00°35'35" EAST 197.63 FEET, THENCE AT RIGHT ANGLES SOUTH 89°24'25"WEST 5.40 FEET, THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 34 SOUTH 00°35'35" EAST 153.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE RANCHO LOS COYOTES, A PORTION OF ARTESIA AND CLEARWATER ROAD, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY, FILED IN ROAD BOOK 11, PAGE 20, IN THE OFFICE OF SAID BOARD OF SUPERVISORS, A PORTION OF RAMONA AVENUE VACATED BY THE COUNTY OF LOS ANGELES BY ORDER OF VACATION DATED OCTOBER 27, 1953, AS PER MAP RECORDED IN BOOK 43058, PAGE 17 OF OFFICIAL RECORDS, AND A PORTION OF RAMONA AVENUE, 60 FEET WIDE, AS NOW VACATED, AS SHOWN ON SOMERSET ACRES SHEET 7, AS PER MAP RECORDED IN BOOK 14, PAGE 105 OF MAPS, ALL IN THE CITY OF BELLFLOWER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, THENCE SOUTH 00°35'35" EAST 283 87 FEET ALONG THE EAST LINE OF SAID SECTION 34, SAID EAST LINE ALSO BEING THE CENTERLINE OF WOODRUFF AVENUE (100 FEET WIDE) AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 102, PAGE 40, RECORDS OF SAID COUNTY, TO POINT THAT IS NORTH 00°35'35" WEST THEREON 330 00 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY PROLONGATION OF THE CENTERLINE OF CEDAR AVENUE (80 FEET WIDE) AS SHOWN ON THE MAP OF SOMERSET ACRES, SHEET NO 7, RECORDED IN BOOK 14, PAGE 105, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE PARALLEL WITH SAID EASTERLY PROLONGATION SOUTH 89°49'00" WEST 978 12 FEET TO THE TRUE POINT OF BEGINNING, THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 34, NORTH 00°35'35" WEST 334 95 FEET TO A POINT IN A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 750 00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 31°16'59" EAST, SAID POINT ALSO LYING IN THE SOUTHWESTERLY LIEN OF ATRESIA BOULEVARD, 100 FOOT WIDE, AS DESCRIBED IN PARCEL 1 OF FEE TO THE STATE OF CALIFORNIA, RECORDED AS DOCUMENT NO 3713, ON FEBRUARY 21, 1952, IN BOOK 38310, PAGE 350, OF OFFICIAL RECORDS, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 49 53 FEET THROUGH A CENTRAL ANGLE OF 03°46'46", TO THE NORTHERLY LINE OF RAMONA AVENUE AS CONDEMNED BY FINAL DECREE ENTERED IN SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO 2016694, A CERTIFIED COPY OF THEREOF BEING RECORDED AS DOCUMENT NO 1883 ON JANUARY 15, 1938, IN BOOK 17118, PAGE 311, OFFICIAL RECORDS, THENCE NORTH 89°53'30" WEST 43 95 FEET ALONG SAID NORTHERLY LINE ACROSS RAMONA AVENUE TO THE SOUTHEAST CORNER OF LOT 475 OF SAID SOMERSET ACRES, SHEET 7, THENCE SOUTH 89°49'00" WEST 7 35 FEET ALONG THE NORTHERLY LIEN OF RAMONA AVENUE (60 FEET WIDE) AS SHOWN ON AND DEDICATED BY SAID MAP OF SOMERSET ACRES, TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 280 00 FEET, SAID POINT ALSO LYING IN THE NORTHWESTERLY LINE OF THAT PORTION OF RAMONA AVENUE VACATED BY THE COUNTY OF LOS ANGELES, DESCRIBED AS PARCEL "B" IN ORDER OF VACATION DATED OCTOBER 27, 1953, RECORDED IN BOOK 43058, PAGE 17 OF OFFICIAL RECORDS, A RADIAL LINE OF SAID CURVE THROUGH SAID POINTS BEARS NORTH 38°23'47" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE AND NORTHWESTERLY LINE OF SAID PARCEL "B" 16 13 FEET THROUGH A CENTRAL ANGLE OF 03°18'00", THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 34 SOUTH 00°35'35" EAST 153 00 FEET TO A POINT IN A LINE BEARING NORTH 89°49'00" EAST AND PASSING THROUGH THE TRUE POINT OF BEGINNING, THENCE NORTH 89°49'00" EAST 103 00 FEET TO THE TRUE POINT OF BEGINNING.

ENGINEERING/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF GARY MARTIN
A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

GARY A. MARTIN — DATE
RCE NO: 50316, EXPIRES 6/30/17

DATE OF MAP

JANUARY 11, 2016

NO.	DATE	APPROVED	REVISIONS

DRAWN: | DESIGNED: | CHECKED:

Dwg. Revision Date: 01/12/2016 BY: J.C. PLOT DATE: 01/12/2016

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PREPARED FOR:
MESA VERDE DEVELOPMENT, INC.
700 N. VALLEY ST.
SUITE B, #26447
ANAHEIM, CA 92801
Phone: (949) 697-1931
Contact: Paul Fellberg
E-Mail: Paul@mesaverdedev.com

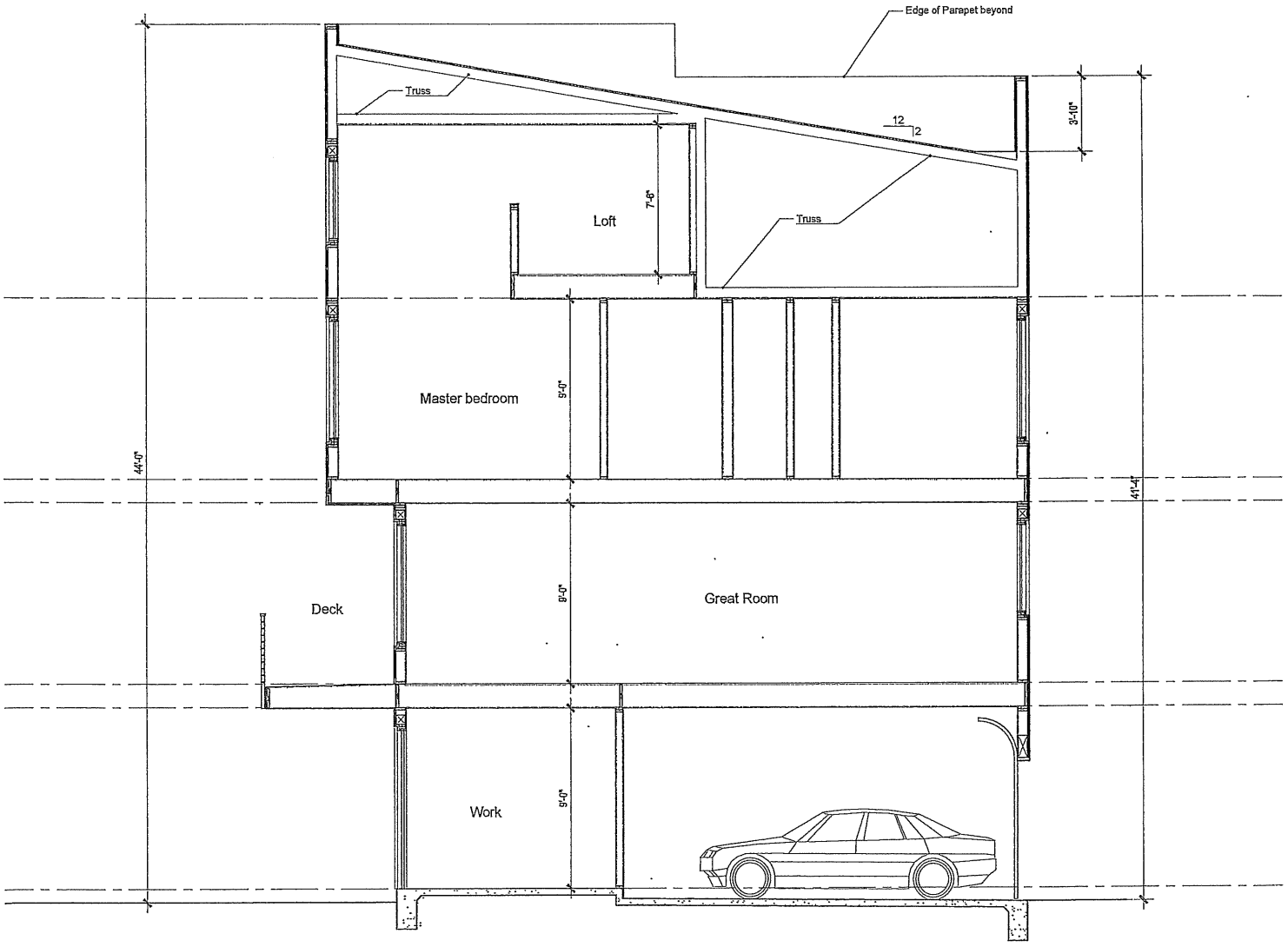
BENCH MARK:
LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NUMBER Y-3702
DESCRIPTION: L&T IN WEST CATCHBASIN 1 FOOT SOUTH OF ECR AT THE SOUTHWEST CORNER OF ASHWORTH ST. & WOODRUFF AVE.
ELEVATION: 60.302 FEET, NAVD 88 DATUM

TENTATIVE TRACT NO. 73822
FOR
MESA VERDE DEVELOPMENT, INC.
CITY OF BELLFLOWER

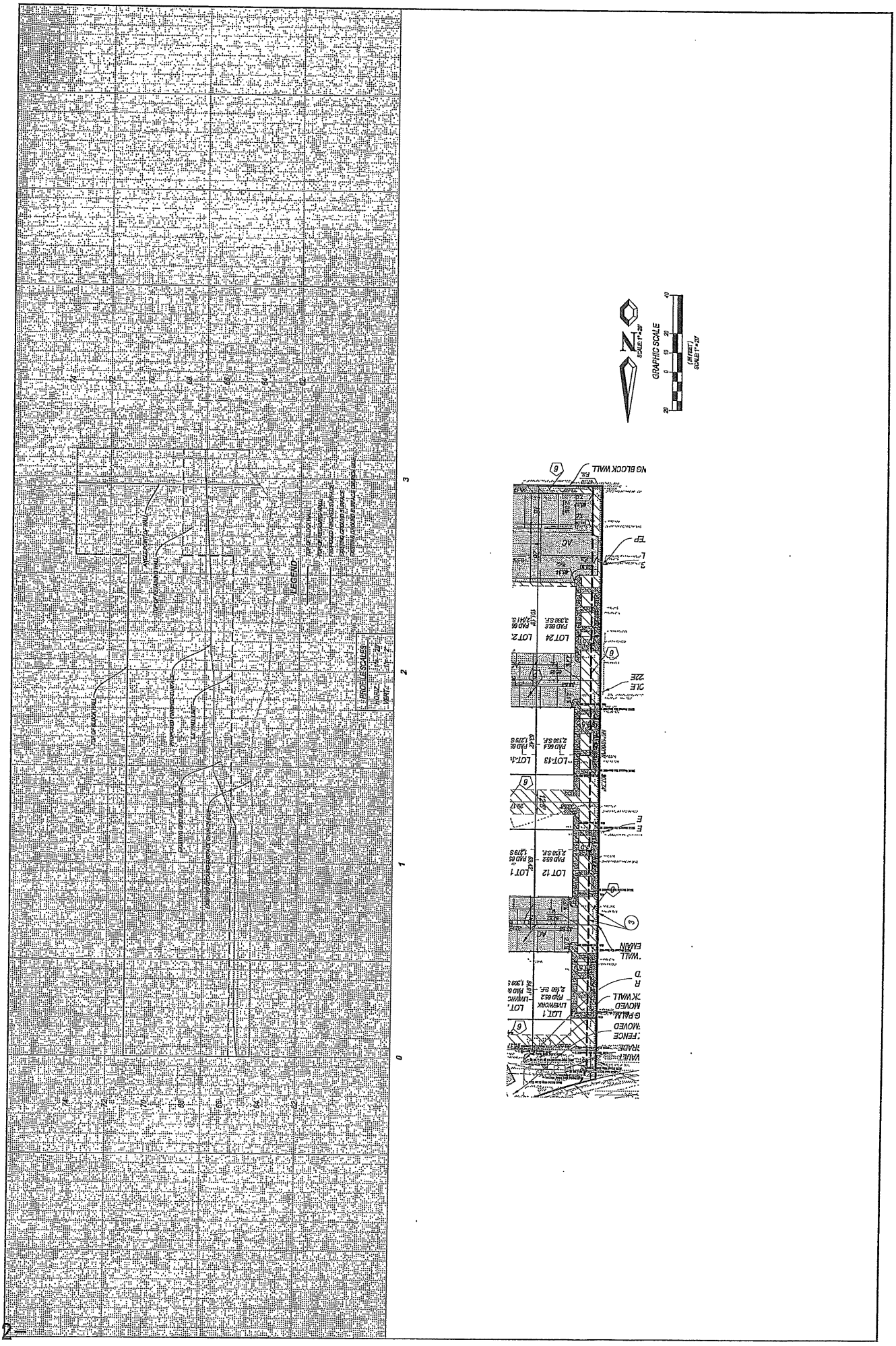
NO.
SHEET NO. 1 OF 1 SHEETS
JOB NO.

Job No. 03-0027-13 Bin No. X Doc No. X X

P:\14-0027-13 Ramona Street Site\Planning\Tentative Tract Map\SHT-01.dwg



44' Height with Mezzanine



LEGEND
PROFILE SCALES
GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 20'

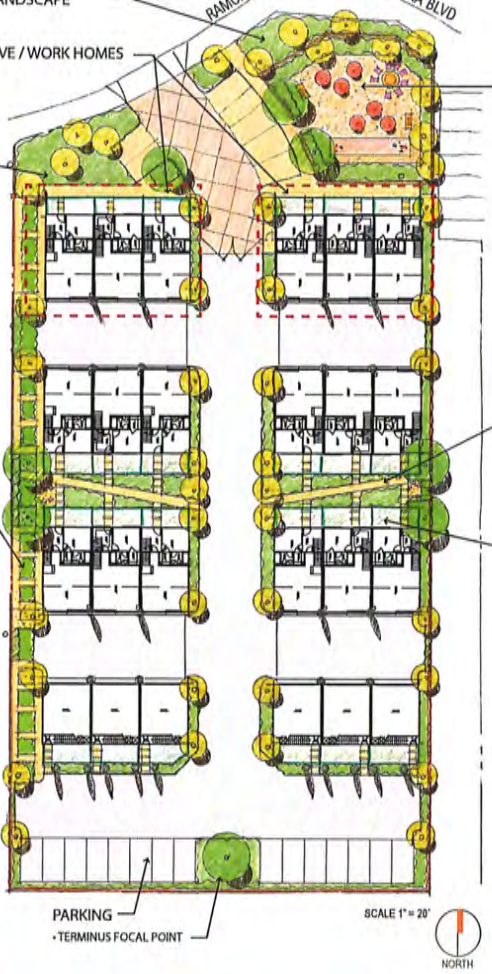
GARDEN HOUSE :

AN ECO-FRIENDLY COMMUNITY

- CERTIFIED "BUILD IT GREEN" COMMUNITY
- COMPLETE SOLAR POWER COMMUNITY
- COMMUNITY FARMING
- STORM WATER TREATMENT

WATER WISE LANDSCAPE

LIVE / WORK HOMES



COMMUNITY GATHERING SPACE
- LOW PRIVACY WALL WITH ORNAMENTAL IRON
- DROUGHT TOLERANT PLANTING
- DECORATIVE CONCRETE PAVING
- FIRE PIT
- GRILLS
- SEATING
- BOCCE COURT

WATER WISE LANDSCAPE
- CLIMATE APPROPRIATE PLANTING
- GRASSES
- SUCCULENTS

COMMUNAL CORRIDOR
- GREEN SPACE
- PEDESTRIAN CIRCULATION
- SEATING
- GATHERING SPACE

COMMUNITY KITCHEN GARDENS
- RAISED PLANTER BEDS
- PERMEABLE PATHWAYS
- COMPOSTING

RESIDENTIAL UNIT EXTERIOR DETAILS
- PRIVATE PATIO SPACES
- ACCESS TO COMMUNAL AREAS AND GREENSPACE
- ROOF TOP SOLAR PANELS

PARKING
- TERMINUS FOCAL POINT

SCALE 1" = 20'

NORTH

PROJECT SUMMARY

Site Information

Gross Site Area	±1.36 AC
Dwelling Units	24 DU
Density	18 DU / AC

Building Summary

Plan 1	2bd/2.5ba	6 units
Plan 2	3bd/3.5ba	6 units
Plan 3	4bd/3.5ba	12 units
Total		24 units

Parking Summary

Parking Provided:

2 Covered Garage spaces per unit	48 sp
Open Spaces	21 sp
Total	69 sp (2.87 sp/DU)

LANDSCAPE CONCEPT PLAN

10030 RAMONA ST, BELLFLOWER, CA — MESA VERDE DEVELOPMENT

LANDSCAPE ARCHITECTURE
100 East Main Street Suite 208, Tustin, CA 92780
714.426.0248 • www.site-design-studio.com
SITEdesign studio inc

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GARDEN HOUSE

Mesa Verde Development, Inc.
700 N. Valley Street
Suite B #26447
Anaheim, CA 92801

IMAGE BOARD

BELLFLOWER, CA

KTGY # 2015-0360 09.28.2015

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