

CITY OF BELLFLOWER

ORDINANCE NO. 1309

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. 1309 HAD ITS FIRST READING ON APRIL 11, 2016, ITS SECOND READING ON APRIL 25, 2016, AND WAS DULY PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AT ITS REGULAR MEETING OF APRIL 25, 2016.

Dan Koops, Mayor

ATTEST:

Mayra Ochiqui, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

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. The six (6) live/work units 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.

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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 be 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

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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

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-

servicing commercial that will consist of office uses and general commercial type uses. The live/work units must incorporate 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

Use Category	Planning Area 1		
	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.		
	<ul style="list-style-type: none"> The Minimum Lot Area Required to Develop on Any Lot or Parcel 	1.2 acres	
B.	Maximum Dwelling Units.		
	<ul style="list-style-type: none"> Maximum Dwelling Units 	24 units	
C.	Minimum Required Yards Standards (Setbacks To Surrounding Neighbors From SFA's Structures).		Exhibit C illustrates the required setback
	<ul style="list-style-type: none"> North Setback (Front Property Line) 	Varies	
	<ul style="list-style-type: none"> South Setback (Rear Property Line) 	50 feet	
	<ul style="list-style-type: none"> East Setback (Side Property Line) 	5 feet	
	<ul style="list-style-type: none"> West Setback (Side Property Line) 	13 feet	
D.	Minimum Required Yards Standards (Setbacks Between SFA Structures)		
	<ul style="list-style-type: none"> Front (Patio Side) 	5 feet	Between lots – front to front condition.
	<ul style="list-style-type: none"> Rear (Drive Aisle Side) 	14 feet	Between lots – back to back condition.
	<ul style="list-style-type: none"> Side 	0 feet	Between lots – side to side condition.
E.	Building Heights/Allowable Stories.		
	<ul style="list-style-type: none"> The Maximum Building Height for Any Building or Structure 	4 stories or 45 feet	<p>Non-habitable projections exceeding 45 feet are allowed if architecturally integrated into the building design.</p> <p>Attic space may be utilized for loft space within the maximum building height.</p>
F.	Minimum Building Separation	10 feet	Distance between groupings of triplex buildings.
G.	Relationship to Public/Private Streets.		
	<ul style="list-style-type: none"> 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.
	<ul style="list-style-type: none"> Relationship to Private Streets 		Building facades and elevations facing private streets must have full architectural treatment with an emphasis on pedestrian scale and access.
	<ul style="list-style-type: none"> 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.		
	<ul style="list-style-type: none"> 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’.	<p>Parking may be used as “shared parking spaces.”</p> <p>Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided.</p>
	<ul style="list-style-type: none"> 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.
	<ul style="list-style-type: none"> Residential Guest Parking 	One-half (1/2) guest parking space per unit with a minimum dimension of 9’ x 18’.	<p>Residential guest parking spaces may be provided in the following ways:</p> <ol style="list-style-type: none"> 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
			<p>limited for commercial use only during the hours of 9:00 a.m. to 5:00 p.m. Appropriate signage must be provided.</p> <p>Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided.</p> <p>A parking plan must be prepared and enforced by the Homeowners Association.</p>
	<ul style="list-style-type: none"> Additional Residential Open Parking 	<p>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'.</p>	<p>Open (guest) parking spaces must be provided with a 2-foot overhang in addition to the minimum dimension provided.</p>
<p>I.</p>	<p>Fence and Wall Standards.</p>		<p>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).</p>
	<ul style="list-style-type: none"> North Wall (along Ramona Street / Artesia Boulevard – surrounding Community Gathering Place) 	<p>A combination low block wall (42" tall) with ornamental iron on top (24") (overall height 5' – 6")</p>	<p>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.</p>
	<ul style="list-style-type: none"> South Wall (along rear property line) 	<p>The existing walls and neighboring buildings located on the property line satisfies the rear wall requirements.</p>	<p>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.</p>
	<ul style="list-style-type: none"> East Wall (along the side property line adjacent to the TLC Carwash) 	<p>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.</p>	<p>The proposed wall must be plastered and a decorative cap must be installed.</p>
	<ul style="list-style-type: none"> West Wall (along the side property line) 	<p>The existing 4' – 6" wall satisfies the west</p>	<p>The existing wall must be plastered and a decorative cap must be installed.</p>

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.		
	<ul style="list-style-type: none"> • Yard Area Adjacent to Ramona Street and Artesia Boulevard 	Landscaping to be provided.	
	<ul style="list-style-type: none"> • 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.	
	<ul style="list-style-type: none"> • 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.	
	<ul style="list-style-type: none"> • Community Kitchen Gardens 	Located along the west boundary of the site must include raised planter areas and permeable pathways.	
	<ul style="list-style-type: none"> • Communal Corridor 	Located at the ends of the communal corridor will be tables, chairs, and umbrellas.	
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • 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.		
	<ul style="list-style-type: none"> 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.
	<ul style="list-style-type: none"> 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.	
	<ul style="list-style-type: none"> Addresses 	The address signs on all units must be lighted.	
	<ul style="list-style-type: none"> Common Walkways 	All common walkways must be lighted. All walkway ramps and steps must be lighted.	
	<ul style="list-style-type: none"> 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.		
	<ul style="list-style-type: none"> 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.		
	<ul style="list-style-type: none"> • Design, Height, Materials, Illumination, Maintenance, etc. of Signs 	The provisions of BMC 17.68 apply.	
	<ul style="list-style-type: none"> • 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.
	<ul style="list-style-type: none"> • 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 C

