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
Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing to consider a Negative Declaration (ND 16-04) and a Zoning Ordinance Text Amendment (ZOTA 16-04); and read by title only, waive further reading, and introduce Ordinance No. 1320 – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending Sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotels, motels, and rooming houses; and the applicability of parking for large concentrations of people; Applicant: City of Bellflower. (Continued from September 26, 2016)

DATE: October 24, 2016

EXECUTIVE SUMMARY

If approved, this Zoning Ordinance Text Amendment (ZOTA 16-04) would update the City's land use regulations pertaining to hotels, motels or rooming houses, and update various sections of the off-street parking regulations pertaining to land use. On September 6, 2016, the Planning Commission recommended approval of the project to the City Council. The project was scheduled for the September 26, 2016, City Council Meeting, at which time the public hearing was opened and continued to the October 24, 2016, City Council Meeting.

RECOMMENDATION

1) Re-open the public hearing; take testimonial and documentary evidence; after considering the evidence, and read by title only, waive further reading, and introduce Ordinance No.1320; or

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

FISCAL IMPACT

None

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on September 15, 2016; and public hearing notices were posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park on September 14, 2016.

CEQA STATUS

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from August 18, 2016 through September 6, 2016.

BACKGROUND

On September 6, 2016, staff presented to the Planning Commission the Staff Report, and Resolution containing the draft Ordinance pertaining to the regulation of "Hotel, Motel or Rooming House." At said meeting, the Planning Commission took action to recommend to the City Council the approval of the draft Ordinance.

On September 26, 2016, the City Council opened the public hearing and continued the matter to the October 24, 2016, City Council Meeting so that staff could ensure that the proposed regulations will accommodate quality development. Since September 26, 2016, staff modified the draft Ordinance to provide clarification to the proposed regulations pertaining to the minimum corridor dimensions. The objective is to provide a minimum of 5'-6" corridor between opposing guest rooms, which is consistent with hotel industry standards. The draft Ordinance containing the exact language of the proposed provisions is included as Attachment A.

ATTACHMENTS

A. Ordinance No. 1320 3
B. Negative Declaration No. ND 16-04 9
C. September 26, 2016 City Council Staff Report (without attachments) 37
D. September 6, 2016 Planning Commission Staff Report (without attachments) 42
E. Resolution No. PC 16-11 (without attachments) 46
F. Existing BMC Section 17.44.235 (Hotel, Motel, and Rooming House) 49
G. Existing BMC Section 17.88.050 (Other Parking Space Requirements) 51
H. Existing BMC Subsection 17.88.100(B)
(Loading Requirements for Various Uses) 52

CITY OF BELLFLOWER

ORDINANCE NO. 1320

AN ORDINANCE APPROVING ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 16-04 AMENDING SECTIONS 17.44.235, 17.88.050, AND 17.88.100 OF TITLE 17 OF THE BELLFLOWER MUNICIPAL CODE, RELATING TO REQUIREMENTS FOR HOTEL, MOTEL AND ROOMING HOUSE; AND THE APPLICABILITY OF PARKING FOR LARGE CONCENTRATION OF PEOPLE; APPLICANT: CITY OF BELLFLOWER

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The proposed revisions to the various portions of the BMC will be illustrated with ~~*italic strikethrough*~~ for existing language that is proposed for elimination and **bold and underlined** for proposed new language.

SECTION 2. BMC Section 17.44.235, entitled (Hotel, Motel or Rooming House), is amended to read as follows:

"Section 17.44.235 Hotel, Motel, or Rooming House.

In addition to any other requirement of this Code, the following apply to any hotel, motel or rooming house:

A. The minimum area of the parcel or lot ~~*shall*~~ **cannot** be less than ~~*forty*~~ **35,000** square feet.

B. Each lot ~~*shall*~~ **must** have a minimum frontage of not less than 100 feet on a major **or secondary** street as depicted on the Land Use and Circulation Element of the General Plan.

C. The owner and/or operator of a hotel, motel and/or rooming house ~~*shall*~~ **can**not permit any person to occupy a room or unit in such a hotel, motel or rooming house for a period exceeding 30 consecutive calendar days~~,~~**.** **This prohibition does not apply to an employee of the hotel, motel or rooming house who is occupying** ~~*except for*~~ one **room designated as a** ~~*permitted*~~ manager's unit.

D. Side yard and rear yard setbacks**,** when adjoining residential zoned properties**,** ~~*shall*~~ **must** be as set forth in Section 17.32.080 of this code. The setback requirements ~~*shall*~~ **will** be considered as minimum setback requirements.

E. Off-street parking ~~*shall*~~ **must** be provided as follows:
1. ~~*One (1) off-street parking space per sleeping room.*~~ **Off-street parking must be provided at a minimum ratio of 0.8 parking spaces per room.**
~~*2. Two (2) off-street parking spaces for full-time manager's unit.*~~
2. One off-street parking space per ten guest rooms for employees.
3. All off-street parking spaces must be paved to a minimum 8'-3" in width by 18'-0" in length.

~~4. One (1) recreational vehicle space of ten (10) feet by thirty (30) feet for every twenty-five (25) sleeping rooms.~~

~~F. No more than forty percent (40%) of the lot area is to be devoted to the use of main or accessory building~~

F. All hotels, motels, and rooming houses must provide guest room corridors. The corridors must comply with the Building Code or the following, whichever is more restrictive:

1. **A minimum 5 foot, 6 inch-wide with no room entrances protruding into the corridors, or;**
2. **A minimum 5 foot wide corridor with a 6 inch recess at doors on both sides of the corridor;**
3. **Notwithstanding subparagraph 1 or 2, a corridor less than 5 foot-wide is allowed only if serving four or fewer guest rooms.**

G. ~~Recreational and landscaped areas shall be provided as follows:~~

~~1. A minimum of forty (40) square feet per unit shall be provided for common recreation areas.~~

~~2.~~ A minimum of 10% of the total lot area ~~is to~~ **must** be landscaped.

H. Public areas must be provided as follows:

1. **A lobby must be provided at a minimum size of 400 square feet or ten square feet per room for 40 to 150 rooms, whichever is greatest.**
2. **A continental breakfast area, coffee shop, or lounge must be provided specifically for guest. The minimum area must be calculated based on the following formula:**
   - i. **(Number of guest rooms X .20) X 15 square feet = minimum floor area for continental breakfast areas and coffee shops.**
   - ii. **(Number of guest rooms X .20) X 18 square feet = minimum floor area lounge areas.**

I. A minimum of two common amenities must be provided on-site. The types of amenities must include fitness centers, guest laundry facilities, a business center or swimming pool.

1. **The minimum sizes for fitness center are as follows:**
   - i. **For Hotel, Motel or Rooming House with one to 50 rooms, a fitness center must be a minimum of 200 square feet.**
   - ii. **For Hotel, Motel or Rooming House with 51 to 200 rooms, a fitness center must be a minimum of 275 square feet.**
   - iii. **For Hotel, Motel or Rooming House with 201 and more rooms, a fitness center of at least 350 square feet.**
2. **A business center must contain the following:**
   - i. **Fax machine, copier and printer must be available for guest use.**
   - ii. **One computer for 50 guest rooms or less; two computers for 51 to 100 guest rooms; three computers for 101 to 150 guest rooms; and four computers for over 150 guest rooms.**

3. **The minimum size for a swimming pool is 400 square feet and the minimum sizes for the pool deck area are as follows:**
   i. **For Hotel, Motel or Rooming House with one to 50 guest rooms, a deck must be a minimum 650 square feet.**
   ii. **For Hotel, Motel or Rooming House with 51 to 100 guest rooms, a deck must be a minimum 800 square feet.**
   iii. **For Hotel, Motel or Rooming House with 101 to 200 guest rooms, a deck must be a minimum 1,000 square feet.**
   iv. **For Hotel, Motel or Rooming House with more than 200 guest rooms, a deck must be a minimum 1,200 square feet.**
4. **Other amenities the Planning Director, or designee, finds substantially similar to those listed above will be considered, based on a minimum area of 40 square feet per unit.**

~~H~~J. Covenants, conditions and restrictions (CC&Rs), in a form approved by the Planning Director and City Attorney, must be recorded before final Building Department inspection. CC&Rs must include required development standards and limitations on use.

~~I~~K. The owner and/or operator of any hotel, motel or rooming house cannot permit any room or unit in such hotel, motel or rooming house to be rented by any person or persons more than once in any consecutive 24 hour period.

~~J~~L. The owner and/or operator of each hotel, motel and rooming house must have and maintain only one meter for each utility service to such hotel, motel or rooming house use.

~~K~~M. The owner and/or operator of any hotel, motel and rooming house cannot allow laundry facilities within a guest room or guest unit; laundry facilities for use of guests may be placed at one convenient location in the hotel, motel or rooming house.

~~L~~N. The owner and/or operator of any hotel, motel or rooming house must provide daily cleaning service for each guest room in each such hotel, motel or rooming house.

~~M~~O. The owner and/or operator of each hotel, motel or rooming house must comply with all provisions of this Code.

~~N~~P. Notwithstanding any other provision of this Code, all nonconforming uses must be made to comply with the following provisions of this Code within the following time periods:
1. Subsections (C), (K) and (N) of this section must be complied with July 9, 2001 (within ninety (90) days of the enactment of these provisions); and
2. Subsections (L), (M) and (O) of this section must be complied with within the time periods specified in Chapter 17.92 of this Code."

SECTION 3. BMC Section 17.88.050 (Other Parking Space Requirements) is amended to read as follows:

"For buildings or structures other than dwellings and for uses involving large concentrations of people in any ~~R or A District~~ **zone**, there ~~shall~~ **must** be at least one parking space on the same lot with the main building or lots immediately contiguous thereto and available for use by the occupants in the following ratio**, unless otherwise required in any particular zone,** for the specific type of uses:

A. For religious facilities, theaters, auditoriums and similar places of assembly, at least one (1) parking space for every seven and one-half (7½) permanent seats. A "seat" means eighteen (18) lineal inches of seating space when seats are arranged in rows or pews. For auditoriums, with no permanent seats, a "seat" means seven (7) square feet of floor area.

B. For hospitals and similar institutions, there ~~shall~~ **must** be at least one parking space for every bed provided for in said building, plus one parking space provided for the maximum staff on any one **work** shift of the institution.

C. For an ambulance service use**,** parking spaces ~~shall~~ **must** be provided at not less than the minimum rate established for the zone in which the use is located, plus adequate separate parking area ~~shall~~ **must** be provided for the storage of ambulance vehicles in such amount as necessary to accommodate the vehicles permitted under the ambulance service use's conditional use permit."

SECTION 4. BMC Section 17.88.100(B) and (C) (Loading Requirements for Various Uses) are amended to read as follows:

"C. Loading Requirements for Various Uses. All hospitals, institutions, hotels, commercial and industrial uses ~~shall~~ **must** provide loading space of not less than ten feet in width, 20 feet in length, and 14 feet in height as follows:"

[TABLE CONTINUES ON FOLLOWING PAGE]

	Square Feet of Building Space (gross floor area)	**Loading Space Required**
~~**A-C Districts**~~ **Commercial Uses other than Office**	3,000—15,000	1
	15,100—45,000	2
	45,100—75,000	3
	Over 75,000	4
Industrial Buildings	33,500—40,000	1
	40,100—80,000	2
	Over 80,000	3
Hospitals & Institutions	3,000—20,000	1
	20,000—50,000	2
	Over 50,000	3
~~**Hotels &**~~ **Office Buildings**	3,500—50,000	1
	Over 50,000	2
Hotel, Motel or Rooming House	**1 – 99 Rooms**	**1**
	100 – 199 Rooms	**2**
	200 Rooms <	**3**

SECTION 5. *Environmental Determination.* Resolution No. XXX, adopted September 26, 2016, which makes findings pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*) is incorporated by reference. In accordance with Resolution No. XXX, adoption of this ordinance will not result in significant environmental impacts and that no further environmental review is required.

SECTION 6. *Validity of Previous Code Sections.* If the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the BMC or other regulation by this Ordinance will be rendered void and cause such BMC provision or other regulation to remain in full force and effect for all purposes.

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 project. 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 Code Sections 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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 10. The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Bellflower's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

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

ORDINANCE NO. 13XX 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, City Attorney

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

CITY OF BELLFLOWER "GROWING TOGETHER"

ORIGINAL FILED
AUG 18 2016
LOS ANGELES, COUNTY CLERK

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

PROJECT: Zoning Ordinance Text Amendment Case No. ZOTA 16-04
Negative Declaration No. ND 16-04

LOCATION: Citywide

PROJECT DESCRIPTION: The Zoning Ordinance Text Amendment ("ZOTA") is to amend Sections 17.44.235 (C-G: General Commercial Zone – Hotel, Motel or Rooming House), 17.88.010 (Off-Street Parking Requirements – Application of standards), and 17.88.100 (Off-Street Parking Requirements – Loading Space Requirements), along with Chapters 17.48 (TC: Town Center (TC) District), 17.61 (BAMU: Bellflower/Alondra Mixed-Use Overlay Zone), 17.62 (BVOZ: Bellflower Village Overlay Zone), 17.63 (BVOZ-N: Bellflower Village Overlay Zone – North), and 17.65 (DFD: Design for Development) of Title 17 of the Bellflower Municipal Code to address "Hotel, Motel or Rooming House" land use regulations. In addition, the ZOTA is to amend Section 17.88.050 (Off-Street Parking Requirements – Other Parking Space Requirements) regarding applicability of parking for large concentrations of people in other zones, in addition to R or A District. The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The proposed ZOTA applies to the entire City and does not specifically impact any one property.

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 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 August 18, 2016 and expires on September 6, 2016.

The Initial Study, and Negative Declaration are available online (www.bellflower.org) and may be reviewed by the public 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 Negative Declaration in conjunction with Zoning Ordinance Text Amendment Case No. ZOTA 16-04 on **Tuesday, September 6, 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: Justin Tamayo, Assistant Planner, 16600 Civic Center Drive, Bellflower, CA 90706, (562) 804-1424, ext. 2238, jtamayo@bellflower.org.

CITY OF BELLFLOWER
ENVIRONMENTAL CHECKLIST FORM

PROJECT TITLE: Zoning Ordinance Text Amendment Case No. ZOTA 16-04
Negative Declaration No. ND 16-04

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

CONTACT PERSON(S) AND PHONE NUMBER: Justin Tamayo, Assistant Planner
(562) 804-1424, ext. 2238

PROJECT LOCATION: Citywide

PROJECT SPONSOR'S NAME AND ADDRESS: City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706

GENERAL PLAN DESIGNATION: The proposed text amendment will pertain to the following land use designations within the City: Commercial, Industrial, High Density Residential, Senior Citizen Housing, Open Space and Mixed Use.

ZONING CLASSIFICATION: The proposed text amendment will pertain to the following zoning classifications within the City: C-G (General Commercial Zone), TC (Town Center (TC) District), BAMU (Bellflower/Alondra Mixed-Use Overlay Zone), BVOZ (Bellflower Village Overlay Zone), BVOZ-N (Bellflower Village Overlay Zone – North), and DFD (Design for Development)

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

The Zoning Ordinance Text Amendment ("ZOTA") is to amend Sections 17.44.235 (C-G: General Commercial Zone – Hotel, Motel or Rooming House), 17.88.010 (Off-Street Parking Requirements – Application of standards), and 17.88.100 (Off-Street Parking Requirements – Loading Space Requirements), along with Chapters 17.48 (TC: Town Center (TC) District), 17.61 (BAMU: Bellflower/Alondra Mixed-Use Overlay Zone), 17.62 (BVOZ: Bellflower Village Overlay Zone), 17.63 (BVOZ-N: Bellflower Village Overlay Zone – North), and 17.65 (DFD: Design for Development) of Title 17 of the Bellflower Municipal Code to address "Hotel, Motel or Rooming House" land use regulations. In addition, the ZOTA is to amend Section 17.88.050 (Off-Street Parking Requirements – Other Parking Space Requirements) regarding applicability of parking for large concentrations of people in other zones, in addition to R or A District. The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The proposed ZOTA applies to the entire City and does not specifically impact any one property.

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

The proposed text amendment applies to the entire City and does not specifically impact any one property.

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

None

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
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	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 (To be completed by the Lead Agency): On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

August 17, 2016
Date

Justin Tamayo, Assistant Planner
Printed Name

City of Bellflower
For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (i.e., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (i.e., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take into account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less 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.

	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, 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 Calif. Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the Calif. Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY, continued.				
d) Expose sensitive receptors to substantial pollutants 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
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 mean?	☐	☐	☐	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, 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 Section 15064.5?	☐	☐	☐	X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES, continued.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 emission of Greenhouse gases?				X
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 reasonably 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 complied pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or 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 of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				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 within the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X
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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 (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)?	☐	☐	☐	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
g) Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	X
h) Place within a 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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 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?				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 of 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
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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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
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:	☐	☐	☐	X
i) Fire protection?	☐	☐	☐	X
ii) Police protection?	☐	☐	☐	X
iii) Schools?	☐	☐	☐	X
iv) Parks?	☐	☐	☐	X
v) 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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	X
b) Exceed, either individually or cumulatively, a level of service standard 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 (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?	☐	☐	☐	X
e) Result in inadequate emergency access?	☐	☐	☐	X
f) Result in inadequate parking capacity?	☐	☐	☐	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
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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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.)	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?

No Impact. The proposed zoning ordinance text amendment amends the Bellflower Municipal Code to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to impact any scenic vistas.

b. Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. See reason listed under I.a.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See reason listed under I.a.

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

No Impact. See reason listed under I.a.

II. AGRICULTURE RESOURCES. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farm-land 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?

No Impact. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to impact any agricultural resource.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. See reason listed under II.a.

c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. See reason listed under II.a.

III. AIR QUALITY. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to impact any scenic vistas.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. See reason listed under III.a.

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.

No Impact. See reason listed under III.a.

d. Expose sensitive receptors to substantial pollutants concentrations?

No Impact. See reason listed under III.a.

e. Create objectionable odors affecting a substantial number of people?

No Impact. See reason listed under III.a.

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?

No Impact. The City of Bellflower is located within a highly developed urban area of southeast Los Angeles County, within the greater metropolitan Los Angeles region. The City of Bellflower is bounded by three (3) major freeway corridors, including the I-605, the I-710 and the SR-91. There are no designated wildlife habitat areas within the municipal boundaries of the City of Bellflower, nor are there any designated wildlife corridors intersecting the community. In addition, the project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, it is concluded that the proposed text amendment would not have impact on any biological resources or habitat.

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. See reason listed under IV.a.

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 mean?

No Impact. See reason listed under IV.a.

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. See reason listed under IV.a.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. See reason listed under IV.a.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. See reason listed under IV.a.

V. CULTURAL RESOURCES. Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact. The City of Bellflower is located within a highly developed urban area of southeast Los Angeles County and does not have any historical area recorded with the State Historic Preservation Office. In addition, the project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, it is concluded that the proposed text amendment would not have an impact on any cultural resources.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. See reason listed under V.a.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. See reason listed under V.a.

d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See reason listed under V.a.

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist

for the area or based on other substantial of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential for any person or structures to be adversely affected by potential seismic-related, geological, and/or soil hazards.

ii) Strong seismic ground shaking?

No impact. See reason listed under VI.a.i.

iii) Seismic-related ground failure, including liquefaction?

No impact. See reason listed under VI.a.i.

iv) Landslides?

No Impact The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential for any soil erosion or loss of topsoil. Furthermore, the City of Bellflower is characterized by gently sloping topography and is not subject to any potential landslide hazards.

b. Result in substantial soil erosion or the loss of topsoil?

No Impact. See reason listed under VI.a.iv.

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?

No Impact. See reason listed under VI.a.iv.

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?

No impact. See reason listed under VI.a.i.

VII. GREENHOUSE GAS EMISSIONS

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

No impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, the project will not generate greenhouse gas emissions. All future development will be in compliance with the City of Bellflower's Climate Action Plan and be evaluated on a case-by-case basis. For these reasons, it is concluded that the proposed text amendment will have no impact on greenhouse gas emissions.

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

No impact. See reason listed under VII.a.

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?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to create a hazard to the public or environment through the transport, use or disposal of hazardous material. Furthermore, there is no potential to conflict with any airport land use plan or City emergency response plan.

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?

No Impact. See reason listed under VIII.a.

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

No Impact. See reason listed under VIII.a.

d. Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and , as a result, would create a significant hazard to the public or environment?

No Impact. See reason listed under VIII.a.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. See reason listed under VIII.a.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?

No Impact. See reason listed under VIII.a.

g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. See reason listed under VIII.a.

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. See reason listed under VIII.a.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to violate any water quality standard or water

discharge requirement. Stormwater drainage systems will not be directly affected by the proposed text amendment.

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)?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. There will be no person or structure exposed to any potential flood hazard. Furthermore, the City of Bellflower is not subject to any dam failure, seiche, or tsunami. Therefore, there is no opportunity to deplete groundwater supplies, interfere with groundwater recharge, increase runoff, or affect drainage patterns or flows. Water quality will not be degraded.

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?

No Impact. See reason listed under IX.b.

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?

No Impact. See reason listed under IX.b.

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?

No Impact. See reason listed under IX.b.

f. Otherwise substantially degrade water quality?

No Impact. See reason listed under IX.b.

g. Place housing within 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. See reason listed under IX.b.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See reason listed under IX.b.

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. See reason listed under IX.b.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. See reason listed under IX.b.

X. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. There will be no conflict with any land use plan or habitat conservation plan. Therefore, there is no potential to divide an established community.

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?

No Impact. See reason listed under X.a.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. See reason listed under X.a.

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 involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to impact any mineral resources within the City of Bellflower.

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. See reason listed under XI.a.

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?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to create additional noise or groundborne vibration in excess of General Plan standards.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact. See reason listed under XII.a.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no opportunity to permanently or temporarily increase ambient noise levels.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact. See reason listed under XII.c.

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 project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no opportunity for conflict with any public airport, private airstrip, or airport land use plan.

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. See reason listed under XII.e.

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)?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no opportunity to potentially induce any population or employment growth in the area.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other

physical alterations to the environment that are not already permissible. Therefore, it will not displace housing or people. The City will evaluate all future proposals on a case-by-case basis and undergo the appropriate environmental review for these proposals, including a review of potential displacement issues.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See reason listed under XIII.b.

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?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no opportunity to potentially burden public services, such as fire, police, schools, parks or other public facilities.

ii) Police protection?

No Impact. See reason listed under XIV.a.i.

iii) Schools?

No Impact. See reason listed under XIV.a.i.

iv) Parks?

No Impact. See reason listed under XIV.a.i.

v) Other public facilities?

No Impact. See reason listed under XIV.a.i.

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?

No Impact The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to burden existing regional parks or other recreational facilities within the City.

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?

No Impact. See reason listed under XV.a.

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to increase traffic. Accordingly, there will not be any conflicts with the County's Congestion Management Agency, or air traffic levels or patterns. No transportation or traffic issues will directly result with the proposed text amendment.

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

No Impact. See reason listed under XVI.a.

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?

No Impact. See reason listed under XVI.a.

d. Substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (i.e., farm equipment)?

No Impact. See reason listed under XVI.a.

e. Result in inadequate emergency access?

No Impact. See reason listed under XVI.a.

f. Result in inadequate parking capacity?

No Impact. See reason listed under XVI.a.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible. Therefore, there is no potential to burden utility and service systems.

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?

No Impact. See reason listed under XVII.a.

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?

No Impact. See reason listed under XVII.a.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. See reason listed under XVII.a.

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?

No Impact. See reason listed under XVII.a.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. See reason listed under XVII.a.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. See reason listed under XVII.a.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

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

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible or change the land use. Therefore, there is no potential to degrade the quality of the environment, including biological and cultural resources.

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.)

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible or change the land use. Therefore, there is no potential to degrade the quality of the environment or generate any cumulative impacts.

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

No Impact. The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible or change the land use. Therefore, there is no potential to degrade the quality of the environment or cause substantial adverse effects on human beings, either directly or indirectly.

XIX. DISCUSSION OF ENVIRONMENTAL EVALUATION.

The project involves amendments to the Zoning Ordinance to address "Hotel, Motel or Rooming House" land use regulations and "Off-Street Parking Requirements." The ZOTA is to delete outdated regulations, modify existing regulations, and introduce new regulations. The modified regulations will not, in and of itself, lead to or allow new construction, grading or other physical alterations to the environment that are not already permissible or change the land use. Site specific environmental impacts that result from future development proposals will be evaluated on a case-by-case basis.

XX. SOURCES.

1. The City of Bellflower General Plan, *City of Bellflower*, 1994, 1998, 2003, 2010, 2013

2. The City of Bellflower Municipal Code, City of Bellflower, 2016

3. State Register of Historical Buildings, *California Office of Historic Preservation*, 1994

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
Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to 1) conduct a public hearing to consider a Negative Declaration (ND 16-04) and a Zoning Ordinance Text Amendment (ZOTA 16-04); and 2) read by title only, waive further reading, and introduce Ordinance No. 13XX – An Ordinance approving Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending Sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotels, motels, and rooming houses; and the applicability of parking for large concentrations of people; Applicant: City of Bellflower.

DATE: September 26, 2016

EXECUTIVE SUMMARY

If approved, this Zoning Ordinance Text Amendment (ZOTA 16-04) would update the City's land use regulations pertaining to hotels, motels or rooming houses, and update various sections of the off-street parking regulations pertaining to land use. On September 6, 2016, the Planning Commission recommended approval of the project to the City Council.

RECOMMENDATION TO THE CITY COUNCIL

1) Open the public hearing; take testimonial and documentary evidence; after considering the evidence, 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

None

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on September 15, 2016; and public hearing notices were posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park on September 14, 2016.

CEQA STATUS

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from August 18, 2016 through September 6, 2016.

BACKGROUND

- ***Amendments to "Hotel, Motel or Rooming House" Provisions***

Specific development standards for hotels, motels, and rooming houses were established under Ordinance No. 619 which was adopted on May 27, 1986. Since that time, the regulations underwent various amendments culminating in Ordinance No. 843 that was adopted on December 12, 1994. The draft Ordinance is intended to delete outdated regulations, modify existing regulations, and introduce new regulations related to "Hotel, Motel or Rooming House" land use regulations based on industry standards.

- ***Amendments to "Off-Street Parking Requirements" Provisions***

The most recent amendment to the off-street parking sections was through Ordinance No. 1272 which was adopted on April 28, 2014. This amendment included the removal of the requirement that tourist courts, motels, and hotels must provide 1.5 parking spaces per sleeping room to eliminate an inconsistency within the Bellflower Municipal Code ("BMC"). The current sections pertaining to the Other Parking Space requirements and Loading Space requirements have not changed since originally codified through Ordinance No. 116 which City Council approved on August 27, 1962. The draft Ordinance is intended to delete outdated regulations, modify existing regulations, and introduce new regulations related to parking. In addition, the proposed amendment is proposed to also provide clarity on the applicability of parking for large concentrations of people in other zoning designations, in addition to those uses located within the R or A Districts.

- ***September 6, 2016, Planning Commission Meeting***

On September 6, 2016, the Planning Commission opened the public hearing and considered Zoning Ordinance Text Amendment (ZOTA 16-04). Staff presented the text amendment, and the Planning Commission inquired about the proposed off-street parking regulations, as well as clarification between the terminologies "rooming house" and "boarding house." In response to the Planning Commission's inquiry regarding the proposed off-street parking regulations, note that the proposed regulations are derived from the Institute of Transportation Engineer's (ITE) various parking and trip generation publications. In addition, the correct land use and terminology is "rooming house"; references to "boarding house" are being removed from all the documents pertaining to the ZOTA.

DISCUSSION

The amendments have been organized into "Parts" as identified below:

Part A. Section 17.44.235 (Hotel, Motel, or Rooming House)

The following amendments are proposed for this section:

(1) Minimum Lot Size: The proposed amendment would reduce the minimum area of a parcel from 40,000 square feet to 35,000 square feet. Reducing the minimum lot size to thirty-five thousand (35,000) square feet would allow for more properties to be available for the development of a hotel, motel, and rooming house use. This proposed amendment would encourage redevelopment and rehabilitation of existing uses.

(2) Roadway System: The proposed amendment would allow for the development of a hotel, motel, and rooming house land use along a secondary street, as depicted on the Land Use and Circulation Element of the General Plan, in addition to a major street. This proposed amendment increases the number of potential locations where new quality hotels, motels, or rooming house developments could be established.

(3) Parking Stall Dimension: The proposed amendment would regulate parking stall dimensions specifically proposed for hotel, motel, or rooming house. Hotels, motels, and rooming houses are a land use that is defined as having a low turnover rate, i.e., the use is not characterized as having a high intensity of vehicles entering and exiting the subject site at any given time. Based on land use standards it is appropriate to reduce the required width of a parking stall to 8.25' in width by 18' in length, instead of 9' in width by 20' in length.

(4) Lot Coverage: The proposed amendment would eliminate the lot coverage provision because developments are typically dictated by the required parking and setbacks.

(5) Off-Street Parking: The proposed amendment would reduce the off-street parking requirement so as to promote development best practices. An eighty percent (80%) parking ratio has been selected because it is more reflective of quality development due to the fact that most hotels, motels, and rooming houses experience an average occupancy range of sixty to seventy percent (60% - 70%). The proposed parking ratio would be beneficial because it avoids the creation of dead space while ensuring that there is an adequate parking supply.

In addition, the Planning Commission recommends removing parking requirements for a recreational vehicle as well as parking requirements for a manager's unit. The recreational vehicle requirement is being removed as this is an outdated regulation. The parking requirement for the manager's unit is proposed to be removed because the manager is an employee and the requirement for employees is more effectively regulated based on the number of rooms. According to the Institute of Transportation Engineers ("ITE") parking generation (3rd generation), the hotel land use has an average parking supply ratio of 1.3 spaces per room. ITE notes that during the course of a year most hotels maintain at least an overall occupancy ratio of sixty to seventy percent (60% - 70%). Peak (above 90 percent) occupancy was noted as common, but generally occurs for limited times throughout the year.

(6) Guest Room Corridors: The proposed amendment would add a new regulation requiring guest room corridors. This proposed regulation is derived from hotel industry standards and the purpose of this is to provide a functional space to allow guest to move between the lobby and guest rooms.

(7) Public Areas: The proposed amendment would add a new regulation requiring public areas to be provided. This proposed regulation is derived from hotel industry standards. The purpose of these proposed regulations is to provide quality interior space that reflects the overall design of the building and provides a functional facility for greeting and accommodating guests.

(8) Amenities: The proposed amendment would add a new regulation requiring amenities to be provided. These new regulations are derived from hotel industry standards which are used to consider developments for franchise. The purpose of the proposed regulations is to provide quality amenities for guests.

Part B. Section 17.88.050 (Other parking requirements)

The following amendments are proposed for this section:

(1) Districts/Zones: The proposed amendment would revise the applicability of parking standards associated with assembly uses.

(2) R or A Districts Reference: The proposed amendment would delete references to the outdated "R" or "A" Districts.

Part C. Subsection 17.88.100(B) (Loading requirements for various uses)

The proposed amendment is intended to specify the loading requirements based on land use. A separate standard is proposed for Hotel, Motel, or Rooming House because, in terms of parking and transportation generation, this land use is more appropriately measured by the number of rooms rather than the size of the building.

The proposed zoning code provisions addressing the issues outlined above are included in the Draft Ordinance (Attachment B). Existing text found in the BMC to be removed is shown as ~~strikethrough~~ and new text to be added is shown as **underlined and bold**.

CONCLUSION

The proposed amendment is intended to provide standards that will establish stronger development which will better meet the service needs of the community. Furthermore, the proposed amendment will incentivize the redevelopment of commercial and industrial areas by implementing new development standards that will ensure strong development. Thus, the proposed amendment is consistent with the following goals of the General Plan Land Use Element:

Goal 2.3: Provide commercial facilities to meet the retail and service needs of the community.

Goal 2.8: Encourage rehabilitation or redevelopment of designated commercial and industrial areas.

ATTACHMENTS

A. Ordinance No. 13XX....6
B. Negative Declaration No. ND 16-04....13
C. September 6, 2016 Planning Commission Staff Report (without attachments)....41
D. Resolution No. PC 16-11 (without attachments)....45
E. Existing BMC Section 17.44.235 (Hotel, Motel, and Rooming House)....48
F. Existing BMC Section 17.88.050 (Other Parking Space Requirements)....50
G. Existing BMC Subsection 17.88.100(B) (Loading Requirements for Various Uses)....51

CITY OF BELLFLOWER
"GROWING TOGETHER"

staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Art Bashmakian, Director of Planning and Building Services

FROM: Justin Tamayo, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing regarding Negative Declaration No. ND 16-04 and Zoning Ordinance Text Amendment Case No. ZOTA 16-04; adopt Resolution No. PC 16-11 – A Resolution recommending adoption of Negative Declaration No. ND 16-04 and recommending approval of Zoning Ordinance Text Amendment Case No. ZOTA 16-04 amending sections 17.44.235, 17.88.050, and 17.88.100 of Title 17 of the Bellflower Municipal Code, relating to requirements for hotels, motels and rooming houses; and the applicability of parking for large concentration of people; Applicant: City of Bellflower

DATE: September 6, 2016

RECOMMENDATION

1. Open the public hearing, and take documentary and testimonial evidence; after considering the evidence, adopt Resolution No. PC 16-11; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on August 18, 2016; and public hearing notices were posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, and Simms Park on August 25, 2016.

CEQA STATUS

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An Initial Study and a Negative Declaration have been prepared which were made available for public review from August 18, 2016 through September 6, 2016.

BACKGROUND

- ***Amendments to "Hotel, Motel or Rooming House" Provisions***

Specific development standards for hotels, motels and rooming houses were established under Ordinance No. 619 which was adopted on May 27, 1986. Since that time, the regulations underwent various amendments culminating in Ordinance No. 843 that was adopted on December 12, 1994. The draft Ordinance is intended to delete outdated regulations, modify existing regulations and introduce new regulations related to "Hotel, Motel or Rooming House" land use regulations based on industry standards.

- ***Amendments to "Off-Street Parking Requirements" Provisions***

The most recent amendment to the off-street parking sections was through Ordinance No. 1272 which was adopted on April 28, 2014. This amendment included (1) reduction in the size of the required parking stall length if additional landscaping buffers are installed perpendicular to the parking stall; and (2) removed the requirement that tourist courts, motels and hotels must provide 1.5 parking spaces per sleeping room to eliminate an inconsistency within the Bellflower Municipal Code ("BMC"). The current sections pertaining to the Application of Development Standards, Other Parking Space requirements and Loading Space requirements have not changed since originally codified through Ordinance No. 116 which City Council approved on August 27, 1962. The draft Ordinance is intended to delete outdated regulations, modify existing regulations and introduce new regulations related to parking. In addition, the proposed amendment is proposed to also provide clarity on the applicability of parking for large concentrations of people in other zoning designations, in addition to those uses located within the R or A Districts.

DISCUSSION

The amendments have been organized into "Parts" as identified below:

Part A. Section 17.44.235 (Hotel, Motel or Rooming House)

The following amendments are proposed for this section:

(1) Minimum Lot Size: The proposed amendment would reduce the minimum area of a parcel from 40,000 square feet to 35,000 square feet. Reducing the minimum lot size to thirty-five thousand (35,000) square feet would allow for more properties to be available for the development of a hotel, motel and rooming house use. This proposed amendment would encourage redevelopment and rehabilitation of existing uses.

(2) Roadway System: The proposed amendment would allow for the development of a hotel, motel and rooming house land use along secondary street, as depicted on the Land Use and Circulation Element of the General Plan, in addition to major street. This proposed amendment increases the number of potential locations where new quality hotels, motels or rooming house developments could be established.

(3) Parking Stall Dimension: The proposed amendment would establish a provision regarding parking stall dimension specifically proposed for hotel, motel, or rooming house. Hotels, Motels and Rooming houses are a land use that is defined as having a low turnover rate; meaning that the use is not characterized as having a high intensity of vehicles entering and exiting the subject site at any given time. Based on land use standards it is appropriate to reduce the required width of a parking stall to 8.25' in width by 18' in length, instead of 9' in width by 20' in length.

(4) Lot Coverage: The proposed amendment would eliminate the lot coverage provision because developments are typically dictated by the required parking and setbacks.

(5) Off-Street Parking: The proposed amendment would reduce the off-street parking requirement so as to promote development best practices. An eighty percent (80%) parking ratio has been selected because it is more reflective of quality development due to the fact that most hotels, motels and rooming houses experience an average occupancy range of sixty to seventy percent (60% - 70%). The proposed parking ratio would be beneficial because it avoids the creation of dead space while ensuring that there is an adequate parking supply.

In addition, staff is proposing the removal of the parking requirements for a recreational vehicle as well as parking requirements for a manager's unit. The recreational vehicle requirement is being removed as this is an outdated regulation. The parking requirement for the manager's unit is proposed to be removed because the manager is an employee and the requirement for employees is more effectively regulated based on the number of rooms. According to the Institute of Transportation Engineers ("ITE") parking generation (3rd generation), the hotel land use has an average parking supply ratio of 1.3 spaces per room. ITE notes that during the course of a year most hotels maintain at least an overall occupancy ratio of sixty to seventy percent (60% - 70%). Peak (above 90 percent) occupancy was noted as common, but generally occurs for limited times throughout the year.

(6) Guest Room Corridors: The proposed amendment would add a new regulation requiring guest room corridors. This proposed regulation is derived from hotel industry standards and the purpose of this is to provide a functional space to allow guest to move between the lobby and guest rooms.

(7) Public Areas: The proposed amendment would add a new regulation requiring public areas to be provided. This proposed regulation is derived from hotel industry standards. The purpose of these proposed regulations is to provide quality interior space that reflects the overall design of the building and provides a functional facility for greeting and accommodating guests.

(8) Amenities: The proposed amendment would add a new regulation requiring amenities to be provided. These new regulations are derived from hotel industry standards which are used to consider developments for franchise. The purpose of the proposed regulations is to provide quality amenities for guests.

Part B. Section 17.88.050 (Other parking requirements)

The following amendments are proposed for this section:

(1) Districts/Zones: The proposed amendment would revise the applicability of parking standards associated with assembly uses.

(2) R or A Districts Reference: The proposed amendment would delete references to the outdated "R" or "A" Districts.

(3) Term: The proposed amendment would replace the term "church" with "religious institutions" so as to be consistent with other sections of Title 17.

Part C. Subsection 17.88.100(B) (Loading requirements for various uses)

The proposed amendment is intended to specify the loading requirements based on land use. A separate standard is proposed for Hotel, Motel or Rooming House because this land use is more appropriately measured, in terms of parking and transportation generation, by the number of rooms rather than the size of the building.

The proposed zoning code provisions addressing the issues indicated above are included in the Draft Ordinance (Exhibit A of Attachment A). Existing text found in the BMC to be removed is shown as ~~strikethrough~~ and new text to be added is shown as **underlined and bold**.

CONCLUSION

The proposed amendment is intended to provide standards that will establish stronger development which will better meet the service needs of the community. Furthermore, the proposed amendment will incentivize the redevelopment of commercial and industrial areas by implementing new development standards that will ensure strong development. Thus, the proposed amendment is consistent with the following goals of the General Plan Land Use Element:

Goal 2.3: Provide commercial facilities to meet the retail and service needs of the community.

Goal 2.8: Encourage rehabilitation or redevelopment of designated commercial and industrial areas.

ATTACHMENTS

A. Planning Commission Resolution No. PC 16-11
B. Negative Declaration No. ND 16-04
C. Existing B.M.C. Section 17.44.235 (Hotel, Motel and Rooming House)
D. Existing B.M.C. Section 17.88.050 (Other Parking Space Requirements)
E. Existing B.M.C. Subsection 17.88.100 (B) (Loading Requirements for Various Uses)

CITY OF BELLFLOWER

RESOLUTION NO. PC 16-11

A RESOLUTION RECOMMENDING ADOPTION OF NEGATIVE DECLARATION NO. ND 16-04 AND RECOMMENDING APPROVAL OF ZONING ORDINANCE TEXT AMENDMENT CASE NO. ZOTA 16-04 AMENDING SECTIONS 17.44.235, 17.88.050, AND 17.88.100 OF TITLE 17 OF THE BELLFLOWER MUNICIPAL CODE, RELATING TO REQUIREMENTS FOR HOTELS, MOTELS AND ROOMING HOUSES; AND THE APPLICABILITY OF PARKING FOR LARGE CONCENTRATION OF PEOPLE; APPLICANT: CITY OF BELLFLOWER

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

SECTION 1. *Recitals.*

1. The City has 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. §§ 15000-15387). In accordance with the provisions of CEQA, an Initial Study and Negative Declaration have been prepared.

2. Notice of a Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law.

3. 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, and closed the hearing at the September 6, 2016 meeting.

4. The Planning Commission considered the information provided by City staff, and public testimony. This Resolution, and its findings, are made based upon the evidence presented to the Planning Commission at its September 6, 2016 hearing including, without limitation, the staff report.

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

1. An Initial Study (IS) of Environmental Impacts and a Negative Declaration (ND) of Environmental Impact were prepared for Zoning Ordinance Text Amendment Case No. ZOTA 16-04 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 Negative Declaration were made available to the public for review and comment from August 18, 2016 to and including September 6, 2016.

3. A duly noticed Public Hearing was held by the Planning Commission of the City of Bellflower on September 6, 2016 at which time evidence was heard on the Initial Study and Negative Declaration and Staff Report. At the hearing, the Planning Commission fully reviewed and carefully considered the Initial Study and Negative Declaration, together with any comments received during the public review period, and determined that the Negative Declaration was consistent with CEQA.

SECTION 3. *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. There are changed conditions since the existing code became effective to warrant modification to Sections 17.44.235 (C-G: General Commercial Zone – Hotel, Motel or Rooming House), 17.88.050 (Off-Street Parking Requirements – Other Parking Space Requirements), and 17.88.100 (Off-Street Parking Requirements – Loading Space Requirements) of Title 17 of the BMC.

3. The proposed Zoning Ordinance Text Amendment modifies and/or adds provisions to the above-referenced chapters of BMC Title 17 without adversely affecting property values or establishing adverse land use precedent.

4. The changes effected by the proposed Zoning Ordinance Text Amendment to BMC Title 17 will contribute to the preservation of the public, peace, health, safety, and welfare by clarifying provisions of the Zoning Ordinance that were previously unclear or erroneous and effectuating City policy regarding land use and development.

5. The proposed Zoning Ordinance Text Amendment to Title 17 of the BMC is consistent with the General Plan.

6. An Initial Study and 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 Negative Declaration Case No. ND 16-04.

SECTION 4. *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 5. *Recommendation.* Based on the foregoing, the Planning Commission recommends the City Council adopt Negative Declaration No. ND 16-04 and approve Zoning Ordinance Text Amendment Case No. ZOTA 16-04 in a form substantially similar to the draft attached as Exhibit "A."

SECTION 6. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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

SECTION 9. The Planning Commission Chairman, or presiding officer, is hereby authorized to affix his or her signature to the Resolution signifying the adoption by the Planning Commission, and the Planning Commission Secretary, is directed to attest thereto.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF BELLFLOWER THIS 6th DAY OF SEPTEMBER 2016.

Ray Hamada, Chairman

ATTEST:

Art Bashmakian, AICP, Secretary

APPROVED AS TO FORM:

David H. King, Assistant City Attorney

Exhibit A: Draft Ordinance

17.44.235 Hotel, Motel or Rooming House.

In addition to any other requirement of this Code, the following shall apply to any hotel, motel or rooming house:

A. The minimum area of the parcel or lot shall not be less than forty thousand (40,000) square feet.

B. Each lot shall have a minimum frontage of not less than one hundred (100) feet on a major street as depicted on the Land Use and Circulation Element of the General Plan.

C. The owner and/or operator of a hotel, motel and/or rooming house shall not permit any person to occupy a room or unit in such a hotel, motel or rooming house for a period in excess of thirty (30) consecutive calendar days, except for one (1) permitted manager's unit.

D. Side yard and rear yard setbacks when adjoining residential zoned properties shall be as set forth in Section 17.32.080 of this title. The setback requirements shall be considered as minimum setback requirements.

E. Off-street parking shall be provided as follows:
   1. One (1) off-street parking space per sleeping room.
   2. Two (2) off-street parking spaces for full-time manager's unit.
   3. One (1) off-street parking space per ten (10) guest rooms for employees.
   4. One (1) recreational vehicle space of ten (10) feet by thirty (30) feet for every twenty-five (25) sleeping rooms.

F. No more than forty percent (40%) of the lot area is to be devoted to the use of main or accessory building.

G. Recreational and landscaped areas shall be provided as follows:
   1. A minimum of forty (40) square feet per unit shall be provided for common recreation areas.
   2. A minimum of ten percent (10%) of the total lot area is to be landscaped.

H. Covenants, conditions and restrictions (CC&Rs) shall be recorded prior to final Building Department inspection. Said CC&Rs shall set forth required development standards and limitations on use.

I. The owner and/or operator of any hotel, motel or rooming house shall not permit any room or unit in such hotel, motel or rooming house to be rented by any person or persons more than once in any consecutive twenty-four (24) hour period; and

J. The owner and/or operator of each hotel, motel and rooming house shall have and maintain only one (1) meter for each utility service to such hotel, motel or rooming house use; and

K. The owner and/or operator of any hotel, motel and rooming house shall not permit the placement of laundry facilities in a guest room or guest unit; laundry facilities for use of guests may be placed at one (1) convenient location in the hotel, motel or rooming house; and

L. The owner and/or operator of any hotel, motel or rooming house shall provide daily cleaning service for each guest room in each such hotel, motel or rooming house; and

M. The owner and/or operator of each hotel, motel or rooming house shall comply with all provisions of this Code including, but not limited to, the provisions of the Transient Occupancy Tax Ordinance; and

N. Notwithstanding any other provision of this Code, all nonconforming uses shall be made to comply with the following provisions of this Code within the following time periods:
   1. Subsections (C), (I) and (L) of this section shall be complied with July 9, 2001 (within ninety (90) days of the enactment of these provisions); and
   2. Subsections (J), (K) and (M) of this section shall be complied with within the time periods specified in Chapter 17.92 of this Code.

17.88.050 Other Parking Space Requirements.

For buildings or structures other than dwellings and for uses involving large concentrations of people in any R or A District, there shall be at least one (1) parking space on the same lot with the main building or lots immediately contiguous thereto and available for use by the occupants in the following ratios for the specific type of uses:

A. For churches, theaters, auditoriums and similar places of assembly, at least one (1) parking space for every seven and one-half (7½) permanent seats. A "seat" shall mean eighteen (18) lineal inches of seating space when seats are arranged in rows or pews. For auditoriums, with no permanent seats, a "seat" shall mean seven (7) square feet of floor area.

B. For hospitals and similar institutions, there shall be at least one (1) parking space for every bed provided for in said building, plus one (1) parking space provided for the maximum staff on any one (1) shift of the institution.

C. For an ambulance service use parking spaces shall be provided at not less than the minimum rate established for the zone in which the use is located, plus adequate separate parking area shall be provided for the storage of ambulance vehicles in such amount as necessary to accommodate the vehicles permitted under the ambulance service use's Conditional Use Permit.

17.88.100 Loading Space Requirements.

B. Loading Requirements for Various Uses. All hospitals, institutions, hotels, commercial and industrial uses shall provide loading space of not less than ten (10) feet in width, twenty (20) feet in length, and fourteen (14) feet in height as follows:

	Square Feet of Building Space (gross floor area)	Loading Space Required
A-C Districts	3,000—15,000	1
	15,100—45,000	2
	45,100—75,000	3
	Over 75,000	4
Industrial Buildings	33,500—40,000	1
	40,100—80,000	2
	Over 80,000	3
Hospitals & Institutions	3,000—20,000	1
	20,000—50,000	2
	Over 50,000	3
Hotels & Office Buildings	3,500—50,000	1
	Over 50,000	2