



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, May 6, 2026, at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at the Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, May 6, 2026

Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Rihan Bedier
Commissioner Rodrigo Rodarte
Commissioner Ali Sleiman
Vice-Chair Jessica Vallejo
Chair Luis Mesa

3. Pledge of Allegiance

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. Presentation(s):

6. Public Hearings

- a. Request for approval of a Site Plan Review (SPR 2025-22) to allow new construction of a two detached, two-story single-family residential units, including the demolition of an existing detached garage, on a property located at 3716 Bell Avenue, in the R-3 (High Density Multiple-family Residential) zone.

Recommendation: *It is recommended that the Bell Planning Commission:*

1. *Find that the project is categorically exempt from the CEQA under Section 15303, (Class 3) "New Construction or Conversion of Small Structures", make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Site Plan Review (SPR 2025-22)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.*
2. *Read by title only, waive further reading, and adopt Resolution 2026-01PC*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW ("SPR") NO. 2025-22 TO ALLOW THE CONSTRUCTION OF TWO (2) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 3716 BELL AVENUE, IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE ("BMC"), CHAPTER 17.92.

7. Regular Session:

None

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

9. Community Development Director's Comments:

10. City Attorney Comments:

11. Adjournment: *The Next Regular Scheduled Planning Commission Meeting is June 3, 2026.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marisa Craft, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on May 1, 2026 at least seventy two (72) hours prior to the meeting as required by law.



Marisa Craft, Planning Commission Secretary

**City of Bell
Planning Commission
Agenda Report**

DATE: May 6, 2026
TO: Honorable Chair and Planning Commission Members
FROM: Javier Ochiqui, Interim Community Development Director
PREPARED
BY: Jason Garcia, Associate Planner
SUBJECT: Site Plan Review (SPR 2025-22)

PROJECT PROPOSAL / REQUEST:

Request for approval of a Site Plan Review (SPR 2025-22) to allow new construction of a two detached, two-story single-family residential units, including the demolition of an existing detached garage, on a property located at 3716 Bell Avenue, in the R-3 (High Density Multiple-family Residential) zone.

BACKGROUND:**Project Overview**

- General Plan Designation: Medium Density Residential
- Zoning: R3 (High Density Multiple-Family Residential)
- Project Location: 3716 Bell Avenue
- Assessor's Parcel Number(s): 6324-026-005
- Site Characteristics: The subject site measures approximately 9,450 square feet and is comprised of one rectangular parcel located on the southerly block face of Bell Avenue, between Orchard Avenue and Bear Avenue. The site is currently developed with a one-story single-family residence, a detached garage, and two detached sheds located at the rear of the subject property.
- Surroundings: Surrounding properties include a detached multi-family development to the south of the subject site, a two-story apartment complex to the east, single-family residences to the west, and a mix of single-family and multi-family residences directly across Bell Avenue.
- Project Description: The project proposes the new construction of two detached, two-story single-family residential units, including the demolition of an existing detached garage. The proposed dwelling units would be for rent.
- Applicant: Juan L. Rosales/Ana Gonzalez
- Designer: Juan Luevano

- Municipal Code Requirements for a Site Plan Review: Pursuant to the City of Bell Municipal Code (BMC) Section 17.92.040(C)(1), Site Plan Review shall be reviewed by the Planning Commission in the following circumstances: (a) when exceeding the Community Development Director’s review threshold; or (b) when an application is forwarded by the Director in his or her discretion.
- Required Findings for a Site Plan Review: Pursuant to BMC Section 17.92.040(C)(3), a Site Plan Review may be approved only if all of the following findings are made:
 - a. That the site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the council;
 - b. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;
 - c. That the proposed development’s site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;
 - d. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and
 - e. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.

ANALYSIS:

Description of Site Improvements

The subject property is occupied with a 1,344 square-foot, single-family residential unit, a detached garage, and two sheds at the rear of the property within a lot measuring nine thousand four hundred and fifty (9,450) square feet. While the subject site may be able to accommodate up to six units under the current zoning code, the applicant wishes to only propose a total of three (3) units which meet all the required setbacks, turn-around radius, and minimum off-street parking requirements.

The proposed project includes two new detached single-family units on a rectangular shaped lot. One of the residential units will be located at the rear of the site with an entryway facing west onto neighboring properties. The other unit will be located northeast of the property with the entryway facing Bell Avenue. All dwelling units are proposed to be identical to the existing single-family residence in exterior design. The proposed colors will be coordinated in earth tones that will maintain a sense of uniformity and include overall compatible architectural design, materials, and finishes.

The unit on the northeast of the property will have a habitable living space of one thousand five hundred and twenty-three (1,523) square feet and shall comprise of a living room, dining room, and kitchen on the ground floor level; three (3) bedrooms and (2) bathrooms on the second floor

level; and an attached four hundred seventy-seven (477) square-foot two-car garage with a laundry room.

The unit on the south of the property will have a habitable living space of one thousand and thirty-three (1,033) square feet and shall comprise of a living room, dining room, kitchen, two (2) bedrooms and (2) bathrooms on the second floor level; and an attached eight hundred and eighty-eight (888) square-foot four-car garage with a laundry room. The garage shall be accessible to the existing single-family residence, and the rear unit.

The dwelling units are proposed to be used as rental property. However, Staff recommends a condition of approval, to ensure that units are not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.

The subject site is accessible from Bell Avenue. Under a recommended condition, the three units will contain the following address assignments:

- 3716 Bell Avenue
- 3716 Bell Avenue, Unit 1
- 3716 Bell Avenue, Unit 2

Per Section 17.24.050(F)(1) of the BMC, each lot in the R-3 zone shall maintain a front yard setback area of not less than fifteen (15) feet in depth. The proposed project satisfies the minimum front setback requirements. In addition, the proposed project will maintain a twenty-two-foot, five-inch (22'-5") building height for each new unit, provide ground floor private open space for each unit, and provide eight hundred and sixty-eight (835) square feet of open common area between the existing residential unit and rear unit.

A recommended condition of approval shall require the submittal of a complete landscaping plan to provide the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plan shall comply with the State's Model Water Efficient Landscape Ordinance (MWEL0). Another recommended condition requires that the applicant install permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to approval by the Director.

The project also proposes a trash enclosure to be located at the southeast of the existing single family residence end of the site. The proposed trash enclosure is 6 feet wide and 6 feet tall with a decorative block wall, and two (2) solid self-closing metal doors. Both, the project site and trash enclosure are required to meet the city's waste hauler size standards for residential trash bin/dumpsters. Under a recommended condition, the residential project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site.

Compatibility

The project site is surrounded by a mix of one-to-two story, single-family and multi-family residential developments. Therefore, the proposed density, scale of individual dwelling units, and overall height (22.5 feet) of the two new units as part of this multi-family residential development will be compatible with the existing uses within the immediate area.

Off-Street Parking

PARKING REQUIREMENTS	
Parking Ratio	<ul style="list-style-type: none"> • 2 parking spaces for each multi-family dwelling unit (3): 6 enclosed off-street parking spaces • 1 guest parking space for each 3 dwelling units= 1 guest parking space
Required # of parking spaces	7 spaces
Provided # of parking spaces	7 spaces

Site Plan Review Analysis

In granting approval of a Site Plan Review for the new construction of two new detached residential units, the Planning Commission must make findings in connection with the Site Plan Review, as set forth in the BMC. A Site Plan Review may be approved only if all of the following findings are made:

- A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council:

The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed new units will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

- B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located:

The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. The two detached two-story multi-family units will be rentals. Under recommended conditions, the units may not be sold unless and until the property owner has complied with the State and/or City’s subdivision map requirements.

- C. That the proposed development’s site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city:

The architectural theme of the two detached two-story multi-family units is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments. The project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape

design. The project will enhance the streetscape and integrate harmoniously with the neighborhood and existing buildings on-site.

- D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:

The neighborhood comprises a mix of single-family residences and apartment complexes consisting of attached multi-family dwelling units and detached multiple single-family dwelling units. The architectural theme consists of the same architectural elements exhibited within surrounding properties such as cross-gable roofs with asphalt shingles and smooth/textured stucco. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

- E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare:

The location of the proposed development are compatible with the existing residential structures in the immediate vicinity along Bell Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

Conclusion

Based on the above analysis, staff has determined that with the recommended conditions of approval, the proposed project complies with the BMC, and all of the required findings in support of a Site Plan Review can be made.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the Site Plan Review application and determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15303, (Class 3) "New Construction or Conversion of Small Structures", and is thereby exempt from CEQA. The project site is surrounded by urban uses and will be developed with detached single-family residential units.

RECOMMENDATION

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under Section 15303, (Class 3) "New Construction or Conversion of Small Structures", make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Site Plan Review (SPR 2025-22)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted and approved plans labeled Site Plan Review 2025-22.
3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.
4. All site work and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review 2025-22 except as otherwise stated in these conditions.
5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review prior to submitting plans for Building and Safety Plan Check.
6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190.
7. Any violation of the conditions of approval may subject Site Plan Review 2025-22 to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190.
8. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.
9. The Applicant and property owner shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgement or failure to appeal, shall not cause a waiver of indemnification rights herein.
10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval.

11. The dwelling units shall not to be sold separately unless the property owner complies with the State and/or City's subdivision map requirements.
12. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or holidays.
13. Construction-related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m..
14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.
15. The project shall comply with the Bell Zoning Code for open space standards by providing 150 square feet of private area for each unit and common open space that is accessible by all residents on-site and as depicted on the City approved plans.
16. Submit for staff review and approval a complete set of landscaping plans depicting/specifying the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plans shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
17. Unit nos.1-4 shall contain the following address assignments:
 - 3716 Bell Avenue, Unit
 - 3716 Bell Avenue, Unit 1
 - 3716 Bell Avenue, Unit 2
18. Address numbers and backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.
19. Submit plans and detail drawings which include permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to review and approval by the Director of Community Development .
20. The Applicant must comply with Chapter 5.12 of the BMC to obtain a business license for the rental of (3) multi-family units.
21. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for a review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Director of Community Development.
22. The property owner shall be responsible for management of the guest parking spaces.

23. Vehicles shall not be parked and/or stored on the driveway and in areas not specifically designated for parking. The property owner shall be responsible for any vehicles that are observed to be stored and/or parked on the driveway or in areas that are not designated for parking and would be subject to Code Enforcement actions.
24. That no motor vehicles, commercial or otherwise, shall be parked on the property except in marked parking spaces.
25. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.
26. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the May 6, 2026, Planning Commission meeting. Should there be a change in the exterior building design, all major exterior changes are subject to the Planning Commission's review and approval.
27. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.
28. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.
29. The applicant and property owner shall agree in writing to the above conditions.

Building & Safety

30. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check
31. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division.
32. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
33. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
34. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
35. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

36. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
37. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
38. Foundation inspection will not be made until setback has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
39. Project shall comply with the CalGreen Residential mandatory requirements.
40. Demolition permit is required for any existing buildings which are to be demolished.
41. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
42. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
43. Separate permit is required for Fire Sprinklers.

Public Work/Engineering

44. The off-site improvements shall include the following:
 - a. The developer shall repair or replace any uplifted, broken, cracked, chipped or discolored curb & gutter and sidewalk along Bell Avenue to the satisfaction of the City Engineer.
 - b. The developer shall reconstruct and/or widen the existing driveway on Bell Avenue.
 - c. The developer shall plant new groundcover vegetation and install irrigation in the parkway area.
45. Prior to constructing the off-site improvements, the developer shall obtain an excavation/encroachment permit from the City Engineering Division. All utility cuts on the street pavement shall be restored to City standards and to the satisfaction of the City Engineer.

46. All off-site improvements shall comply with the standards and specifications of the City (i.e. “Greenbook” Standard Plans and Specifications for Public Works Construction latest edition) and to the satisfaction of the City Engineer.
47. The developer is responsible for ascertaining and paying all City development fees including Engineering plan check fees, excavation/encroachment permit fees, development impact fees, and business license fees as required by the Bell Municipal Code.
48. A Drainage Plan shall be submitted to the City Engineer for review and approval. The on-site drainage system shall be designed so that the property drains to an approved device and subsequently to the street, and incorporates best management practices (BMPs) consistent with Section 3.2 of the LA County Public Works Low Impact Development (LID) Manual for “Small-Scale Non-Priority Projects,” or in a manner acceptable to the City Engineer.
49. The developer shall submit a composite utility plan for the City Engineer’s approval and coordinate the installation of utility services with each of the applicable utility companies.
50. All overhead utility services must be installed fully underground from the right-of-way to the site. Satisfactory provisions for all other utilities and service connections, including water, electricity, sewer, and gas, must be made to City and public utility standards.

ATTACHMENTS:

1. Resolution No 2026-01PC
2. Applicant Submittal, including Plans and Elevations

RESOLUTION 2026-01PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW (“SPR”) NO. 2025-22 TO ALLOW THE CONSTRUCTION OF TWO (2) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 3716 BELL AVENUE, IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE (“BMC”), CHAPTER 17.92.

WHEREAS, On June 30, 2025, Ana Gonzalez (“Applicant”) filed a complete application requesting the approval of Site Plan Review (SPR) No. 2025-22 described herein (“Application”) for a proposed residential project on the property located on Assessor’s Parcel Number (“APN”) 6324-026-005 (the “Property”); and

WHEREAS, the Applicant is requesting to construct two (2) for-rent detached single-family residential units located at 3716 Bell Avenue, in the R-3 zone pursuant to Bell Municipal Code (BMC) Chapter 17.92.

WHEREAS, notice of the Planning Commission’s May 6, 2026 public hearing on SPR 2025-22 was published in compliance with State law, in a local newspaper of general circulation, and a public notice was mailed 10 days in advance of the hearing to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for SPR 2025-22 in accordance with California Government Code 65091; and

WHEREAS, on May 6, 2026, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Site Plan Review, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its April 6, 2026 public hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval (“Conditions”) attached hereto as Exhibit “A,” the Planning Commission hereby specifically finds as follows:

Pursuant to section 17.92.040(C) of the Bell Municipal Code (BMC), the Planning Commission must make the following findings when granting a Site Plan Review:

Site Plan Review

- A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council:

The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed new units will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

- B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located:

The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. The two detached two-story multi-family units will be rentals. Under recommended conditions, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements.

- C. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city:

The architectural theme of the two detached two-story multi-family units is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments. The project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood and existing buildings on-site.

- D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:

The neighborhood comprises a mix of single-family residences and apartment complexes consisting of attached multi-family dwelling units and detached

multiple single-family dwelling units. The architectural theme consists of the same architectural elements exhibited within surrounding properties such as cross-gable roofs with asphalt shingles and smooth/textured stucco. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

- E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare:

The location of the proposed development are compatible with the existing residential structures in the immediate vicinity along Bell Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

SECTION 3. The City, as the Lead Agency, determined that the proposed SPR is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), for the following reasons: The project involves the construction of two (2) detached two-story rental multi-family units located in the R-3 zone pursuant to Bell Municipal Code (BMC), Chapter 17.92. The proposed project is categorically exempt from the CEQA, pursuant to Section 15303 (Class 3 New Construction or Conversion of Small Structures), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 4. The Planning Commission hereby approves Site Plan Review 2025-22 subject to the conditions of approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 6th day of May 2026.

Luis Mesa, Chair

ATTEST:

Marisa Craft,
Planning Commission Secretary

APPROVED AS TO FORM:

Matthew E. Cohen, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Marisa Craft, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 6th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marisa Craft,
Planning Commission Secretary



JUAN LUEVANO
 2610 IOWA AVE, SUITE "A"
 SOUTH GATE, CA 90280
 CELL: 323-809-7953
 OFFICE: 562-537-7919
 luno_design@yahoo.com

REVISIONS		
No.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO

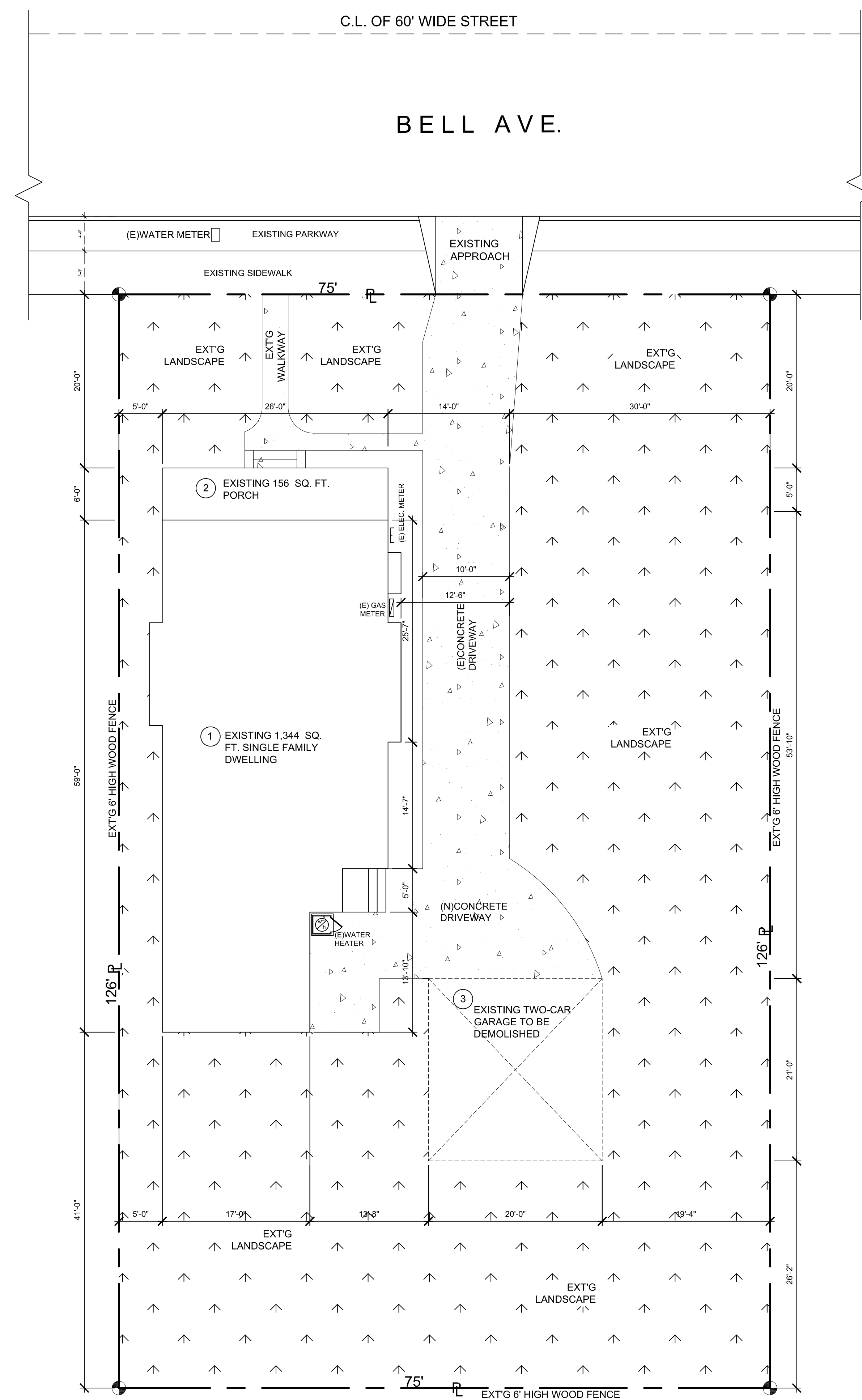
Juan Luevano
 02/28/2025

OWNER: ANA GONZALEZ
 SITE ADDRESS: 3716 BELL AVE.
 BELL, CA 90201
 PHONE: 323-787-5066

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DESIGNED BY: JL
 DRAWN BY: JJ, LL
 CHECKED BY:
 DATE: 02/28/2025
 PROJECT NO.: 042824P1
 SHEET NO.:

A-2.0
 EXISTING / DEMOLITION
 SITE PLAN



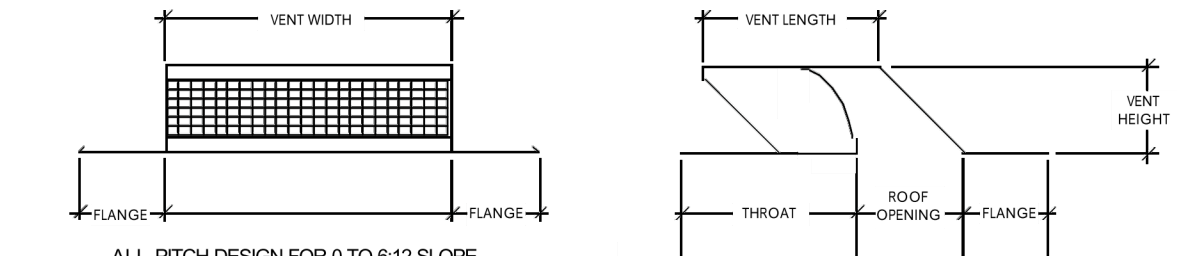
EXISTING / DEMOLITION SITE PLAN NORTH
 SCALE: 1/8"=1'-0"



PRODUCT DATA

STANDARD AIR INTAKE

Ventilating product designed for sloped roof installation. All-pitch design (0 to 6:12 slope) allows air movement and combustion release in conjunction with attic cavity ventilating system.



ALL-PITCH DESIGN FOR 0 TO 6:12 SLOPE

STYLE NO.	VENT WIDTH	VENT LENGTH	VENT HEIGHT	FLANGE SIZE	THROAT SIZE	ROOF OPENING	FREE AREA
A110028	26"	10.5"	5"	6"	11"	6.5" x 25.9"	102"
A120028	33"	11.5"	8"	6"	15"	10.25" x 32.9"	197"

SUB FLASHINGS SOLD SEPARATELY

FACTORY STANDARD METALS

- Standard 28-26GA Galvanized Steel
- Standard 28-26GA Galvanized Steel with aluminum skirts
- Paint-ready 28-26GA Phosphate Bonderized Steel
- 4 x 4 23GA Galvanized Hardware Cloth

TECHNICAL DATA

- ASTM A653/A653M -G90 hot dipped galvanized steel, 28GA standard.
- ASTM A653/A653M -G90 hot dipped galvanized steel, 28GA standard, ASTM D-2092-95 mill phosphatized.
- ASTM A525 or A527 G90 hot dipped galvanized steel 28GA with DS aluminum side flanges.
- .025 x .025 hot dipped galvanized steel 23GA hardware cloth.

INSTALLATION

Before installing, ensure that the substrate is uniform, and even. Do not install C & J Sheet Metal Venting Products on uneven substrate.

Installation shall be made in accordance with recognized sheet metal practices. SMACNA (Sheet Metal and Air Conditioning Contractors National Association) Architectural Manual specifications shall be used as guide and basis for detail whenever applicable as well as NRCA (National Roofing Contractors Association) Roofing Manual.

C & J Sheet Metal Venting Products can be nailed or riveted using conventional hand or power tools. Flashings shall be properly fastened to the substrate by means of wood or metal screws. When fastening dissimilar metals the use of stainless steel is recommended. Use of neoprene washers or similar gasketing material is acceptable.

C & J METAL PRODUCTS INC 8925 DOWNEY AVENUE LONG BEACH CA 90805 800-500-8660 • 562-434-3101 • 562-434-8823FAX INTERNET: www.CJMetals.com

REQUIRED ROOF VENTILATION FOR UNIT #1

REQUIRED FREE VENTILATION AREA:

ATTIC SQ. FT. = 1,033 / 150 = 6.89 VENT AREA REQUIRED

VENT AREA 6.89 X 144 = 991.68 VENT AREA (SQ. IN.)

CONTRACTOR TO PROVIDE AND INSTALL

(6) STANDARD AIR INTAKE (6X197=1,182 SQ. IN.)

TOTAL VENTING REQUIRED : 991.68 SQ. IN.

TOTAL VENTING PROVIDED: 1,182 SQ. IN.

REQUIRED ROOF VENTILATION FOR UNIT #2

REQUIRED FREE VENTILATION AREA:

ATTIC SQ. FT. = 1,000 / 150 = 6.67 VENT AREA REQUIRED

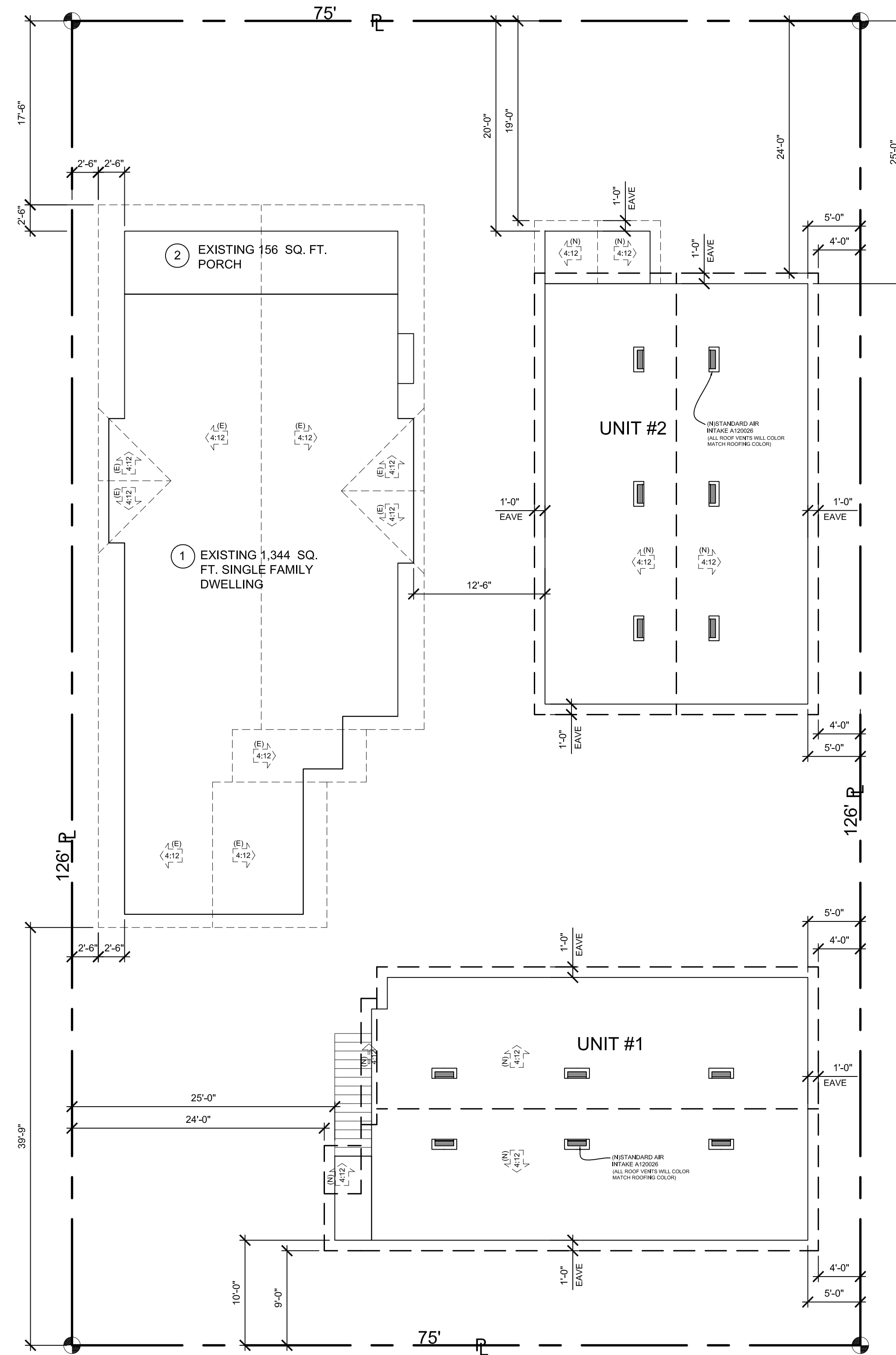
VENT AREA 6.67 X 144 = 960 VENT AREA (SQ. IN.)

CONTRACTOR TO PROVIDE AND INSTALL

(6) STANDARD AIR INTAKE (6X197=1,182 SQ. IN.)

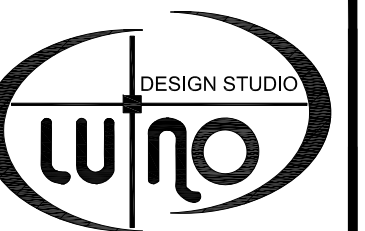
TOTAL VENTING REQUIRED : 960 SQ. IN.

TOTAL VENTING PROVIDED: 1,182 SQ. IN.



ROOF PLAN

SCALE: 1/8"=1'-0"



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REVISIONS	No.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO

02/28/2025

OWNER: ANA GONZALEZ SITE ADDRESS: 3716 BELL AVE. BELL, CA 90201 PHONE: 323-787-5066

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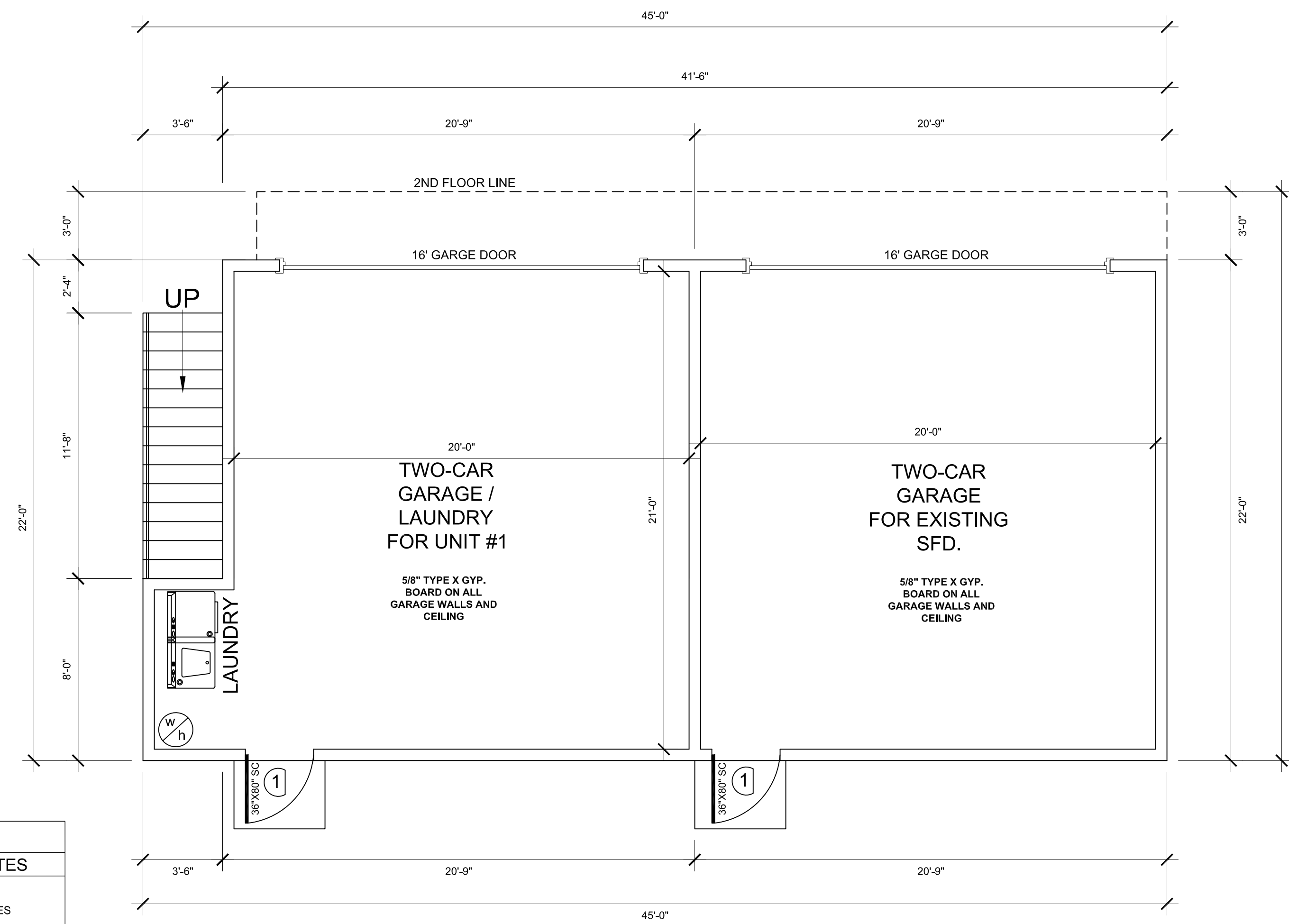
A-3.0 ROOF PLAN

SYMBOL	LEGEND
	NEW WOOD FRAME WALLS W/STUDS @ 16" O.C. 1/2" DRYWALL @ INTERIOR AND 7/8" STUCCO @ EXTERIOR
	1HR FIRE RATED WALL: PROVIDE 5/8" DRYWALL TYPE "X" AND 7/8" STUCCO
	SMOKE ALARM HARD WIRED 110 VOLTS INTERCONNECTED WITH A BATTERY BACK UP
	CARBON MONOXIDE ALARM HARD WIRED 110 VOLTS INTERCONNECTED WITH A BATTERY BACK UP
	EXHAUST FAN AND LIGHT WITH 100 CFM MIN. NOT-RECIRCULATING; 3 ZONES MAX. ENERGY STAR TERMINAT TO THE OUTSIDE
	EXHAUST FAN AND LIGHT WITH 50 CFM MIN. ENERGY STAR TERMINAT TO THE OUTSIDE WITH HUMIDITY CONTROL *LIGHT AND FAN TO HAVE SEPARATE SWITCHES

QUANTITY		SYMBOL		WINDOW SCHEDULE		GLASS		FRAME		FINISH/NOTES	
SEE	ELEV'S	TYPE	TYPE	GLASS	MAT'L	FINISH	NOTES				
5	(A)	4'-0"	4'-0"	3/16" TEMPERED	DOUBLE GLASS	WHITE	SEE NOTES				
1	(B)	3'-0"	3'-0"	S.S. SHEET GLASS	VINYL						
2	(C)	3'-0"	1'-6"								
1	(D)	6'-0"	4'-0"								

WINDOW SCHEDULE

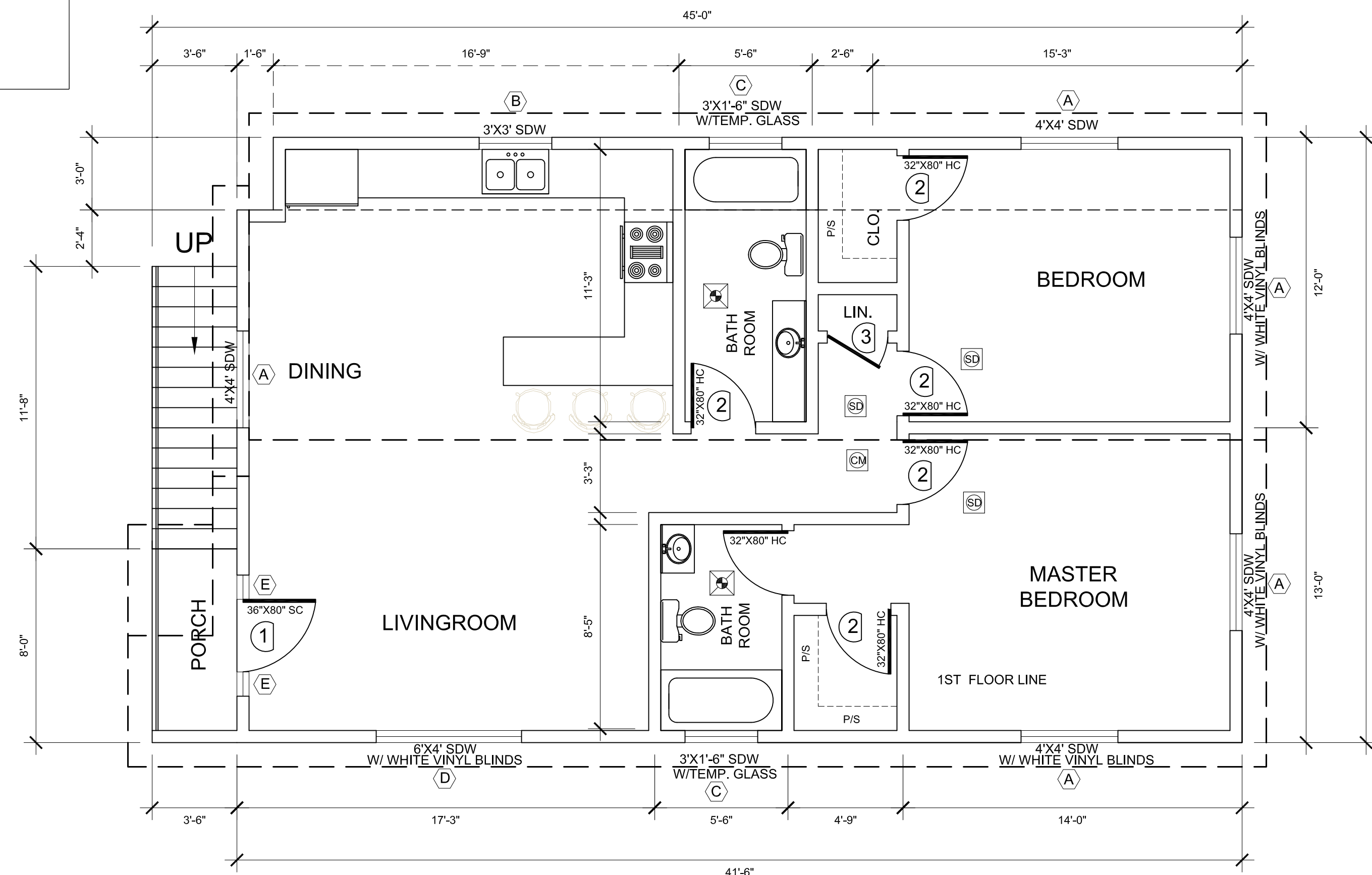
SYMBOL		DOOR SCHEDULE		FINISH/NOTES	
WIDTH	HEIGHT	THICKNESS	TYPE	FRAME	FINISH
3'-0"	6'-8"	1-3/4"	S.C. LITE WOOD	WOOD	SEE NOTES
2'-8"	6'-8"	1-3/8"	H.C. HDBD. BIPASS UNIT	METAL	
2'-8"	6'-8"	1-3/8"	METAL DOOR	METAL	
			BUILDING DOOR		
			FRENCH DOOR		
			POCKET DOOR		
			GARAGE DOOR		



PROPOSED FIRST LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

TWO CAR GARAGE FOR UNIT #1



PROPOSED SECOND LEVEL FLOOR PLAN FOR UNIT #1

SCALE: 1/4"=1'-0"



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02/28/2025

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DRAWN BY	JJ, LL
CHECKED BY	
DATE	02/28/2025
PROJECT NO.	042824P1

SHEET NO.
A-4.0
PROPOSED
1ST. & 2ND FLOOR PLAN:
UNIT #1

REVISIONS		
No.	DATE	DESCRIPTION

DESIGNER: JUAN LUEVANO

Juan Luevano
 02/28/2025

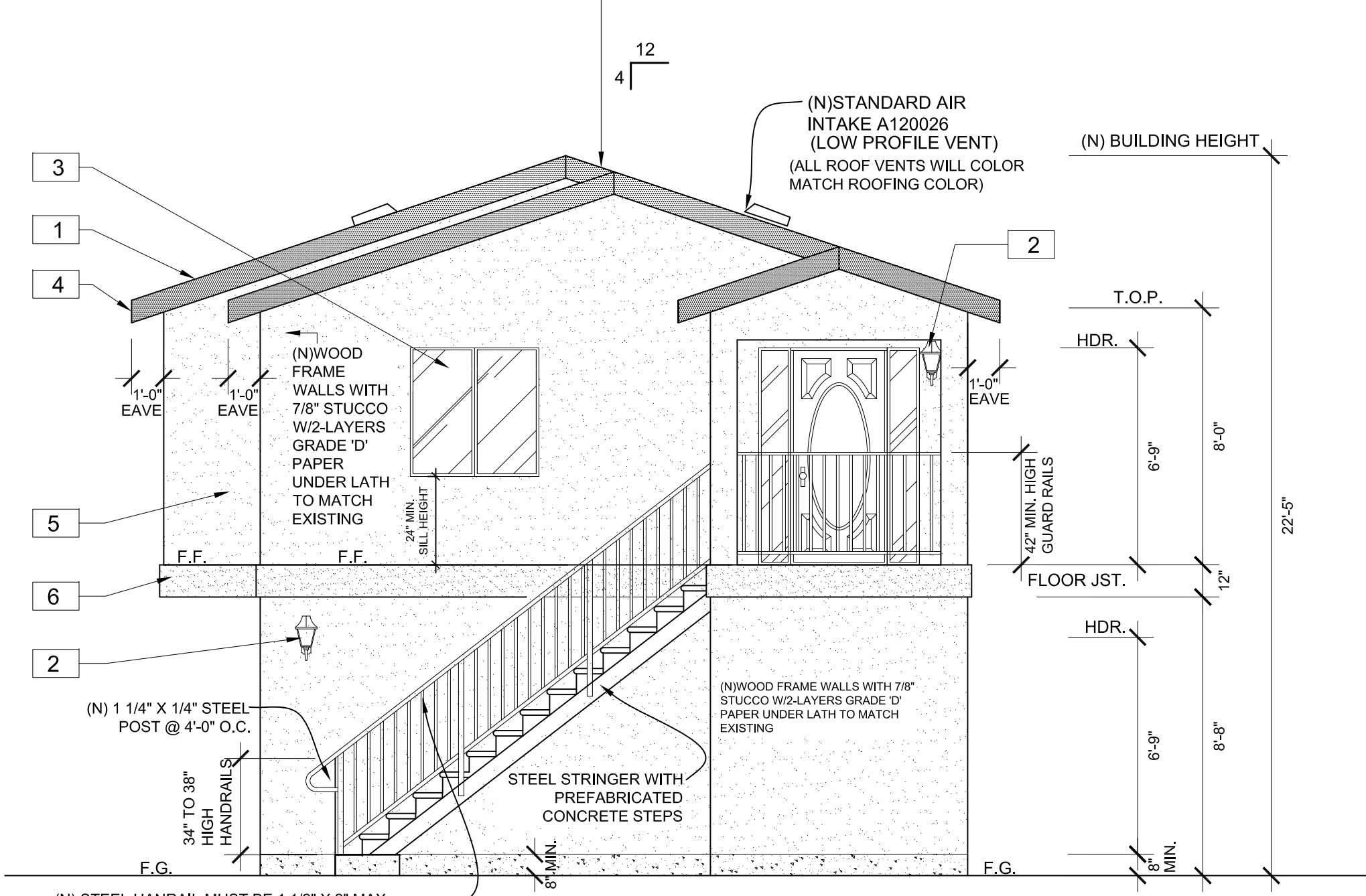
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 CHECKED BY:
 DATE: 02/28/2025
 PROJECT NO.: 042824P1
 SHEET NO.:

A-4.1
 ELEVATIONS
 UNIT #1

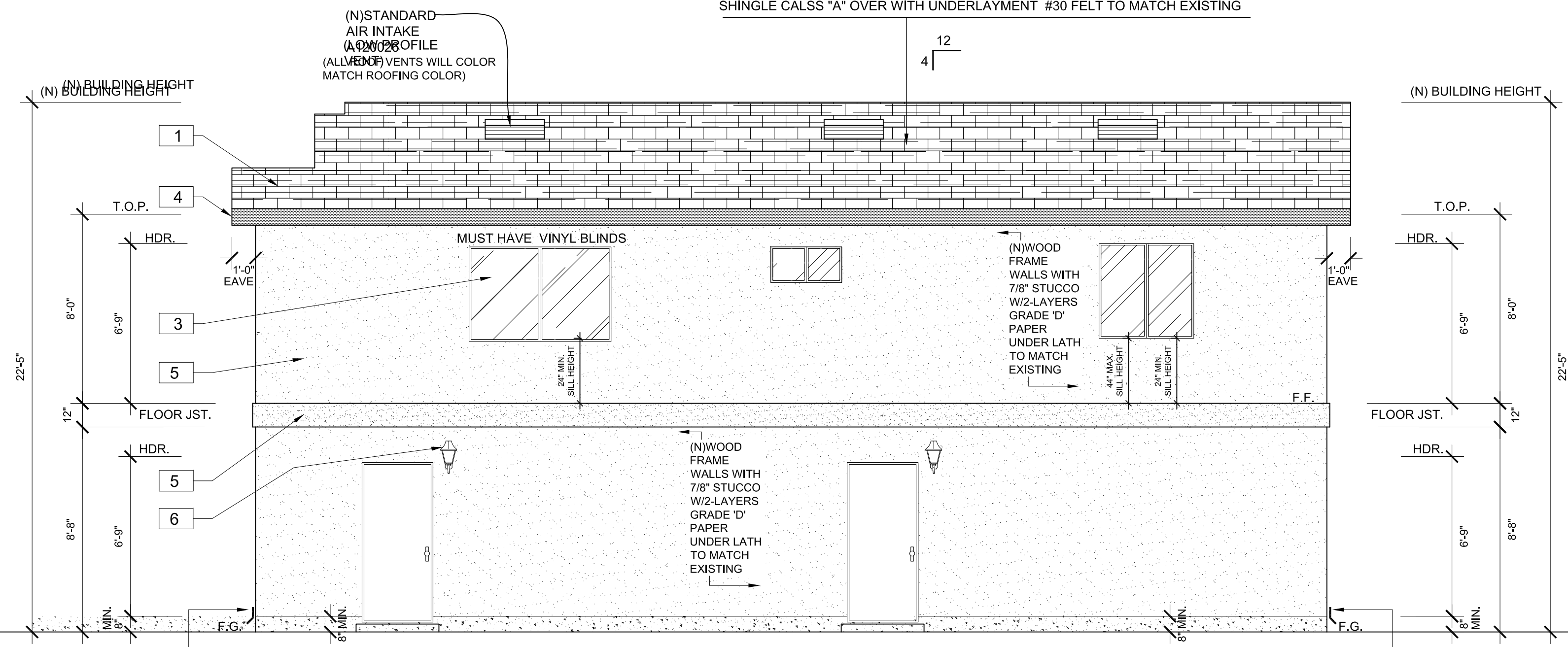
ICC#: ESR-1475 GAF SHINGLE ROOF COVERING SYSTEM, THREE-TAB ASPHALT SHINGLE CALSS "A" OVER WITH UNDERLAYMENT #30 FELT TO MATCH EXISTING



WEST ELEVATION
 SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES	
1	ICC#ESR-1475 GAF SHINGLE ROOF
2	EXTERIOR LED LIGHT WHITE (WALL MOUNTED LIGHT) MODEL:6694600
3	SLIDING WINDOW BY ENERY STAR
4	FASCIA PAINTED WITH ULTRA PURE WHITE SEMI-GLOSS
5	STUCCO PAINTED WITH # YL-W13 SENTIMENTAL BEIGE ELASTOMETRIC
6	2ND FLOOR STUCCO FOAM TRIM PAINTED WITH ULTRA PURE WHITE SEMI-GLOSS

ICC#: ESR-1475 GAF SHINGLE ROOF COVERING SYSTEM, THREE-TAB ASPHALT SHINGLE CALSS "A" OVER WITH UNDERLAYMENT #30 FELT TO MATCH EXISTING



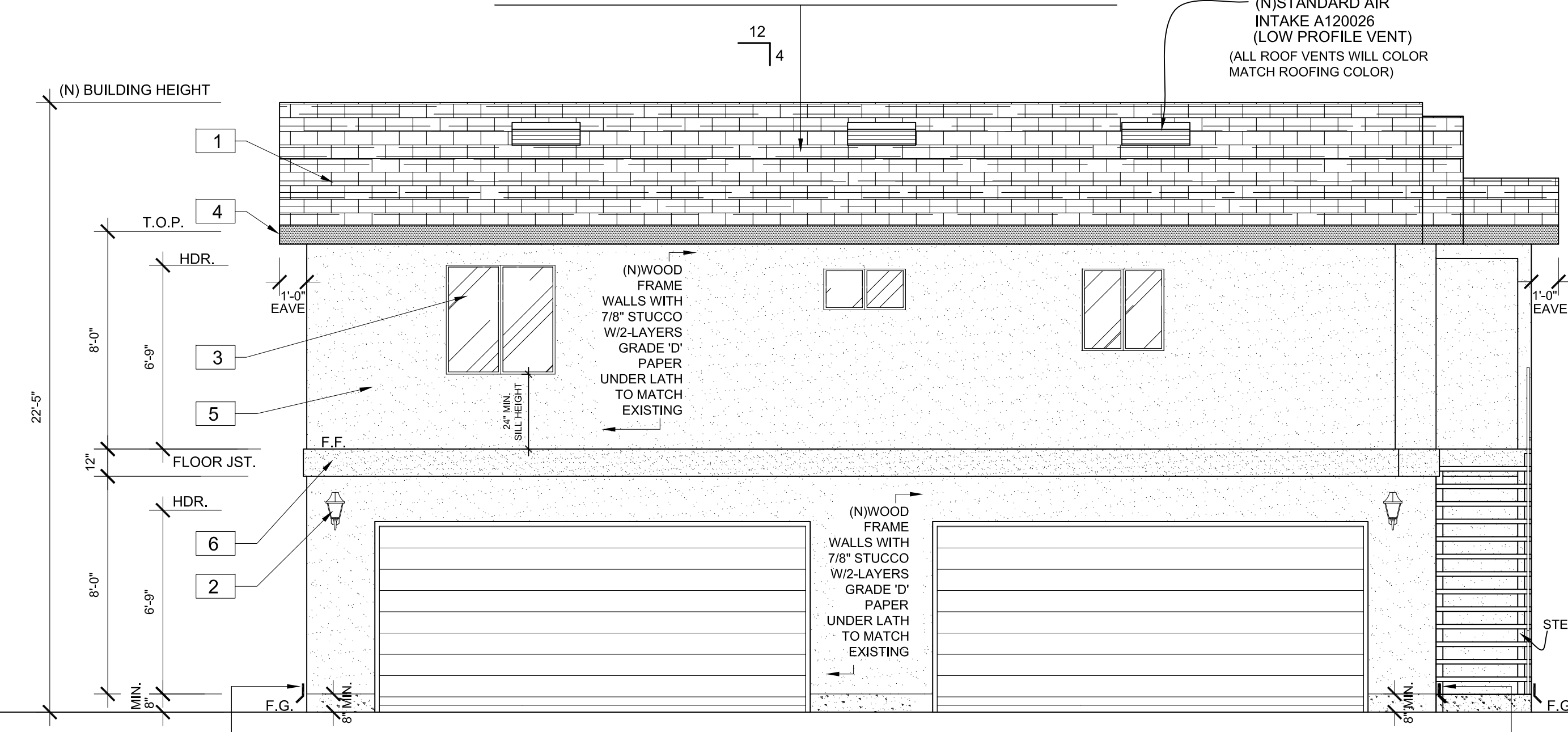
SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

WEEP SCREEDS; MIN. 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3.5" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALLS. WEEP SCREED SHALL BE PLACED NOT LESS THAN 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.

WEEP SCREEDS; MIN. 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3.5" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALLS. WEEP SCREED SHALL BE PLACED NOT LESS THAN 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.

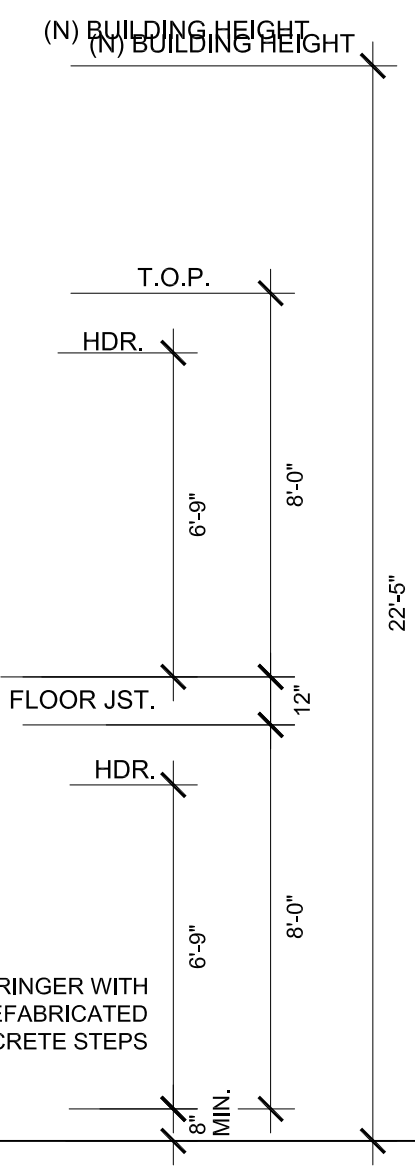
CRRR PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR
0676-0096	GAF.	Timberline Hd	Asphalt Shingle	BROWN	0.20	0.23	0.92	0.93	20	124

ICC#: ESR-1475 GAF SHINGLE ROOF COVERING SYSTEM, THREE-TAB ASPHALT SHINGLE CALSS "A" OVER WITH UNDERLAYMENT #30 FELT TO MATCH EXISTING



NORTH ELEVATION
 SCALE: 1/4"=1'-0"

WEEP SCREEDS; MIN. 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3.5" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALLS. WEEP SCREED SHALL BE PLACED NOT LESS THAN 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.



EAST ELEVATION
 SCALE: 1/4"=1'-0"

WEEP SCREEDS; MIN. 0.019" (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WITH A MIN. VERTICAL ATTACHMENT FLANGE OF 3.5" SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON THE EXTERIOR STUD WALLS. WEEP SCREED SHALL BE PLACED NOT LESS THAN 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS.

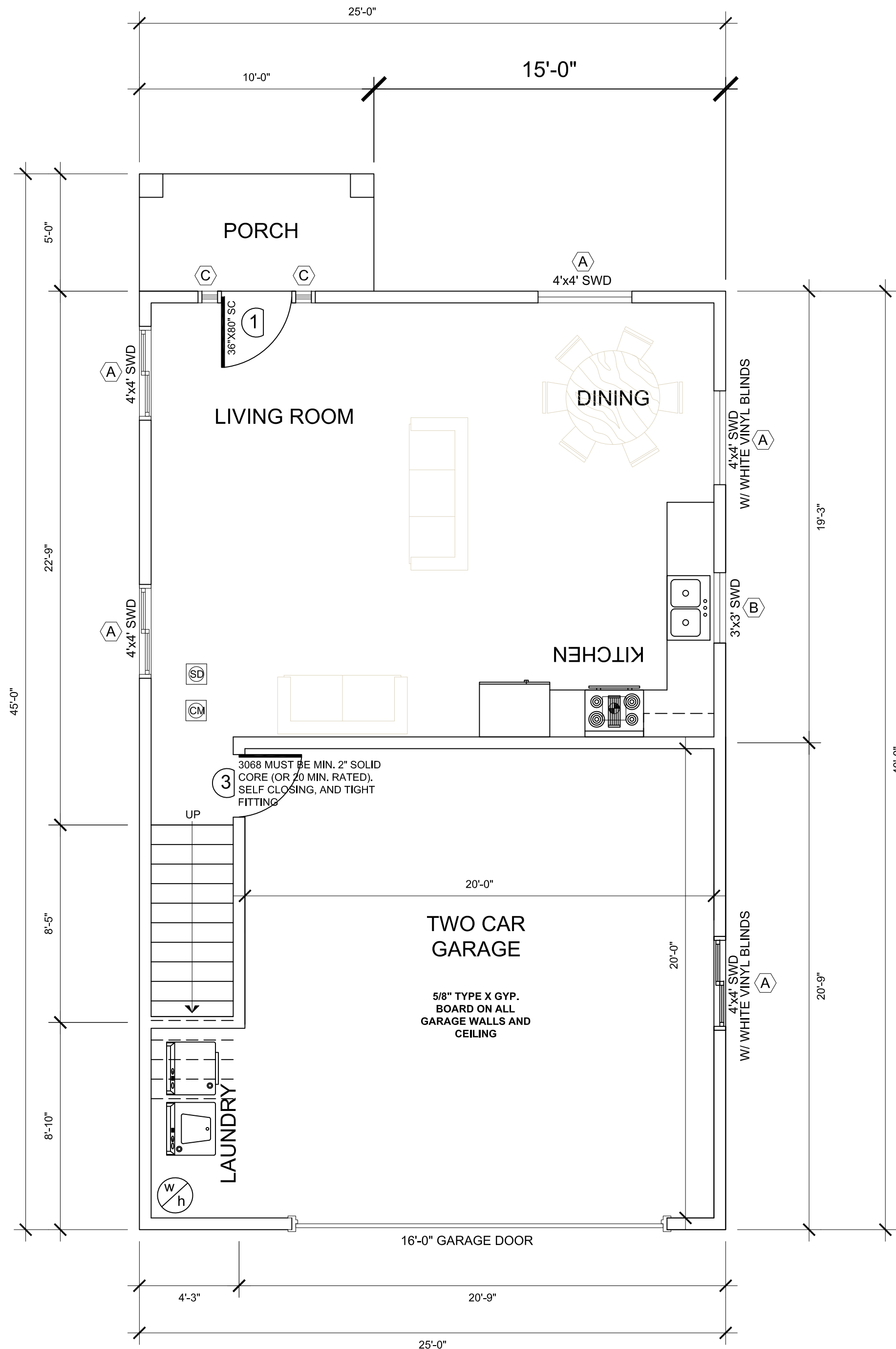
SYMBOL	LEGEND
	NEW WOOD FRAME WALLS W/STUDS @ 16" O.C. 1/2" DRYWALL @ INTERIOR AND 7/8" STUCCO @ EXTERIOR
	1HR FIRE RATED WALL: PROVIDE 5/8" DRYWALL TYPE "X" AND 7/8" STUCCO
	SMOKE ALARM HARD WIRED @ 110 VOLTS INTERCONNECTED WITH A BATTERY BACK UP
	CARBON MONOXIDE ALARM HARD WIRED @ 110 VOLTS INTERCONNECTED WITH A BATTERY BACK UP
	EXHAUST FAN AND LIGHT WITH 100 CFM MIN. NOT-RECIRCULATING; 3 ZONES MAX. ENERGY STAR TERMINAT TO THE OUTSIDE
	EXHAUST FAN AND LIGHT WITH 50 CFM MIN. ENERGY STAR TERMINAT TO THE OUTSIDE WITH HUMIDITY CONTROL *LIGHT AND FAN TO HAVE SEPARATE SWITCHES

WINDOW SCHEDULE											
QUANTITY	SYMBOL	WINDOW				FRAME		GLASS		FINISH/NOTES	
		WIDTH	HEIGHT	AWNING	TYPE	MAT'L	DOUBLE GLASS	TEMPERED	FINISH	SEE NOTES	
		SEE	ELEV'S								
11	(A)	4'-0"	4'-0"		HORIZONTAL SLIDER	VINYL					
1	(B)	3'-0"	3'-0"		SINGLE HUNG	VINYL					
1	(C)	1'-0"	6'-8"		FIXED	VINYL					
2	(D)	3'-0"	1'-6"		FIXED	VINYL					

*The NFRC temporary label displayed on windows must remain on the unit until final inspection has been completed.
 All glazing materials in windows, doors, door side light, sliding glass doors, bathtub and shower doors and enclosures, and mirrored wardrobe doors shall be certified by the manufacturer to comply with the "safety" standard for architectural glazing materials (16 cfr 12017) and/or u.b.c. sect. 2406 whenever applicable.
FINISH:
 A. WHITE
NOTES: PROVIDE THE FOLLOWING FOR ALL WINDOWS:
 U-VALUE 0.30
 SHGC 0.23

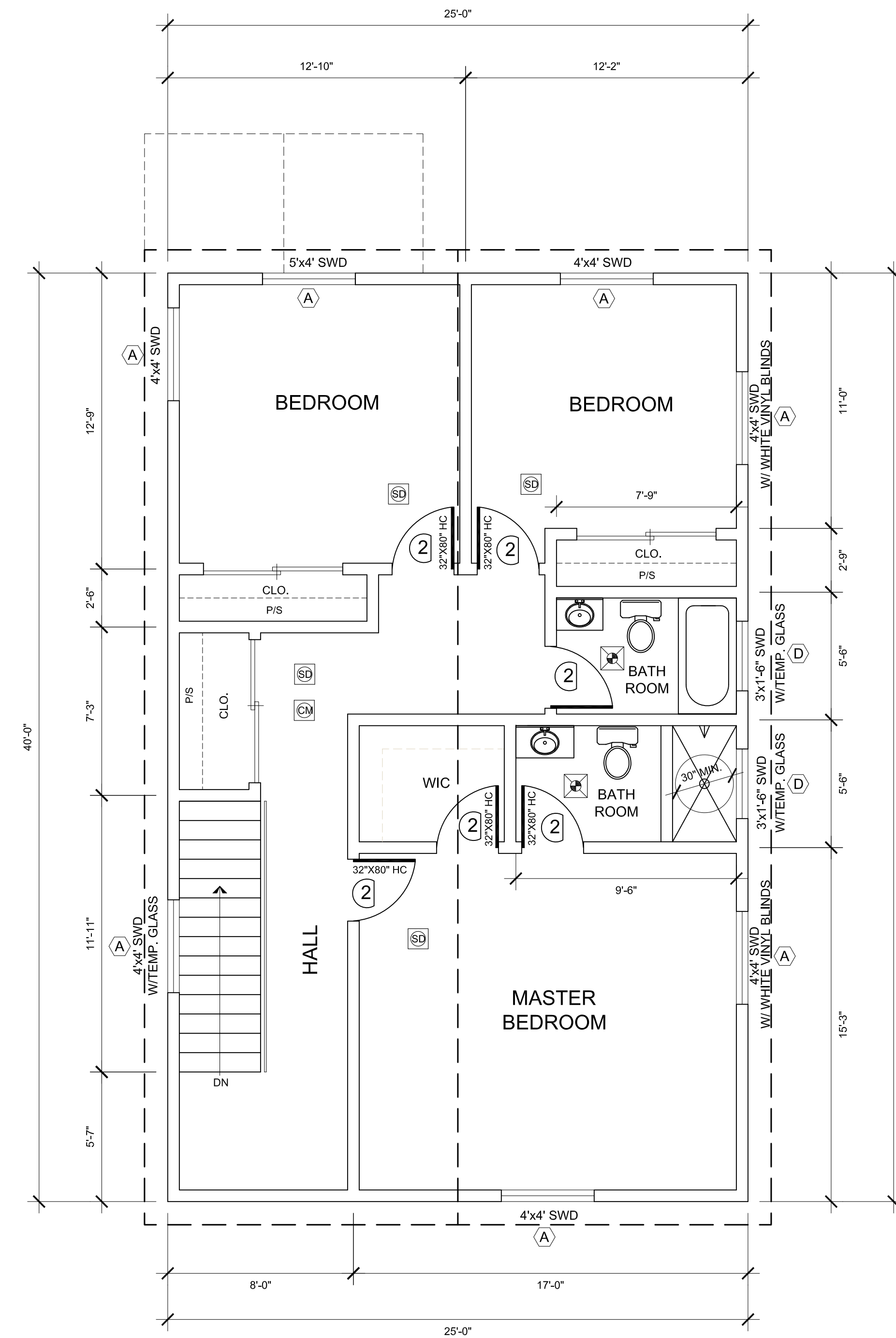
DOOR SCHEDULE										
SYMBOL	WIDTH	HEIGHT	THICKNESS	DOOR				FINISH/NOTES		
				TYPE	FRAME	GLASS	TEMPERED	FINISH	SEE NOTES	
(1)	3'-0"	6'-8"	1-3/4"							
(2)	2'-8"	6'-8"	1-3/8"							
(3)	2'-8"	6'-8"	1-3/4"							

FINISH:
 A. 2 COATS SMI-GLOSS ENAMEL
 B. GREEN TRIM ALUM.
NOTES:
 1. WEATHERSTRIPPED
 2. SELF-CLOSING
 3. W/ASTRAGAL
 4. RESERVED
 5. TEMPERED GLASS
 6. FIXED



**PROPOSED FIRST FLOOR PLAN
UNIT #2**

SCALE: 1/4"=1'-0"



**PROPOSED SECOND FLOOR PLAN
UNIT #2**

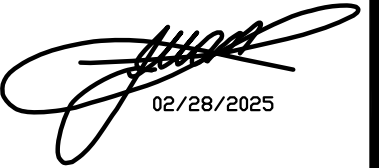
SCALE: 1/4"=1'-0"



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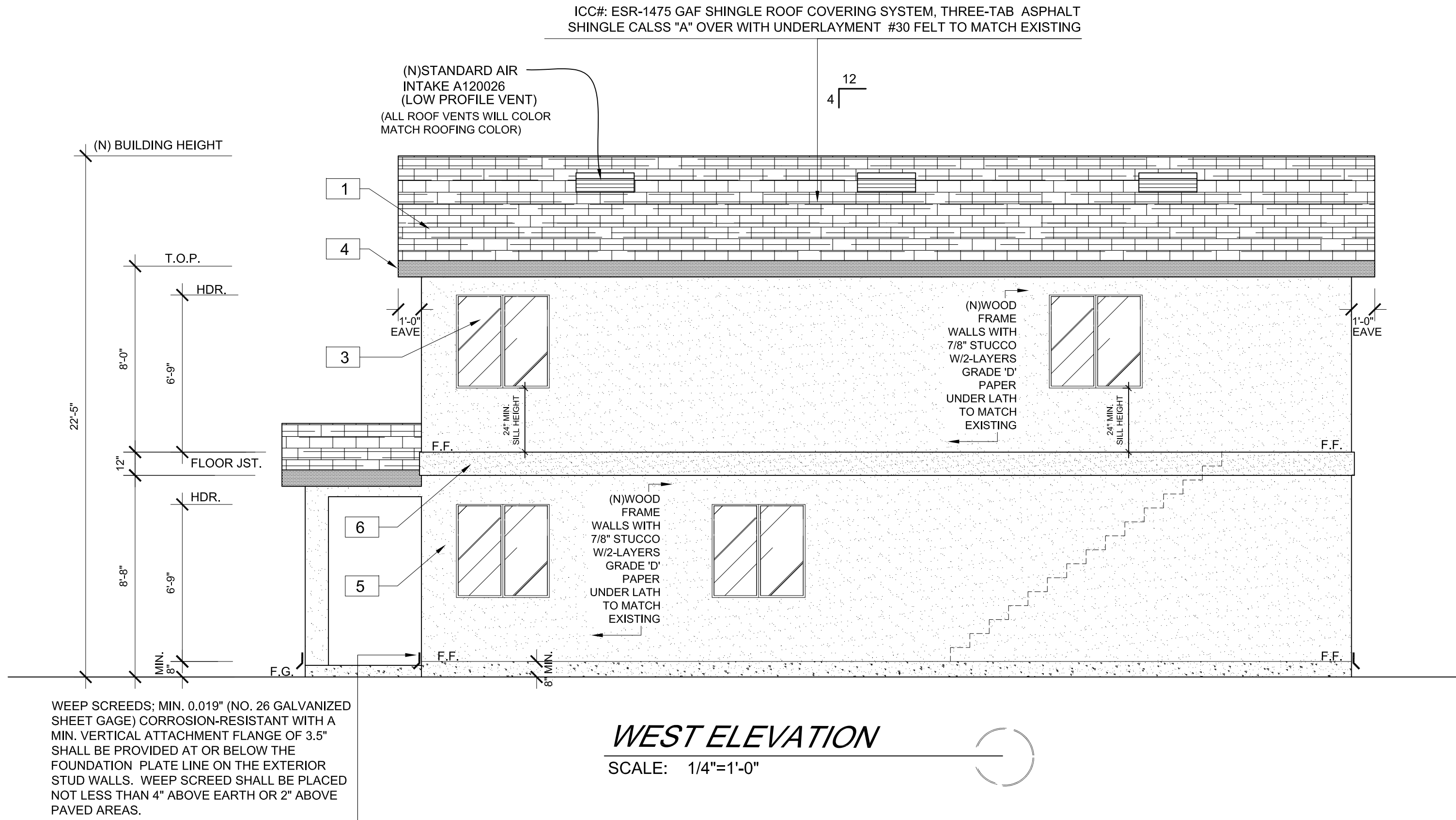
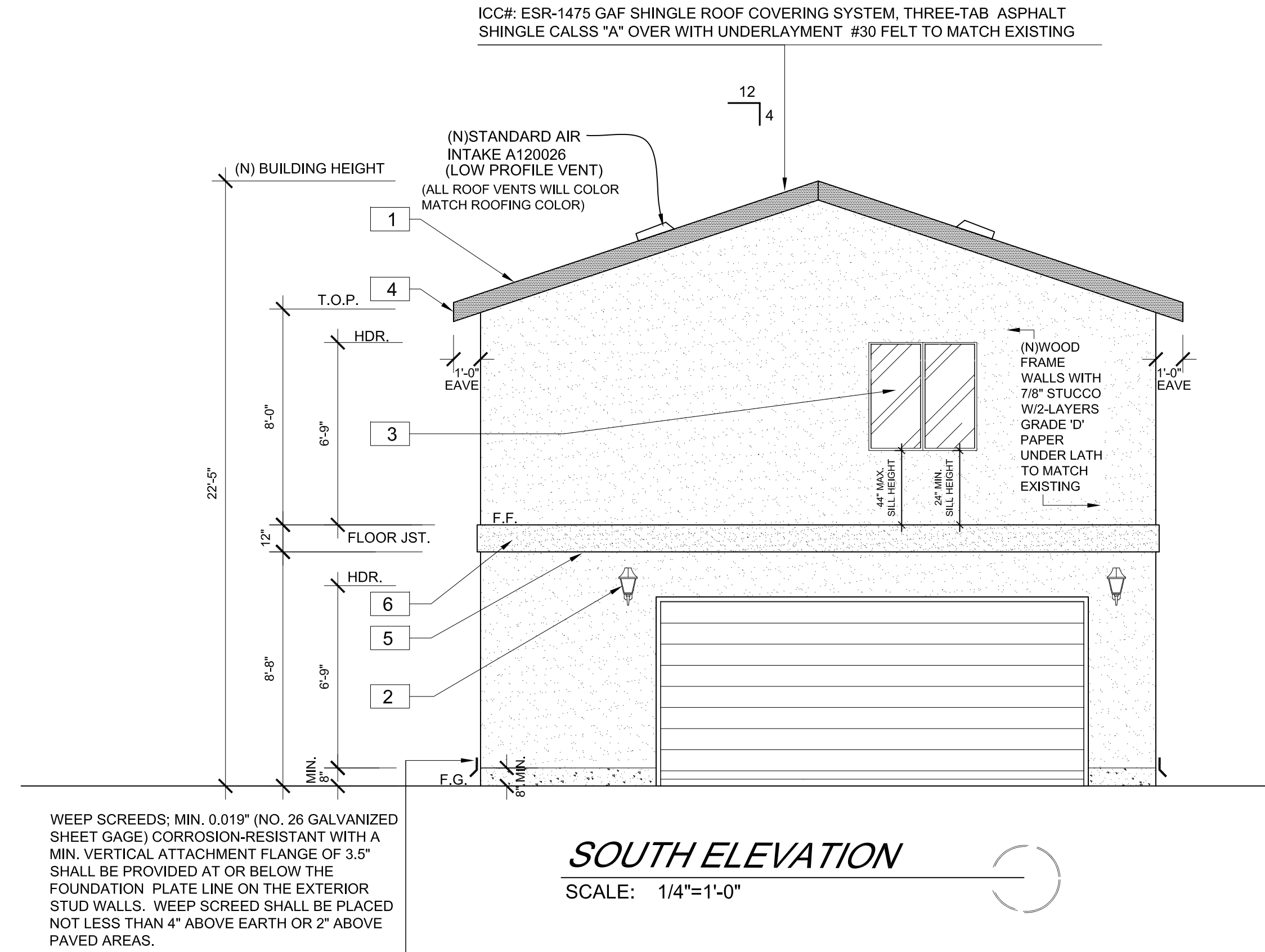
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PROJECT NO.	042824P1
SHEET NO.	A-5.0
PROPOSED 1ST. & 2ND FLOOR PLAN: UNIT #2	

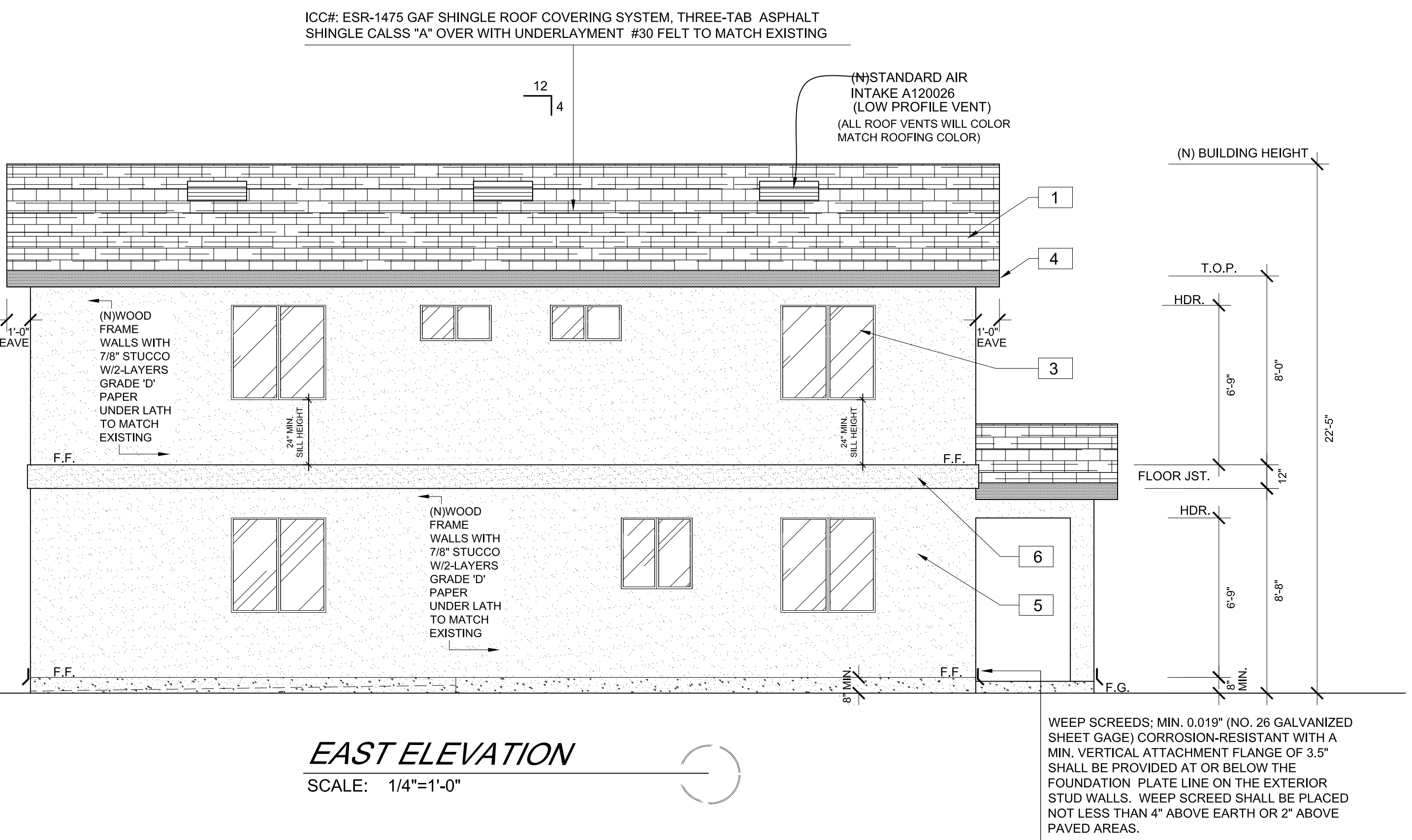
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DESIGNER: JUAN LUEVANO

Juan Luevano
02/28/2025

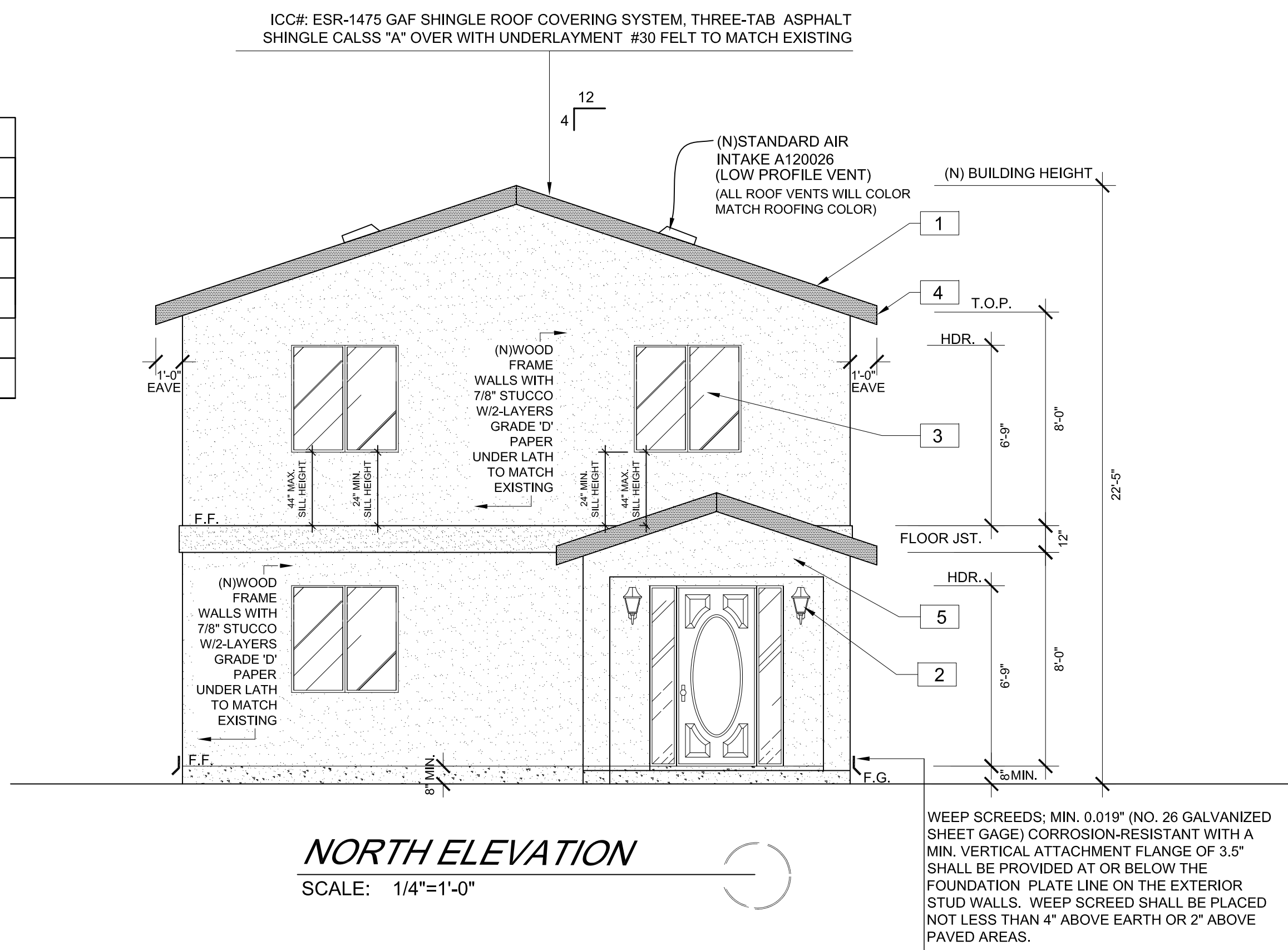


CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR
0676-0096	GAF.	Timberline Hd	Asphalt Shingle	BROWN	0.20	0.23	0.92	0.93	20	124



ELEVATION KEY NOTES

- ICC#ESR-1475 GAF SHINGLE ROOF
- EXTERIOR LED LIGHT WHITE (MOUNTED LIGHT) MODEL: 694699
- SLIDING WINDOW BY ENERY STAR
- FASCIA PAINTED WITH ULTRA PURE WHITE SEMI-GLOSS
- STUCCO PAINTED WITH # VL-W13 SENTIMENTAL BEIGE ELASTOMETRIC
- 2ND FLOOR STUCCO FOAM TRIM PAINTED WITH ULTRA PURE WHITE SEMI-GLOSS



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A-5.1
ELEVATIONS:
UNIT #2

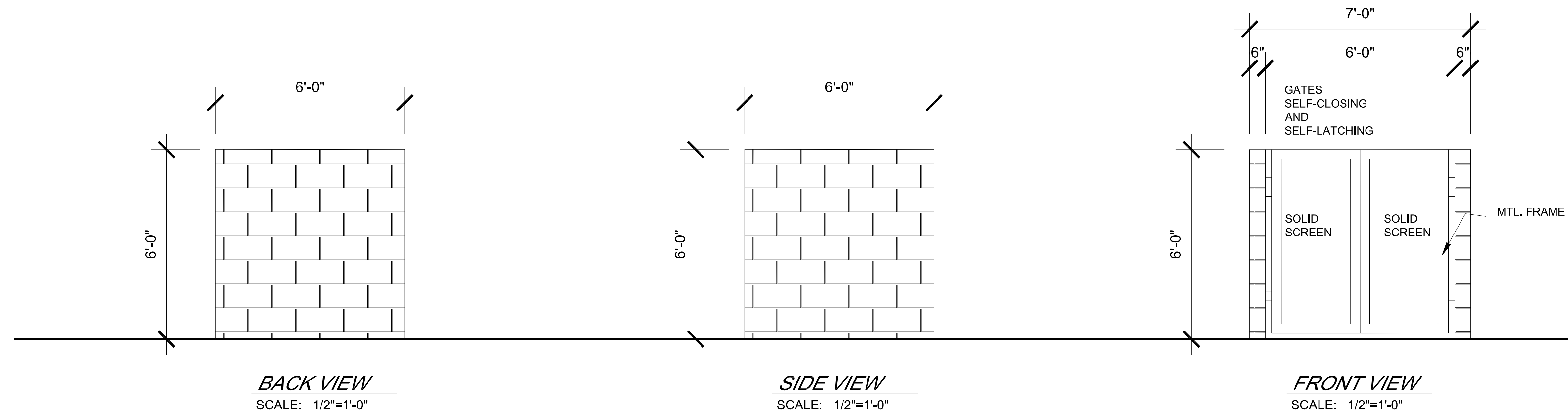


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Juan Luevano
 02/28/2025



BACK VIEW
 SCALE: 1/2"=1'-0"

SIDE VIEW
 SCALE: 1/2"=1'-0"

FRONT VIEW
 SCALE: 1/2"=1'-0"

Enclosure design and construction standards.

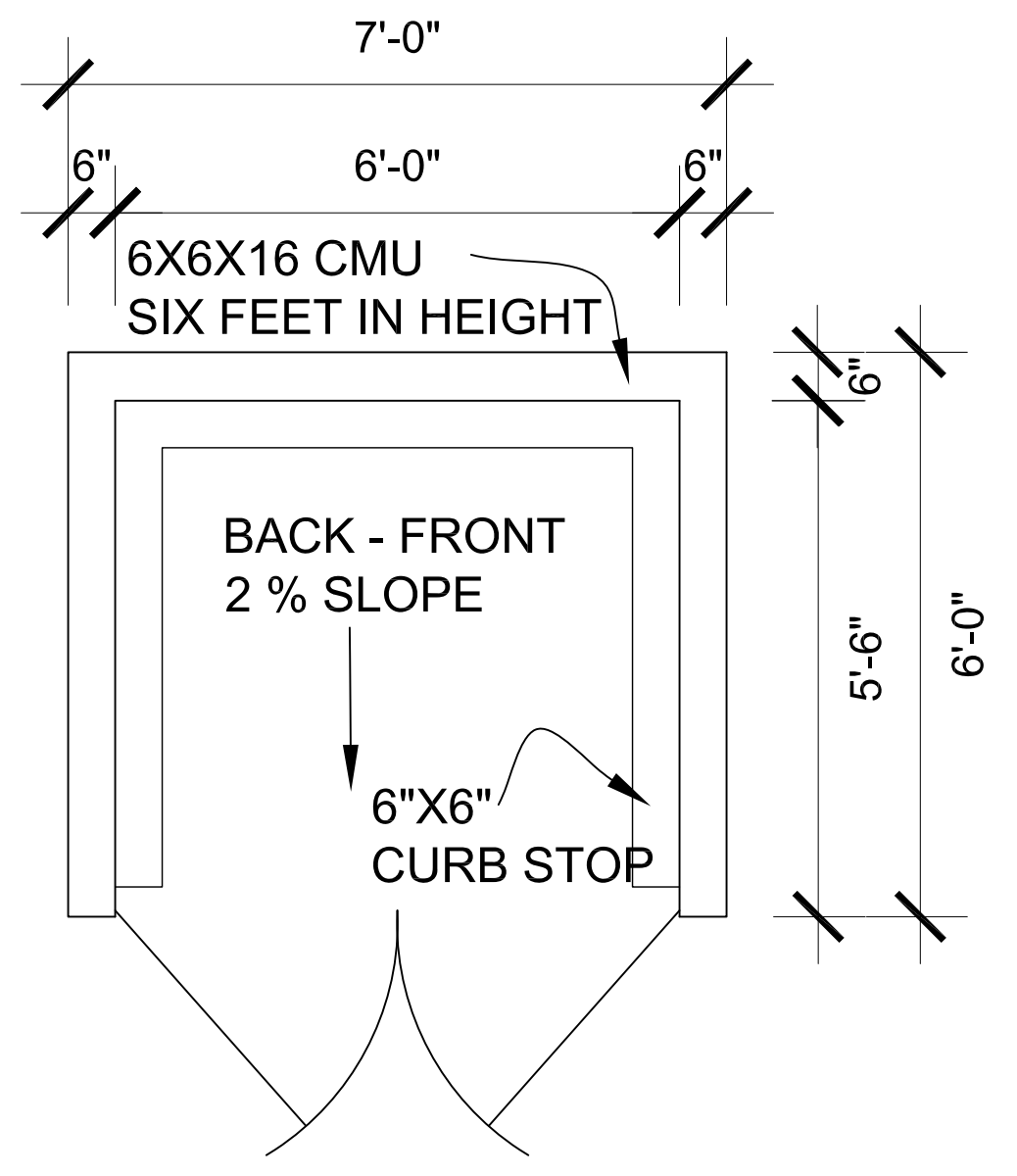
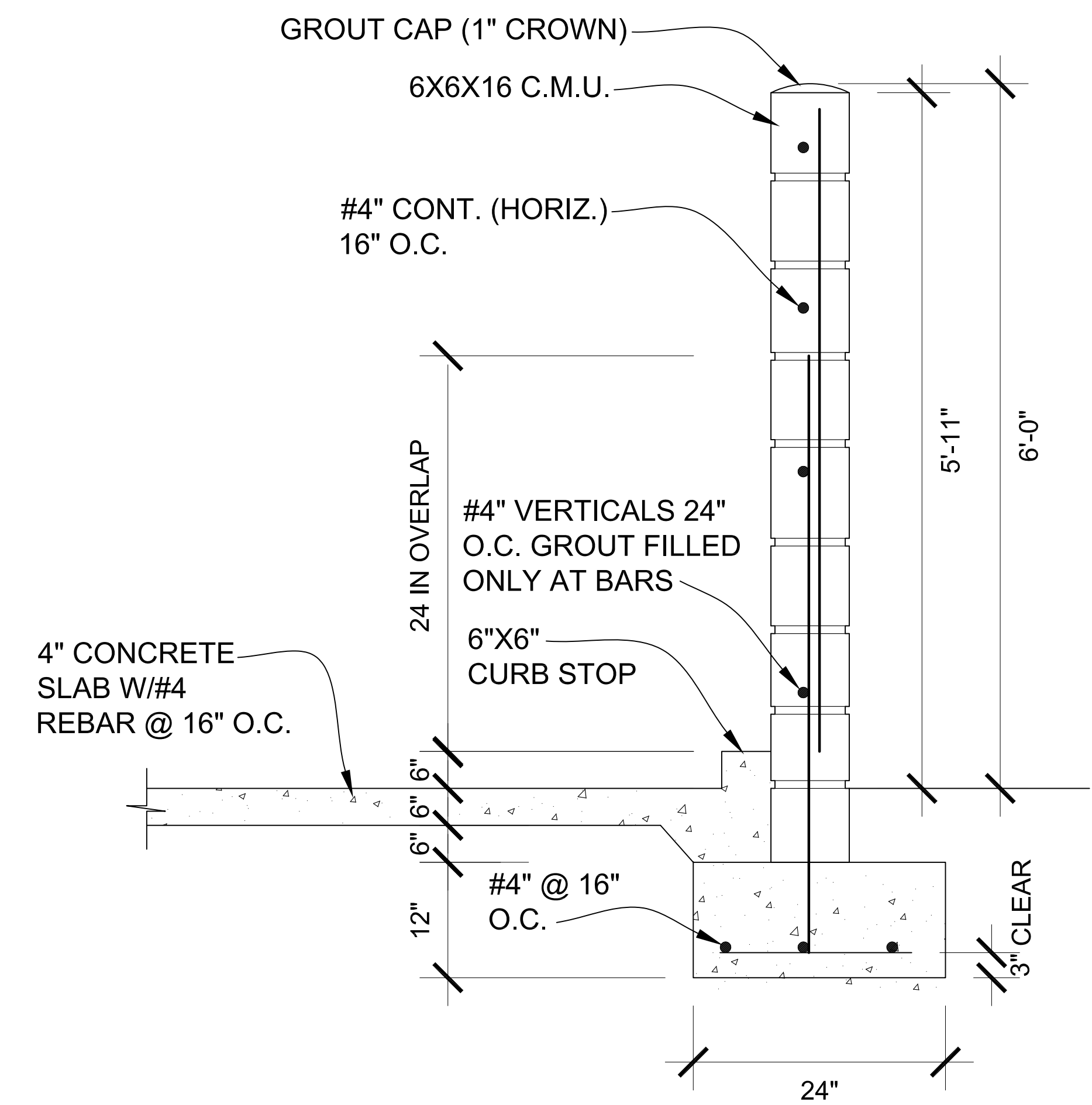
The following minimum standards shall apply to all new trash enclosures:

- A. All proposals for new trash enclosures shall be subject to review and approval by the community development director or his/her designee.
- B. No trash shall be allowed to project above the walls of the enclosure.
- C. Enclosure shall be constructed in the rear of a property unless no other area exists. If visible from the street, the enclosure shall be screened with landscaping and/or constructed to be architecturally appealing to the satisfaction of the city planner.

D. Enclosure Specifications.

1. Walls. Masonry material consistent with Chapter 9.32 BGMC, Fences, Walls and Hedges.
2. Height and Dimensions. Six feet in height, no more or less, unless an architectural feature is proposed (e.g., decorative trellis) and minimum dimension of six feet in depth by eight feet in width.
3. Gates. No chain-link; must be of solid metal material and maintained closed at all times not in use. Gates must be provided with self-closing and self-latching devices.
4. Floor. Minimum of four inches of concrete with a six-inch concrete curb surrounding the walls to prevent dumpster from damaging walls.
5. Design, Colors, and Materials. The enclosure walls, gate, and trellis must match and complement the main structure on the site. The trellis must be metal and decorative (lattice-type) in style. (Ord. 893 § 8, 2020; Ord. 806 § 1, 2007).

NOTE:
 The enclosure walls, and gate, must match and complement the main structure on the site.



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PROJECT NO.	042824P1

A-6.0
 TRASH ENCLOSURE
 ELEVATIONS, PLAN VIEW
 AND DETAIL