RESOLUTION 2018-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELL CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING THE FINDINGS OF FACT, AND APPROVING THE UPDATED GENERAL PLAN AND BICYCLE MASTER PLAN

WHEREAS, State Law requires that local agencies adopt General Plans containing specific mandatory elements; and,

WHEREAS, the General Plan is the basic planning document for the City of Bell (City); and,

WHEREAS, the City adopted a comprehensive update to the General Plan and Environmental Impact Report (EIR) in 1986, and adopted updates to the General Plan and Negative Declaration in 1996; and,

WHEREAS, State law also provides for periodic review, updates, and amendments of its various Plans; and,

WHEREAS, the City began preparation of a comprehensive update to the General Plan in 2016 that consisted of conducting numerous community outreach meetings and public meetings with the Planning Commission, and the City Council; and,

WHEREAS, the City determined that the General Plan Update and Bicycle Master Plan is a project requiring review pursuant to the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq., and that an EIR would be prepared to evaluate the potential environmental effects of the project; and,

WHEREAS, a Notice of Preparation was released for public and agency review and comment on December 8, 2017 for the General Plan Update and Bicycle Master Plan Draft EIR (SCH# 2017121022), with public comment solicitation period starting December 8, 2017, and ending on January 9, 2018; and,

WHEREAS, the City distributed a Notice of Availability for the General Plan Update and Bicycle Master Plan Draft EIR on January 15, 2018, which started a formal Public Review Period ending on March 1, 2018 (45 days); and,

WHEREAS, the Notice of Completion of the Draft EIR was also submitted to the State Clearinghouse for state agency review with Public Review Period starting January 15, 2018 and ending on March 1, 2018; and,

WHEREAS, comments received pursuant to the Public Review Period were incorporated into the Final EIR; and,

WHEREAS, the proposed General Plan Update will provide updates to the General Plan as follows:

(a) **Environmental Justice and Public Participation.** Environmental justice is a concept that calls for the impacts of plans, initiatives, and developments that are so critical to the economic wellbeing of the region to be shared by all. For
example, freeways, rail yards, the concentration of industry, and certain types of less desirable but necessary uses are too often located in lower income or minority communities. The updated General Plan adheres to an open, transparent, and collaborative process that will promote the full participation of the residents, business owners, and the property owners into the planning process.

(b) **Housing Maintenance and Rehabilitation.** The condition of the City's housing has shown improvement since the early 1990's though the recent economic downturn did result in a number of foreclosures or deferred housing maintenance by the property owners. The City's financial problems and the elimination of the Redevelopment Agency has also led to a shortage in financial resources that could otherwise be used for housing rehabilitation. Regardless, the updated General Plan will support ongoing and future efforts that promote housing rehabilitation.

(c) **Neighborhood Preservation.** The diversity and stability of the residential neighborhoods are positive factors though in recent years, new school construction has displaced large numbers of housing units. These new schools are deficient in parking and parking spill over has impacted the surrounding neighborhoods. Nevertheless, the City is rich in the diversity of housing types and styles, unlike newer suburban communities that have employed a "cookie cutter" or "one-style fits-all" approach to new housing development. The updated General Plan establishes clear policies regarding neighborhood preservation that will be the foundation for future zoning regulations and development standards.

(d) **Infill Opportunities for New Residential Development.** The diversity and stability of the City's residential neighborhoods are important issues that have already been identified. Opportunities for new housing must also be identified if the City is to meet future housing demand and conform with State housing regulations. This updated General Plan explores the opportunities for new housing. Because of the parking constraints, infrastructure deficiencies, and land use compatibility, future residential development sites are likely to be found along the major arterial roadways. Finally, the updated General Plan indicates infill opportunities for mixed-use development as a means to both revitalize the commercial corridors and provide new housing opportunities.

(e) **Commercial Revitalization.** The City of Bell is among the most densely populated cities in California. Some 36,716 persons live within the City's 2.6 square-mile land area. This compact population could re-energize the local retail and service market. This updated General Plan will ensure that sufficient land area is available to accommodate new and revitalized commercial development along the Atlantic Boulevard and Gage Avenue corridors.

(f) **Rebirth of Downtown Bell.** One of the major factors that led to the decline of the Gage Avenue "downtown" was the way Gage Avenue has undergone change in past decades. The street is no longer inviting to pedestrians and local shoppers. The updated General Plan will examine ways the Gage Avenue corridor may once again attract local shoppers. These measures may include the introduction of traffic calming measures, the possible reintroduction of angled on-street parking, investigating opportunities for public and/or shared parking, improving sidewalks, street furniture, and landscaping.
(g) **Public Infrastructure and Facilities.** The City’s infrastructure is aging and the majority of the water and sewer lines were designed to serve much lower development densities. Future land use decisions must take into account the availability of infrastructure. This updated General Plan considers opportunities for new infrastructure and other public facilities that are designed to meet the needs of the existing residents. This updated General Plan also identifies innovative ways to provide new recreational opportunities through the increased sharing (joint-use) of school facilities and the adaptive reuse of existing facilities.

(h) **Transportation.** The City of Bell and the adjacent communities of Cudahy, Maywood, and Bell Gardens, are among the most densely populated communities in California. Other than bus transit service, the area as been left out of the regional mass transit initiatives. The updated General Plan sets the stage for how the City may be connected to the regional mass transit system such as “EcoRapid-Transit.”

(i) **Goods Movement.** This updated General Plan also considers the many opportunities that present themselves in planning for future development and land uses in the City. Bell is located in the geographic center of the second largest economic and population center in the United States. The City’s proximity to the industrial center of Los Angeles and its midpoint location between the Los Angeles-Long Beach port area and downtown Los Angeles makes the City an ideal location to live and work.

WHEREAS, the Planning Commission considered the General Plan Update, Bicycle Master Plan, and EIR during noticed public hearings on February 7, 2018; and,

WHEREAS, on February 7, 2018, the Planning Commission reviewed all evidence presented both orally and in writing and recommended the City Council certify the Final EIR and approve the General Plan and Bicycle Master Plan with the added motion that the General Plan Designation for 6419 Pine Avenue (6325-015-902) change from “Medium Density Residential” to “Commercial”; and,

WHEREAS, a Community Meeting was held on April 11, 2018 for the public to consider the amendment to the General Plan, Bicycle Master Plan, and EIR; and,

WHEREAS, the City Council considered the General Plan Update, Bicycle Master Plan, and EIR during a noticed public hearing on March 28, 2018, May 9, 2018 and additional study sessions; and,

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BELL 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. The updated General Plan includes comprehensive revisions to all previous elements of the General Plan. Government Code Section 65302 requires that a general plan contain seven elements to address land use, housing, circulation, open space,
conservation, noise, and safety. The updated General Plan contains each of the seven mandatory elements as follows:

A. The Land Use and Sustainability Element indicates the general location and distribution of the existing and permitted land uses in the City. This Element also includes standards for population density and development intensity for each category of land use. The Land Use and Sustainability Element also considered issues related to urban design and economic development.

B. The Resource Management Element meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, and parks and recreation.

C. The Health and Safety Element provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Health and Safety Element include environmental hazards, noise, and environmental justice and public participation.

D. The Mobility and Circulation Element indicates the general location and the extent of existing and proposed roadway improvements and infrastructure. In addition, this General Plan also establishes policies that promote alternative forms of transportation, the creation of pedestrian-friendly streets that take advantage of the compact character of the City, and the implementation of the City of Bell Bicycle Master Plan that was prepared in conjunction with this General Plan.

E. The Housing Element evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City’s future housing need.

SECTION 3. The City Council has considered all of the evidence submitted into the record related to the certification of the Final Environmental Impact Report (EIR), adoption of the findings of fact, and the approval of the updated General Plan and Bicycle Master Plan, which evidence includes, but is not limited to:

A. All public comments received and/or submitted at, or prior to the Planning Commission public hearing and the City Council public hearing.

B. All staff reports prepared.

C. Staff and consultant’s presentations at the Planning Commission and the City Council public hearings.

D. All related documents and reports, including but not limited to the EIR, proposed updated General Plan, and Bicycle Master Plan including any exhibits thereto.

SECTION 4. Based upon the foregoing testimony, evidence, and information, and all evidence in the whole record pertaining to this matter, the City Council finds that:

A. The EIR has been prepared in compliance with the California Environmental Quality Act.
B. The EIR reflects the independent judgment of the City Council.

C. The EIR was presented to the City Council, reviewed and considered by the City Council prior to adoption of the General Plan Update and Bicycle Master Plan.

D. The complete findings for the EIR are outlined in the attached Exhibit A entitled “Findings of Fact.” These findings are hereby incorporated into this resolution and the City Council adopts these findings.

E. The updated General Plan and Bicycle Master Plan were completed in compliance with the requirements of California Government Code Section 65300 et seq.

F. The City Council reviewed and considered the updated General Plan and Bicycle Master Plan and finds that it is consistent with and reflective of the City’s continuing goals, policies, actions, and intent to adopt a General Plan for the physical development of the City.

G. The updated General Plan and Bicycle Master Plan reflect the independent judgment of the City Council.

H. The updated General Plan and Bicycle Master Plan is logical, readable, and informational.

I. The elements in the updated General Plan are internally consistent.

J. The elements in the updated General Plan are consistent with other General Plan elements.

K. The data, assumptions, and projections of the updated General Plan are consistent with those of the other elements of the General Plan.

L. The implementation measures of the updated General Plan are justified by the underlying policies of the updated General Plan.

M. All elements in the updated General Plan have equal legal status.

N. The updated General Plan and Bicycle Master Plan are consistent with State policy.

P. The updated General Plan and Bicycle Master Plan reflects the current predominant thinking of the community.

Q. The updated General Plan and Bicycle Master Plan are long term in perspective.

SECTION 5. For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes, other records of proceedings, and all evidence in the whole record pertaining to this matter, the City Council of the City of Bell hereby adopts Resolution No 2018-18, certifying the Final EIR, adopting findings of fact, and approving the updated the General Plan and Bicycle Master Plan.

SECTION 6. This resolution is effective immediately upon adoption.
PASSED, APPROVED AND ADOPTED this 9th day of May 2018.

\[Signature\]
Fidencio Joel Gallardo, Mayor

ATTEST:

\[Signature\]
Angela Bustamante, City Clerk

APPROVED AS TO FORM:

\[Signature\]
David J. Aleshire, City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that Resolution No. 2018-18 is the original resolution adopted by the Bell City Council at its regular meeting held on the 9th day of May, 2018, by the following vote:

AYES: Councilmembers Romero, Saleh, Valencia, Vice-Mayor Quintana and Mayor Gallardo

NOES: None

ABSENT: None

ABSTAIN: None

\[Signature\]
Angela Bustamante, City Clerk