



AGENDA

BELLFLOWER PLANNING COMMISSION

City of Bellflower, • 16600 Civic Center Dr. • Bellflower, Calif. 90706 • 804-1424

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Agenda Items are on file in the Planning Division and are available for public inspection during normal business hours. For your convenience, an Agenda Packet is also provided to the Clifton M. Brakensiek Library and the Agenda is also posted on the City's Website at www.bellflower.org with links to each Agenda Item (unless they are too lengthy or unavailable at the time of posting). Any supplemental material distributed to a majority of the members of the Planning Commission after the posting of this Agenda will be made available for public inspection during normal business hours in the Planning Division at City Hall, 16600 Civic Center Drive, Bellflower.

TUESDAY, JANUARY 16, 2018, 7:00 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL:**

Chairman George Franzen
Vice Chairman John Nowlin
Commissioner Wayne Brown
Commissioner Ray Hamada
Commissioner Victor Sanchez

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENT**

This is the time set aside for the public to address the Planning Commission on matters **not** listed on the Agenda. Anyone wishing to address the Planning Commission should come to the podium, be recognized by the Chair, and state your name for the record. If you wish to address the Planning Commission on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given a reasonable amount of time to address the Planning Commission.

6. **APPROVAL OF MINUTES**

None.

7. **PUBLIC HEARING**

A. **Conditional Use Permit / Use of Public Parking Lot**

Planner: Justin Tamayo

Consideration and possible action to conduct a public hearing to consider an application from Steve Phillips (representing SteelCraft) for a Conditional Use Permit, and adopt Resolution No. PC 17-25 – A Resolution approving: (1) Conditional Use Permit Case No. CU 17-11 to allow on-site and off-site sale of alcohol as an accessory use to a new 12,789-square foot food court consisting of 13, one-story tall, shipping containers arranged around a central courtyard/dining area within Area No. 3 of the Bellflower Village Overlay Zone - North (BVOZ-N) on a 15,111-square foot site located at 16500-16512 Bellflower Boulevard; and (2) the proposed commercial development to use available public parking facilities to **meet its parking requirements.**

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorical Exempt (Class 32, Section 15332) from the provisions of CEQA because the project involves in-fill development that meets the conditions to qualify for Class 32 exemption.

Recommendation to Planning Commission: 1) Open the public hearing, receive testimony, close the public hearing, consider the evidence, and adopt Resolution No. PC 17-25; or 2) Alternatively, discuss and take other action related to this item.

8. **RESOLUTIONS FOR CONSIDERATION**

None.

9. **ITEM OF CONSIDERATION**

None.

10. **CONSENT CALENDAR**

None.

11. **DIRECTOR'S REPORT ON UPCOMING AGENDA ITEMS AND SCHEDULE**

12. **COMMISSION COMMENTS/REPORTS**

13. **ADJOURNMENT**

Adjourn to the next regular meeting of the Bellflower Planning Commission at 7 p.m. on Tuesday, February 20, 2018.

Note: It is anticipated that the Bellflower Planning Commission will be dark on February 5, 2018.