



MINUTES

CITY OF BELLFLOWER

16600 Civic Center Drive • Bellflower, California 90706 • (562) 804-1424

REGULAR PLANNING COMMISSION MEETING WEDNESDAY, DECEMBER 20, 2017

1 Call to Order

Chairman Franzen called the December 20, 2017, Planning Commission Meeting to order at 7:02 p.m., at City Hall, 16600 Civic Center Drive, Bellflower.

2 Roll Call

The following members of the Planning Commission responded present to roll call:

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

City Staff participants:

Rowena Genilo-Concepcion, Interim Director of Planning and Building Services
Jason P. Clarke, Acting Planning Manager
Eliana Muñoz, Assistant Planner

Also present:

David King, Assistant City Attorney

3 Invocation

Commissioner Brown led the Invocation.

4 Pledge of Allegiance

Vice Chairman Nowlin led the Pledge of Allegiance.

5 Public Comment

John Butts, stated staff should recommend changes to the Building Code with regard to parking, and expressed the opinion that it was appalling the City has never changed the code and should bring it to the 21st Century.

For the record, Assistant City Attorney King announced that Commissioner Sanchez had arrived and joined the dais at 7:15 p.m.

6-A Approval of the November 20, 2017, Planning Commission Meeting Minutes.

It was moved by Commissioner Hamada, seconded by Commissioner Brown, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held November 20, 2017, as presented:

AYES: Commissioners - Sanchez, Hamada, Brown, Nowlin, and Chairman Franzen

6-B Approval of the November 27, 2017, Special Planning Commission Meeting Minutes.

It was moved by Commissioner Hamada, seconded by Commissioner Brown, and carried by the following roll call vote, to approve the Special Planning Commission Meeting Minutes held November 27, 2017, as presented:

AYES: Commissioners - Sanchez, Hamada, Brown, Nowlin, and Chairman Franzen

7-A Public Hearing – Consideration and possible action to conduct a public hearing to consider an application from Omar Romero for a Conditional Use Permit, and adopt Resolution No. PC 17-19 – A Resolution approving Conditional Use Permit Case No. CU 17-10 to allow on-site sale of alcohol (Type 41 License - On-Sale Beer and Wine for Bona Fide Public Eating Place) as an accessory use to an existing restaurant within the C-G (General Commercial) zone on property located at 10326 Alondra Boulevard.

Assistant Planner Muñoz briefly reviewed the staff report highlighting the history, background, and the proposed project. She indicated the applicant was present, and although the property owner was not, she was fully supportive and agreed to the conditions of approval pertaining to the property maintenance. Assistant Planner Muñoz, along with Acting Planning Manager Clarke, answered Commission questions relative to 1) hours of operation, 2) parking, 3) loading space, 4) alcohol sales, 5) outstanding permits, 6) number of employees, and 7) parking for employees.

Commissioner Hamada and Vice Chairman Nowlin stated they visited the site.

With regard to parking, Assistant City Attorney King clarified that what staff was presenting was not necessarily required; it was something that staff and the applicant worked out and the applicant agreed to.

It was moved by Commissioner Brown, seconded by Commissioner Sanchez, and carried by the following roll call vote to open the Public Hearing:

AYES: Commissioners - Sanchez, Hamada, Brown, Nowlin, and Chairman Franzen

Omar Romero, applicant, operator/owner of Taco Nazo, stated he would do whatever to comply with all the conditions, and answered Commission questions stating 1) a parking attendant would be there from 11 a.m. to 6 p.m., and a security guard will monitor the site until 4 a.m., 2) most deliveries are done before 9 a.m., 3) agreed with condition to coordinate deliveries, 4) sale of alcohol is going to be a good addition, and create a better experience for his customers, 5) the site already had an alcohol license, 6) he has 60 employees, 7) employees will be trained on various courses from sexual harassment to how to manage alcohol, and 8) he can talk to property owner regarding adding reflectors on the vacuums at the car wash.

7-A Public Hearing – CU 17-10 for 10326 Alondra Boulevard - Continued

Staff clarified the City Traffic Engineer was not aware of any current problems existing from the site onto Alondra Boulevard.

Mr. Romero further responded to Commission questions stating 1) he has been in Bellflower for 11 years, 2) they have about 2 deliveries a day, plus one more for alcohol delivery, 3) they will serve tap beer which eliminates bottle space, 4) customers have requested having beer with their meals so he wanted to give the people what they wanted, 5) reviewed the type of delivery trucks they would be utilizing, 6) the Pepsi truck comes once a week, 7) on peak hours they have 10-12 employees onsite, 8) alcohol sales will be handled by 4 employees, 9) employees walk, ride their bikes, or park on the street, 10) customers have not complained about the parking, and he was not aware of any issues occurring on the site, 11) the condition on the loading space was his only concern, 12) he wants to generate more business for the City, 13) it takes about 30 minutes to unload and receive deliveries, and briefly described the process, 14) they stock their own items, 15) he won't be show-casing alcohol as the main feature, 16) explained how they would avoid underage drinking, 17) reviewed his current and future food service process, and 18) he would utilize a ride share program for his employees if the City had one.

Interim Director Genilo-Concepcion clarified 1) the loading space was a recommendation because there was no expansion of footprint involved, and 2) Mr. Romero has not been approached by any concerned citizens with regard to parking, however, staff received comments from a concerned resident which is indicated on page 3 of the staff report.

Mr. Butts stated 1) traffic and parking are a problem in that area, due to all the activity there, 2) because of the current code you cannot require the applicant to add more parking spaces, 3) the smaller restaurant should be demolished and the City should contact the property owner to have the car wash removed to create more parking, 4) staff is not looking at the right type of businesses for that location, 5) allowing alcohol there is going to create more of a problem due to "wacko drunks" who don't know when to quit, and the heavy traveled streets, 6) it's almost impossible to access parking and get trucks in and out of that area, 7) there are potential law suits waiting to happen, 8) he likes the restaurant and does not feel the City is doing their due diligence in looking into this far enough, 9) the business has cleaned up the area and "chased some of the homeless out," and 10) the City should help the applicant so he doesn't get into trouble, and also protect itself because if someone gets hurt, it will fall on the City's shoulders.

Speaking in rebuttal, Mr. Romero stated 1) he was not able to submit request to upgrade and take over the existing venue, 2) reiterated the site already had an alcohol license, 3) there is sufficient parking for the amount of square footage on the site, 4) asked why he was getting persecuted for having a successful business, 5) he has done everything and will do whatever to make this succeed, 6) Mr. Butts has good points, there is a lot that can be done to improve the area, but there are other ways to fix the traffic issue than to not give him a beer and wine license because the traffic is already there.

Without objection, it was moved by Commissioner Sanchez and seconded by Commissioner Brown, to close the public hearing.

Interim Director Genilo-Concepcion along with Assistant City Attorney King clarified the Commission's amended conditions which include: 1) the security guard be referenced, 2) the word "must" be changed to "should" on Condition No. 12, 3) Section 5 of PC 17-19 be corrected to read "... the site has 27 ~~33~~ existing parking...", 4) remove wheel stops on parallel parking spaces, 5) include reflectors on vacuums at the carwash, 6) although not a condition, directed staff to work with the applicant to install bike racks, and 7) proposed parking space #30, and striped area next to it be removed and replaced with loading space no less than 10' x 20' and 14' height, and would be used when feasible.

7-A Public Hearing – CU 17-10 for 10326 Alondra Boulevard - Continued

Without objection, Chairman Franzen re-opened the Public Hearing.

In response to Commission questions, Mr. Romero clarified that loading could occur before or after operating hour. He stated deliveries such as UPS usually park on the street or next to the building on the west side, and he would like to create his store into a faster restaurant and is actually submitting plans to allow curb services access for people who want to pick up large orders.

A discussion ensued between Mr. Romero, the Commission, and staff relative to the loading zone location.

Chairman Franzen closed the Public Hearing.

It was moved by Vice Chairman Nowlin, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 17-19 approving Conditional Use Permit Case No. CU 17-10 subject to findings and with conditions as amended: 1) the security guard be referenced, 2) the word "must" be changed to "should" on Condition No. 12, 3) Section 5 of PC 17-19 be corrected to read "... the site has 27 ~~33~~ existing parking...", 4) remove wheel stops on parallel parking spaces, 5) include reflectors on vacuums at the carwash, 6) although not a condition, directed staff to work with the applicant to install bike racks, and 7) proposed parking space #30, and striped area next to it be removed and replaced with loading space no less than 10' x 20' and 14' height, and would be used when feasible:

AYES: Commissioners - Sanchez, Hamada, Nowlin, and
Chairman Franzen
NOES: Commissioner - Brown

8 Resolutions for Consideration

None.

9 Items of Consideration

None.

10 Consent Calendar

None.

11 Director's Report on Upcoming Agenda Items and Schedule

Interim Director Genilo-Concepcion briefly reviewed the Upcoming Agenda Item Schedule.

12 Commission Comments/Reports

The Commission made various comments and reports.

13 **Adjournment**

Without objection, Chairman Franzen adjourned the meeting at 9:24 p.m. to the next Planning Commission meeting on Tuesday, January 16, 2017. **The Bellflower Planning Commission will be dark first meeting in January 2018.**

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved: February 20, 2018