



AGENDA

BELLFLOWER PLANNING COMMISSION

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

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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, FEBRUARY 20, 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**

A. Minutes of the Regular Planning Commission Meeting held December 20, 2017.

B. Minutes of the Special Planning Commission Meeting held January 16, 2018.

7. **PUBLIC HEARING**

- A. **Mitigated Negative Declaration/Zone Change/Precise Plan/Development Review/
Tentative Map**
Planner: Jason P. Clarke

Consideration and possible action to conduct a public hearing to consider an application from Kim Prijatel (City Ventures LLC) for a Mitigated Negative Declaration, a Zone Change, a Precise Plan, a Development Review, and a Tentative Map; and adopt Resolution No. PC 17-21 – A Resolution recommending the City Council adopt Mitigated Negative Declaration No. MND 17-03, and approve Zone Change Case No. ZC 17-03 to change the zone from M-1 (Light Industrial District) to M-1 PD (Light Industrial Planned Development) Overlay Zone; Precise Plan Case No. PP 17-02 and Development Review Case No. DR 9-17-8380 for a two- and three-story, mixed-use project consisting of 29-unit residential condominium units and a 1,603-square foot commercial space; and Tentative Map No. TT 77198 to subdivide an existing 66,516-square foot lot for condominium purposes on property located at 9958 Artesia Boulevard

An environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA). An Initial Study and a Mitigated Negative Declaration have been prepared, which were made available for public review from January 29, 2018 through February 17, 2018. Based on the environmental assessment, the proposed project, and the recommended mitigation measures, the project is not anticipated to have a significant impact on the environment.

Recommendation to Planning Commission: 1) Open the public hearing, receive testimony, close the public hearing, consider the evidence, and adopt Resolution No. PC 17-21; or 2) Alternatively, discuss and take other action related to this item.

8. **RESOLUTIONS FOR CONSIDERATION**

None.

9. **ITEM OF CONSIDERATION**

- A. **Time Extension**
Planner: Eliana Muñoz

Consideration and possible action to consider an application from Ramesh “Ray” Ahir for a Time Extension for a Conditional Use Permit, Variance and Development Review; and adopt Resolution No. PC 18-02 – A Resolution approving a one-year time extension for Conditional Use Permit Case No. CU 16-09, which allowed for the development of an approximate 39,239-square foot, 4-story (63’-8” high), 56-guest room hotel, a 180-day time extension for Variance Case No. V 16-03 to allow 6% landscaping coverage of the property instead of the minimum required 10% landscaping coverage and to allow 20 parking spaces at 15’-0” and 1 parking space at 16’-0” lengths for 21 parking spaces instead of the minimum required 18’-0” length, and a one-year time extension for Development Review Case No. DRB 11-16-7594 to consider the development of the property with said hotel within the M-1 (Light Industrial) District for the property located at 9253 Artesia Boulevard.

The time extension is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.) because the project is an administrative action that will not result in direct or indirect physical changes in the environment. A Categorical Exemption (§ 15332 as Class 32 - In-Fill Development Projects) was adopted by the Planning Commission when CU 16-09 was approved on February 6, 2017.

9. **ITEM OF CONSIDERATION** – Continued

A. Time Extension for CU 16-09/V 16-03/ DRB 11-16-7594

Recommendation to Planning Commission: 1) Take documentary and testimonial evidence; after considering the evidence, adopt Resolution No. PC 18-02; or 2) Alternatively, discuss and take other action related to this item.

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 Monday, March 5, 2018.