



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING TUESDAY, JANUARY 16, 2018

1 Call to Order

Chairman Franzen called the January 16, 2018, Planning Commission Meeting to order at 7:00 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
Commissioner Victor Sanchez

City Staff participants:

Rowena Genilo-Concepcion, Interim Director of Planning and Building Services
Jason P. Clarke, Acting Planning Manager
Justin Tamayo, 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

None.

6 Approval of Minutes.

None.

- 7-A Public Hearing – 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.**
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Assistant Planner Tamayo briefly reviewed the staff report highlighting the history, background, and the proposed project, and along with Interim Director Genilo-Concepcion, answered and clarified Commission questions and comments relative to 1) the Type 23 Alcohol License, 2) hours of operation, 3) how Department of ABC determines the allowable number of licenses in a census tract, and 4) Condition 23 of Resolution No. PC 17-25.

Without object, it was moved by Commissioner Brown, and seconded by Vice Chairman Nowlin, to open the Public Hearing.

Martin Howard, Managing Member for SteelCraft Bellflower, briefly reviewed SteelCraft Bellflower's concept and proposal, and stated 1) the project was open to all walks of life, 2) it is a growth of their Long Beach project, 3) they are currently working on recruitment of different vendors, 4) 80% of the vendors are already signed-up, and 5) briefly reviewed the project's timeline.

Speaking in favor of the project:

James Cody Birkey, 9636 Maple Street, stated 1) he was on the Board of Trustees at Cerritos College, and VP at JLL, which works with cities, colleges, and universities to revitalize specific sites, 2) appreciated SteelCraft's vision and what it brings to the community, 3) appreciated the way SteelCraft is looking to integrate local businesses into the project which makes it more exciting and healthy for the community.

Manny Salgado, 16111 Eucalyptus Avenue, stated 1) he was a proud resident of Bellflower, 2) supports SteelCraft because it is exciting to see energy and movement happening in the Downtown, 3) he works caddy-corner to the site so he is very excited, and 4) looks forward to taking church family there.

Aaron Bankhead, owner of townhome in Belmont Court, 16632 Bellflower, stated 1) he has lived in Belmont Court for 4 years, and has seen a lot of empty buildings in the area, 2) took his townhome off the market once he saw SteelCraft was coming, 3) he has visited the other SteelCraft locations and has seen what it has done for those cities, and 4) it is definitely what the City needs, and he knows what it is going to do for the value of the homes.

Andrew Nishimoto thanked the Commission for sacrificing their time to be here tonight, and stated 1) he has been connected to SteelCraft and its founders since the beginning, 2) SteelCraft's vision is not only for business but for the mission of the project, 3) the project is community-minded, 4) it will bring job opportunities to Bellflower, and opportunity for college students to work in the City, and instead of fleeing Bellflower, they may decide to settle here, and 5) he is excited to see the City's support of this project.

For the record, Interim Director Genilo-Concepcion stated staff received two opposition letters which were included in the staff report and referenced as Attachment G.

7-A Public Hearing - CU 17-11 - Continued

In response to Commission questions, Mr. Howard responded 1) it would only be 1 floor and explained reason for not having a second floor, 2) the Garden Grove location was larger, 3) they plan to open at 6 a.m. for coffee and breakfast sales, 4) he stated he was excited about Bellflower and commended staff and Director DellaLonga for all their help, 5) it has been a positive experience for SteelCraft, and Bellflower has been wonderful to work with, 6) they expect to open in 6 months, 7) Streetfest is on their calendar, 8) briefly reviewed how they came up with their estimated 2 p.m. peak hour and parking trend, 9) reviewed average time people stay during weekdays and weekends, and 10) their goal is to become a community asset to Bellflower, and they look at themselves as community partners and look forward to accomplishing their goal.

Following discussion, and without objection, Chairman Franzen closed the Public Hearing.

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 17-25 approving Conditional Use Permit Case No. CU 17-11 subject to findings and with conditions as presented:

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

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 8:03 p.m. to the next Planning Commission meeting on Tuesday, February 20, 2018. **The Bellflower Planning Commission will be dark on February 5, 2018.**

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved: February 20, 2018