



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING TUESDAY, FEBRUARY 20, 2018

1 Call to Order

Chairman Franzen called the February 20, 2018, Planning Commission Meeting to order at 7:04 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

Also present:

David King, Assistant City Attorney

3 Invocation

Commissioner Hamada led the Invocation.

4 Pledge of Allegiance

Commissioner Sanchez led the Pledge of Allegiance.

5 Public Comment

Ms. Rochelle Fluger wished to speak on a Public Safety matter, and Commissioner Hamada advised her that meeting was being held in the Greenroom.

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

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

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

6-B Approval of the January 16, 2018, Special Planning Commission Meeting Minutes.

It was moved by Commissioner Brown, seconded by Commissioner Hamada, and carried by the following roll call vote, to approve the Special Planning Commission Meeting Minutes held January 16, 2018, as presented:

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

Without objection, Chairman Franzen requested that Item 9-A be brought forward.

9-A Time Extension – 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 property located 9253 Artesia Boulevard.

Acting Planning Manager Clarke reviewed the staff report highlighting the history, background, and the proposed project.

Ken Patel, the applicant, 1) briefly reviewed their request, 2) stated their goal to submit full drawings for review and approval within 30-45 days, and 3) answered Commission questions.

It was moved by Commissioner Sanchez, seconded by Commissioner Brown, and carried by the following roll call vote, to adopt Resolution No. PC 18-02 approving a one-year time extension for CU 16-09 and DRB 11-16-7594, and a 180-day extension for V 16-03, as presented:

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

7-A Public Hearing – 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.

Chairman Franzen announced he would recuse himself from Item 7-A as his firm represented the buyer in this particular transaction. He left the dais at 7:21 p.m.

7-A Public Hearing - MND 17-03, ZC 17-03, PP 17-02, DR 9-17-8380, and TT 77198 for 9958 Artesia Boulevard - Continued

Acting Planning Manager Clarke briefly reviewed the staff report highlighting the history, background, the proposed project, and showed a video, put together by the applicant, showing the entire project. He, along with Interim Director Genilo-Concepcion, answered Commission questions and comments relative to 1) the dedicated parkland and who would be responsible to maintain it, 2) what the HOA maintains, 3) the public art, 4) what happens if the park land dedication is approved, 5) whether there were any plans to subdivide the property, 6) the shared parking analysis, 7) mixed-use zoning, 8) possibility of a new bus stop shelter and who would maintain it, 9) the RHNA numbers, 10) concerns about future parking issues, 11) replacing the word "complaint" on pages 8, 19, and 21 of the staff report to "compliant," 12) removing the duplicated word "M-1 PD" on page 1 of the staff report, 13) whether the project was earthquake safe, 14) if a housing stock list was available, and 15) clarified Approval No. 56.

Kim Prijatel, V.P. of Development for City Ventures, the applicant, stated she was glad the Commission viewed the video presentation because it gave a good representation on why it was important to tie up the property and create a larger development that transformed the entire area. She briefly reviewed the proposed project, and answered Commission comments and questions relative to 1) the public dedication area, 2) the bus shelter, 3) working with METRO to show they have provided seating as part of the public open space, 4) location of the Public Art, and stated they worked hard to find material that was difficult to deface, 5) the art pieces would be lighted, 6) they wanted to create a pathway in the back that would be inviting to the public, 7) briefly reviewed the art work at Bellflower 4, 8) both projects will join streets and share parking, 9) the fire lane requirements are included in the CC&Rs and the HOA is aware they are stringent in placing language that restricts people from parking there, 10) a disclosure is in all their documents stipulating that cars need to be parked in the garage, and garages are not to be used for storage, 11) guest parking is only for guests, 12) they make sure people understand what parking is available and if it doesn't suit their needs then it is probably not the right fit for them, 13) they tried to purchase the tire shop property but the owner was not interested in selling, 14) addressed maintenance issues, 15) discussed the trash enclosure, stating it was only for the commercial units, and Bellflower 4 and 3 will share the locked trash enclosure, 16) the residential units will each have 2 trash bins, and 17) they have not received any complaints regarding trash pick-ups from Projects 1 or 2.

With regard to Phase 1 and 2, Acting Planning Manager Clarke stated the analysis did not call out any mitigation issues.

Ms. Prijatel further answered Commission questions relative to 1) if any units had been sold, 2) the commercial units, and 3) the benefits of using solar panels.

A discussion ensued between the Commission, Assistant City Attorney King, Ms. Prijatel, and staff relative to 1) the public area, 2) a bus stop, 3) a bicycle rack, and 4) if a BBQ area could be placed if the park dedication was not approved.

Following discussion, Interim Director Genilo-Concepcion clarified the only amendments would be 1) in the staff report replace the word "complaint" on pages 19, and 21, with the word "compliant," and remove the duplicated word "M-1 PD" on page 1, and 2) include language the HOA will maintain the park land area if accepted as a dedicated park land.

7-A Public Hearing - MND 17-03, ZC 17-03, PP 17-02, DR 9-17-8380, and TT 77198 for 9958 Artesia Boulevard - Continued

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 17-21 recommending approval of Mitigated Negative Declaration No. MND 17-03, Zone Change Case No. ZC 17-03, Precise Plan Case No. PP 17-02, Development Review Case No. DR 9-17-8380, and Tentative Map Case No. TT 77198 subject to findings and with conditions as amended to: 1) in the staff report replace the word "complaint" on pages 19, and 21, with the word "compliant," and remove the duplicated word "M-1 PD" on page 1, and 2) include language the HOA will maintain the park land area if it is accepted as a dedicated park land:

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

Chairman Franzen rejoined the dais at 8:39 p.m.

8 Resolutions for 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 8:55 p.m. in memory of former Planning Commissioner Paul Benjamin.

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved: April 2, 2018