



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING MONDAY, MAY 21, 2018

1 Call to Order

Chairman Franzen called the May 21, 2018, Planning Commission Meeting to order at 7:03 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 John B. Nowlin
Vice Chairman Wayne Brown
Commissioner George Franzen
Commissioner Ray Hamada

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 Hamada led the Invocation.

4 Pledge of Allegiance

Commissioner Franzen led the Pledge of Allegiance.

5 Public Comment

None.

For the record Chairman Nowlin indicated that Commissioner Sanchez joined the dais at 7:05 p.m.

6 Approval of Minutes

None.

7-A Conditional Use Permit - Consideration and possible action to conduct a public hearing to consider an application from Bahram Badiyi of Mcclellan Badiyi Associates (representing Obed Brito of Faro De Vida Iglesia Cristiana) for a Conditional Use Permit, and adopt Resolution No. PC 17-11 – A Resolution approving Conditional Use Permit Case No. CU 17-08 to allow an expansion to the sanctuary and seating area of an existing religious facility within the R-3 (Multiple Residential) zone located at 9740 Park Street

Assistant Planner Tamayo briefly reviewed the staff report highlighting the history, background, and the proposed project. For the record, Assistant Planner Tamayo pointed out the following corrections to the staff report: 1) page 1, Public Notices, should indicate that staff did not receive any correspondence pertaining to this project, 2) page 3, first paragraph, the dates identified are submittal and resubmittal dates, and not when the project was deemed complete or incomplete, 3) page 3, Site Configuration, indicated the religious institution has been operating since 1996, however the site had been utilized as a religious facility prior to 1996, 4) the submittal on January 4, 2018, was deemed incomplete on February 5, 2018, and he noted that the detailed project timeline could be found on page 18, and 5) in the staff report there are C-G zone references, however, those development standards are not applicable as the proposed site is zoned R-3. He further stated a revised Resolution and Exhibit have been placed on the dais for the Commission's review.

Commissioner Hamada stated he visited the site.

Assistant Planner Tamayo, along with Assistant City Attorney King, and Interim Planning Director Genilo-Concepcion answered Commission questions relative to 1) if any comments were received regarding any parking violations or traffic issues, 2) valet and tandem parking, and 3) storm water requirements.

A discussion ensued between staff and the Commission relative to valet parking. Interim Planning Director Genilo-Concepcion stated Condition 12, with regard to valet, can be amended to say the southernmost 3 tandem parking spaces are for staff only.

For the record, Obed Brito, the applicant, answered Commission questions and comments stating: 1) he was board member/treasurer/administrator of the church, 2) the reason they want valet is because they have staff that comes in early and leaves late, 3) valet parking would be controlled by a church member, 4) they want to maximize the use of the parking lot, 5) no one parks on the street, 6) two neighbors allow them to use their lot and a contract has been made, however, the neighbors have not returned the sign copy, 7) currently, they do not plan to change their service times, 8) they plan to maintain the property which includes fixing the fence and pavement, 9) they have no intension of videotaping their services, 10) they plan to maintain the current architecture, 11) he did not know how old the AC unit was, 12) he agreed to all the conditions, including the amendment to Condition 12, and stated most of the conditions have already been met, and 13) they did not have church vehicles.

Bahram Badiyi, the Architect for the project, stated 1) they are happy and blessed to be part of the project, 2) they plan to follow and enhance the current architecture, 3) they want to make good use of the site to increase seating and parking, 4) they want to create a nice social focal point in the area, and 5) staff has been very helpful.

Noting that there was no one else wishing to give testimony, Chairman Nowlin closed the Public Hearing.

7-A Public Hearing – CU 17-08 for 9740 Park Street – Continued

Interim Planning Director Genilo-Concepcion clarified Condition 12 would be amended to read “prior to finalizing Building Permit, the property owner must provide signage designating the 3 southern tandem spaces for staff use only.”

A discussion ensued between the Commission, and staff relative to 1) mechanical screening and 2) landscaping and street trees. Interim Planning Director Genilo-Concepcion clarified that mechanical screening is per code in the R-3 zone, and street trees are addressed as part of the plan check process.

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 17-11 approving Conditional Use Permit Case No. CU 17-08, subject to findings and with conditions as amended:

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

8 Resolutions for Consideration

None.

9 Item of Consideration

None.

10 Consent Calendars

None.

11 Director’s Report on Upcoming Agenda Items and Schedule

Interim Director Genilo-Concepcion briefly reviewed the Upcoming Agenda Item Schedule, and answered questions relative to the corner of Artesia and Bellflower Boulevards (the new In-N-Out location), and the Bellflower Station Specific Plan.

12 Commission Comments/Reports

The Commission made various comments and reports.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 7:49 p.m. to the next meeting at 7 p.m. on Monday, June 4, 2018.

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved: June 4, 2018