



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING

MONDAY, MAY 7, 2018

1 Call to Order

Chairman Franzen called the May 7, 2018, 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 John B. Nowlin
Vice Chairman Wayne Brown
Commissioner George Franzen
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
Eliana Muñoz, Assistant Planner

Also present:

David King, Assistant City Attorney

3 Invocation

Commissioner George Franzen led the Invocation.

4 Pledge of Allegiance

Commissioner Victor Sanchez led the Pledge of Allegiance.

5 Public Comment

None.

6-A Approval of the April 2, 2018, Planning Commission Meeting Minutes.

It was moved by Commissioner Hamada, seconded by Commissioner Franzen, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held April 2, 2018, as presented:

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

7 Public Hearings

None.

8 Resolutions for Consideration

None.

9-A Study Session to consider future amendments to the Bellflower Municipal Code (BMC) pertaining to “Recycling Facilities,” “Recycling Centers,” “Collection Centers,” and “Collection Centers (recyclable materials)” within the City’s jurisdiction. The study session will discuss possible amendments to the BMC including, without limitation, adding definitions, development standards, and operational standards.

Assistant Planner Muñoz briefly reviewed the staff report highlighting the history, background, and the proposed consideration.

Discussion ensued between the Commission, Assistant City Attorney King and staff relative to 1) the number of recycling centers in the City, 2) CR&R services, 3) C&D Waste Management, 4) theft of copper wiring and piping at vacant buildings or construction sites, 5) recycling facility reporting requirements, 6) security, 7) zoning, 8) property maintenance, 9) parking, 10) noise generated by these facilities, 11) required lot size, 12) loading area for shipping and materials collected, 13) hours of operation, 14) community recycling programs, 15) recycle centers located on grocery store lots, 16) inspections, 17) I.D. check for certain type of materials recycled, 18) permitted and non-permitted uses, 19) standalone recycling containers, 20) the Bellflower Recycling Center, 21) residential recycling bins, 22) loitering, 23) definitions, and 24) the Moratorium and Urgency Ordinance pertaining to recycling facilities.

For the record, Interim Planning Director Genilo-Concepcion pointed out that the staff report indicated the City of Paramount did not have large recycling facilities, however, Commissioner Franzen and Chairman Nowlin stated there were in fact existing large facilities there. She indicated the staff report could not be changed; however, it would be reflected on the minutes.

Following a discussion, Interim Planning Director Genilo-Concepcion briefly recapped the Commissions suggestions: 1) that larger recycling facilities, other than those required by the State, be conditionally permitted in the M-1 zone, 2) that conditionally permitted facilities in the C-G zone be inside of a building, such as a grocery store rather than in a parking lot, and 3) exempting community recycling program.

10-A Receive and File Release of “Affidavit of Non-Severance” for properties located at 9532 and 9542 Flower Street (APNs 7110-014-032 and 7110-014-029)

Assistant City Attorney King advised Vice Chairman Brown if he lived within 300 feet of the subject property, that he should recuse himself.

Vice Chairman Brown and Commissioner Sanchez recused themselves from Agenda Item 10-A as they both lived within 300 feet of the subject property.

10-A Receive and File “Affidavit of Non-Severance” - Continued

For the record, Chairman Nowlin indicated that Vice Chairman Brown and Commissioner Sanchez left the dais at 8:15 p.m.

Following discussion, and without objection, Item 10-A was Received and Filed.

For the record, Chairman Nowlin indicated that Vice Chairman Brown and Commissioner Sanchez rejoined the dais at 8:23 p.m.

11 Director’s Report on Upcoming Agenda Items and Schedule

Interim Director Genilo-Concepcion briefly reviewed the Upcoming Agenda Item Schedule, and at Chairman Nowlin’s request, answered questions regarding the Bellflower Station Specific Plan, and the TOD (Transit Oriented Development).

12 Commission Comments/Reports

There were no comments or reports given by the Commission.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 8:34 p.m. to the next meeting at 7 p.m. on Monday, May 21, 2018.

Attest:

Rowena Genilo-Concepcion, Interim Secretary

Approved: June 4, 2018