



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING MONDAY, JUNE 18, 2018

1 Call to Order

Chairman Nowlin called the June 18, 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:
Jason P. Clarke, Acting Planning Manager
Kathryn Brun, Assistant Planner

Also present:
David King, Assistant City Attorney

3 Invocation

Commissioner Hamada led the Invocation.

4 Pledge of Allegiance

Vice Chairman Brown led the Pledge of Allegiance.

5 Public Comment

None.

6 Approval of Minutes

None.

- 7-A **Use Determinations/ Minor Conditional Use Permit/ Conditional Use Permit – Consideration and possible action to conduct a public hearing to consider an application from John Giries (representing The Stand Up Comedy Theatre) for a Use Determination, Minor Conditional Use Permit, and Conditional Use Permit and adopt Resolution No. PC 18-08 – A Resolution approving (1) a Use Determination that a proposed comedy theater is similar to: (a) other public assembly uses that are subject to a Minor Conditional Use Permit if the total gross floor area is less than 5,000 square feet, and (b) other uses with incidental on-site sale of alcohol within the Town Center (TC) District; (2) Minor Conditional Use Permit Case No. MCU 18-01 to allow a 2,650 square foot comedy theater within an existing building; and (3) Conditional Use Permit Case No. CU 18-05 to allow on-site sale of alcohol (Type 48 – On Sale General for Public remises) as an incidental use to the comedy theater.**
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Assistant Planner Brun briefly reviewed the staff report highlighting the history, background, and the proposed project. She along with Assistant City Attorney King answered Commission questions relative to 1) seating, 2) sale of alcohol, 3) the rail between Sections S and K of the floor plan, 4) WCAF's status, 5) parking, 6) Public Safety's review, 7) proposed recording studio, 8) Public Works' review, 9) cueing of patrons, 10) public access, 11) 2-drink minimum, 12) possibility of having prepared food or catered service, 13) if patrons are allowed to stay and drink after the show, 14) age requirement, 15) exits and entrances, 16) design of bar door, 17) marketing material to reference available parking, and 18) Condition No. 43 (Valid I.D.).

Without objection, Chairman Nowlin opened the Public Hearing.

John Giries, The Stand Up comedy Theatre, the applicant, thanked the City, and stated: 1) the proposed plan is important business especially with all the changes that are occurring through-out the City, 2) it is a unique business model, that not all cities have, 3) 30% of adults use ride sharing such as Uber and Lift which would be a key component to eliminate parking congestion, 4) most cities who have comedy theatres have flourished, and this business would bring visitors that normally would not come to Bellflower, and 5) it would be a perfect opportunity to show and say to neighboring cities "hey we are here and on the map."

Mr. Giries answered Commission questions relative to 1) their floor plan, and seating, 2) purpose of using moveable chairs and rectangular tables, 3) occupancy, 4) purpose of middle railing, 5) the greenroom, 6) exits and entrances, 7) doorways, 8) food sales, 9) 2-drink minimum, which include alcohol and non-alcohol drinks, 10) exterior improvements, 11) his work experience, 12) his Stand Up Magazine, 13) their Start-Up Capitalization, and 15) anticipated patrons.

Cecilia Worley, stated 1) she works as a hair dresser/barber on Oak Street, 2) has an employee that she is encouraging to go to the theatre because he is very funny, 3) believes this will be a good thing and bring more people to the City, 4) it will be a great addition with the new Steel Craft project and other City events, and 5) this project would be really nice for the community and people should laugh.

A discussion ensued between, the Commission and Mr. Giries relative to reconfiguring seats, 14, 15, 26, 27, 39, and 50 so as to not obstruct the patrons' view of the stage, and Mr. Giries stated they will look into optimizing the seating to ensure no one feels claustrophobic or not part of the show.

Without objection, it was moved by Commissioner Sanchez, and seconded by Commissioner Hamada, to close the Public Hearing.

In response to Chairman Nowlin's question, Mr. Giries stated he had read and agreed to all the conditions in the staff report.

7-A Public Hearing - Use Determinations/MCU/CUP (The Stand Up Comedy) – Continued

In response to Chairman Nowlin's question, Assistant Planner Brun clarified that the project was contingent upon a Zone Ordinance Text Amendment.

Assistant City Attorney King clarified that Condition No. 28 allows the applicant to make changes to the floor plan with City approval, so from his perspective, the Commission is not necessarily approving the plans as they stand. He stated he believes the applicant will take the Commission's comments into consideration, and staff will have to approve any changes to the plan at a future date.

At Commissioner Sanchez's request, Assistant City Attorney King clarified the amended conditions to include: 1) Condition No. 27 be amendment to require proper signage for the exit door, and 2) Condition No. 29 be amended to prohibit standing audience.

It was moved by Commissioner Sanchez, seconded by Vice Chairman Brown, and carried by the following roll call vote, to adopt Resolution No. PC 18-08, approving two Use Determinations, Minor Conditional Use Permit Case No. MCU 18-01, Conditional Use Permit Case No. CU 18-05, all subject to findings and with conditions as amended to include that 1) Condition No. 27 require proper signage for the exit door and 2) Condition No. 29 include standing audience be prohibited:

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

Acting Planning Manager Clarke briefly reviewed the Upcoming Agenda Item Schedule.

Discussion ensued between the Commission, Assistant City Attorney King, and staff regarding going Dark on July 2, 2018, and adjourning tonight's meeting to the July 16, 2018, meeting.

Assistant City Attorney King reviewed proposed Senate Bill SB 831 which would broaden the accessory dwelling unit use, and stated they would be bringing this item back to the Commission if it becomes law.

12 Commission Comments/Reports

The Commission made various comments and reports.

Chairman Nowlin commended Assistant Planner Brun on her first presentation.

Noting that Economic Director Jim DellaLunga was in the audience, Chairman Nowlin asked him to come forward. Direct DellaLunga stated The Comedy Store has been 3 years in the making, and gave a brief background of the project. He addressed Commission concerns and questions and gave a brief update on 1) Woodruff Avenue and Artesia Boulevard behind the Sizzler, 2) Bellflower and Artesia Boulevard, 3) Aldi's and the old Ralph's property on Bellflower Boulevard, 4) the old Stater Brothers property on Lakewood and Artesia Boulevards, and 4) along with Acting Planning Manager Clarke briefly updated the Commission on the Transit Oriented District (TOD), and the RFP submittal for the Greek Market property.

The Commission commended Director DellaLunga for all their hard work in getting new business in the City.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 8:38 p.m. to the next meeting at 7 p.m. on Monday, July 16, 2018.

Attest:

Jason P. Clarke for Rowena Genilo-Concepcion, Interim Secretary

Approved: August 6, 2018