



staff report

TO: Honorable Chairman and Members of the Planning Commission

ATTENTION: Elizabeth Corpuz, Director of Planning and Building Services

FROM: Kathryn Brun, Assistant Planner

SUBJECT: Consideration and possible action to conduct a public hearing to consider an application from Jacob Sonenshine (representing Prell Bellflower, LLC) for a Conditional Use Permit and Development Review; and adopt Resolution No. PC 18-11 – A Resolution approving Conditional Use Permit Case No. CU 18-06 and Development Review Case No. DR 7-18-9191 to construct a new 2,400-square foot building with two tenant spaces, one of which is a drive-through facility, within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17404 Bellflower Boulevard.

DATE: September 4, 2018

RECOMMENDATION

1. Continue the public hearing to the October 1, 2018, Planning Commission Meeting; or
2. Alternatively, discuss and take other action related to this item.

PUBLIC NOTICE

A Notice of Public Hearing was published in the Herald American (Bellflower Edition) newspaper on August 23, 2018. Public hearing notices were sent on August 21, 2018 to 15 property owners within a 300' radius of the project area and posted at City Hall, Brakensiek Library, Bellflower Substation, Thompson Park, Simms Park, and Caruthers Park. Two public hearing notices were also posted on the subject site on August 22, 2018. As of the writing of this staff report, the City has not received any correspondence.

CEQA STATUS

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), an environmental assessment has been conducted for this project. This project has been determined to be Categorically Exempt (Class 3, Section 15303) from the provisions of CEQA because the project involves new construction less than 10,000 square feet.

BACKGROUND

On July 12, 2018, an application was submitted for a Conditional Use Permit (CUP) and Development Review (DR) to construct a new 2,400-square foot building with two tenant spaces, one of which has a drive-through facility in the DFD area. On August 27, 2018, the Applicant requested to continue the public hearing to a date certain in order to make revisions to the plans. Staff recommends that the Planning Commission continue the public hearing to October 1, 2018.

ATTACHMENT

A. Continue Request Letter

ATTACHMENT A

Continue Request Letter

Kathryn Brun

From: Coby Sonenshine <[REDACTED]>
Sent: Tuesday, August 28, 2018 7:21 PM
To: Kathryn Brun
Subject: Dunkin' Donuts Bellflower
Attachments: Continuance Letter.docx

Kathryn,

The Letter is attached. I can sign tomorrow and scan back to you or I can sign in person on Thursday.

Best,

Coby

PRELL

BELLFLOWER

GROUP, LLC

714.868.7011

3720 S. SUSAN ST., STE 120, SANTA ANA CA 92704 PHONE 714.868.7000 FAX

August 28, 2018

Kathryn Brun
Assistant Planner
City of Bellflower
City Hall
16600 Civic Center Drive
Bellflower, CA 90706

Dear Ms. Brun,

Per our discussion, we would like to request that the hearing for the CUP application for 17404 Bellflower Blvd. be continued from September 4, 2018 to October 1, 2018.

Thank you,

Jacob "Coby" Sonenshine