



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING MONDAY, AUGUST 6, 2018

1 Call to Order

Chairman Nowlin called the August 6, 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 John B. Nowlin
Vice Chairman Wayne Brown
Commissioner Victor Sanchez
Commissioner George Franzen

City Staff participants:

Elizabeth Corpuz, Director of Planning and Building Services
Rowena Genilo-Concepcion, Planning Manager
Kathryn Brun, Assistant Planner

Also present:

David King, Assistant City Attorney

3 Invocation

Commissioner Franzen led the Invocation.

4 Pledge of Allegiance

Commissioner Sanchez led the Pledge of Allegiance.

5 Public Comment

None.

Chairman Nowlin and the Commission welcomed the City's new Director of Planning and Building Services, Elizabeth Corpuz.

Without objection, it was moved to excuse the absence of Commissioner Ray Hamada.

6-A Approval of the June 4, 2018, Planning Commission Meeting Minutes.

It was moved by Commissioner Sanchez, seconded by Vice Chairman Brown, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held June 4, 2018, as presented:

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

6-B Approval of the June 18, 2018, Planning Commission Meeting Minutes.

It was moved by Vice Chairman Brown, seconded by Commissioner Sanchez, and carried by the following roll call vote, to approve Planning Commission Meeting Minutes held June 18, 2018, as amended:

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

7-A Zoning Ordinance Text Amendment - Consideration and possible action to conduct a public hearing to consider a Zoning Ordinance Text Amendment; and adopt Resolution No. PC 18-10 – A Resolution recommending the City Council approve Zoning Ordinance Text Amendment Case No. ZOTA 18-03 amending Chapter 17.48 of the Bellflower Municipal Code (BMC) regarding parking standards for public assembly uses in the Town Center (TC) District, including but not limited to, allowing public assembly uses in the TC District to transfer required on-site parking spaces to off-site parking areas subject to a parking agreement, establish implementation criteria for the use of public parking facilities, correctly reference the parking fee as an “in-lieu fee” instead of an “impact fee,” and correctly reference “Parking District No. 1” instead of “TC Parking District.”

Assistant Planner Brun briefly reviewed the staff report highlighting the history, background, and the proposed project. She along with Planning Manager Genilo-Concepcion answered Commission questions relative to: 1) whether it should be noted that Chapters 17.48 and 17.88 were being amended, and 2) why the new parking structure north of Mayne Street was not included in the parking assessment.

A discussion ensued between the Commission, Assistant City Attorney King, and staff relative to: 1) Parking District No. 1 Assessment, and 2) the possibility of extending the assessment area to include other parking lots.

Assistant City Attorney King clarified: 1) the ordinance would apply to all uses, not just public assembly, 2) the assessment was approved by the property owners and not imposed by the City without their consent, 3) staff can relay the Commission’s concerns on the assessment to the City Manager, 4) the assessment is not a zoning or planning issue, and 5) the ordinance gives more flexibility for all uses, allows them to have off-site parking, and pursue parking “in-lieu fees” as well.

Chairman Nowlin opened the Public Hearing and seeing there was no one wishing to speak for or against the project, Chairman Nowlin closed the Public Hearing.

It was moved by Commissioner Sanchez, seconded by Commissioner Franzen, and carried by the following roll call vote, to adopt Resolution No. PC 18-10, recommending approval of Zoning Ordinance Text Amendment Case No. ZOTA 18-03, subject to findings as presented:

7-A Public Hearing – ZOTA 18-03 – Continued

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

ABSENT: Commissioner - Hamada

8 Resolutions for Consideration

None.

9 Item of Consideration

None.

10 Consent Calendars

None.

11 Director's Report on Upcoming Agenda Items and Schedule

Director Corpuz 1) thanked the Commission for their warm welcome, 2) briefly reviewed the Upcoming Agenda Item Schedule, and 3) in response to Chairman Nowlin's question, recommended that although there were no items currently scheduled, they should adjourn the meeting to August 20, 2018.

12 Commission Comments/Reports

The Commission made various comments and reports regarding: 1) illegal food carts popping up throughout the City, especially on weekends, 2) overgrown vegetation at 9475 Van Ruiten Street, and 3) the status of the In-N-Out sign.

Director Corpuz informed the Commission that a Special City Council meeting was being held on August 13, 2018 at 3:30 p.m. regarding considering additional non-dispensary Medical Cannabis Business Permits.

Assistant City Attorney King informed the Commission that there were currently no illegal cannabis businesses operating in the City.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 7:46 p.m. to the next meeting at 7 p.m. on Monday, August 20, 2018.

Attest:

Elizabeth Corpuz, Secretary

Approved: September 4, 2018