



# AGENDA

## BELLFLOWER PLANNING COMMISSION

City of Bellflower, • 16600 Civic Center Dr. • Bellflower, Calif. 90706 • 804-1424

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (562) 804-1424. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Agenda Items are on file in the Planning Division and are available for public inspection during normal business hours. For your convenience, an Agenda Packet is also provided to the Clifton M. Brakensiek Library and the Agenda is also posted on the City's Website at [www.bellflower.org](http://www.bellflower.org) with links to each Agenda Item (unless they are too lengthy or unavailable at the time of posting). Any supplemental material distributed to a majority of the members of the Planning Commission after the posting of this Agenda will be made available for public inspection during normal business hours in the Planning Division at City Hall, 16600 Civic Center Drive, Bellflower.

**MONDAY, OCTOBER 1, 2018, 7:00 P.M.**

1. **CALL TO ORDER**

2. **ROLL CALL:**

Chairman John B. Nowlin  
Vice Chairman Wayne Brown  
Commissioner George Franzen  
Commissioner Ray Hamada  
Commissioner Victor Sanchez

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PUBLIC COMMENT**

This is the time set aside for the public to address the Planning Commission on matters **not** listed on the Agenda. Anyone wishing to address the Planning Commission should come to the podium, be recognized by the Chair, and state your name for the record. If you wish to address the Planning Commission on an Agenda Item, you may do so by approaching the podium as we review that particular item. You will be given a reasonable amount of time to address the Planning Commission.

6. **APPROVAL OF MINUTES**

A. Minutes of the Regular Planning Commission Meeting held September 4, 2018.

7. **PUBLIC HEARING**

A. **Conditional Use Permit / Development Review**  
**Planner: Kathryn Brun**

**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. *(Continued from the September 4, 2018, Planning Commission Meeting).***

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 Categorical Exempt (Class 3, Section 15303) from the provisions of CEQA because the project involves new construction less than 10,000 square feet.

Recommendation to Planning Commission: 1) Re-open the continued public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-11; or 2) Alternatively, discuss and take other action related to this item.

8. **RESOLUTIONS FOR CONSIDERATION**

None.

9. **ITEM OF CONSIDERATION**

A. **Study Session: Sign Regulations**  
**Planner: Elizabeth Corpuz**

**Consideration and possible action to conduct a Study Session concerning a future amendment to the Bellflower Municipal Code pertaining to sign regulations.**

Recommendation to Planning Commission: 1) Open the Study Session for Staff presentation and discussion; take no formal action; or 2) Alternatively, discuss and take other action related to this item.

10. **CONSENT CALENDAR**

None.

11. **DIRECTOR'S REPORT ON UPCOMING AGENDA ITEMS AND SCHEDULE**

12. **COMMISSION COMMENTS/REPORTS**

13. **ADJOURNMENT**

Adjourn to the next regular meeting of the Bellflower Planning Commission at 7 p.m. on Monday, October 15, 2018.