



MINUTES

CITY OF BELLFLOWER

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

REGULAR PLANNING COMMISSION MEETING TUESDAY, SEPTEMBER 4, 2018

1 Call to Order

Chairman Nowlin called the September 4, 2018, Planning Commission Meeting to order at 7:00 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 Ray Hamada
Commissioner Victor Sanchez
Commissioner George Franzen

City Staff participants:

Elizabeth Corpuz, Director of Planning and Building Services
Len Gorecki, Director of Public Works
Kathryn Brun, Assistant Planner

Also present:

Natalie Karpeles, Assistant City Attorney

3 Invocation

Vice Chairman Brown led the Invocation.

4 Pledge of Allegiance

Commissioner Hamada led the Pledge of Allegiance.

5 Public Comment

Commissioner Hamada thanked the Commission for excusing his absence at the last meeting, and gave a brief comment on Hawaii's Urban Planning.

6-A Approval of the August 6, 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 August 6, 2018, as presented:

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

ABSTAINED: Commissioner - Hamada

- 7-A Conditional Use Permit / Development Review - 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.**
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Director Corpuz indicated that the applicant is requesting this item be continued to the October 1, 2018, Planning Commission meeting to allow additional time for the architect to come up with an alternative site layout in order to work around the existing utility pole in the right-of-way on Artesia Boulevard.

There being someone in the audience wishing to speak, Chairman Nowlin opened the Public Hearing.

Rick Cook, Warner Real Properties, stated 1) his family owned property to the south of this development, and 2) asked if the proposed development meets the City's parking requirement within the plot that is being developed, or if they were considering the City's parking lot that adjoins the property to meet parking requirements.

Assistant Planner Brun answered Mr. Cook's concern stating the project meets the parking requirement on the subject site and they exceed it by 1 space on their property.

It was moved by Commissioner Franzen, seconded by Commissioner Hamada, and carried by the following roll call vote, to continue this matter to the October 1, 2018, Planning Commission meeting:

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

8 Resolutions for Consideration

None.

- 9-A General Plan Conformity – Consideration of a finding that the Capital Improvement Program (“CIP”) included in the Operating Budget for fiscal years 2017-2019 conforms to the Bellflower General Plan; and adopt Resolution No. PC 18-14 – A Resolution finding that the Capital Improvement Program (“CIP”) included in the Operating Budget for fiscal years 2017-2019 conforms to the Bellflower General Plan pursuant to Government Code § 65401.**
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Director Corpuz briefly reviewed the staff report highlighting the history, background, and the proposed project.

Director Gorecki, answered Commission questions relative to the 2017-2019 CIP with regard to the: 1) Soccer Field/Artificial Turf, 2) Stormwater Management Projects, 3) Property Acquisition, 4) Electric Vehicle Charging Stations, 5) Street Improvements, 6) funding comparison of the 2017-2018 and 2018-2019 budget, 7) Active Transportation Plan, 8) concerns regarding bike lanes, candle sticks and pavement bumpers, and 9) Local Transit Transfer Station.

9-A General Plan Conformity – Continued

Director Gorecki further answered questions regarding the: 10) difference between the freeway ramp beautification and the Bellflower Boulevard widening project, 11) congestion on Rosecrans Avenue and Alondra Boulevard, 12) pot holes at various locations, 13) signal synchronization on Rosecrans Avenue and Alondra Boulevard, 14) parking on Lakewood Boulevard, 15) Americans with Disability Act (ADA), 16) the business that constantly parks their white vans south of Artesia Boulevard, 17) if the stormwater capture at Caruthers Park is different than the one being done at Mayfair Park in the City of Lakewood, 18) clean-up of the Clark Avenue freeway ramp, and 19) sound walls.

It was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 18-14, as presented:

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

Chairman Nowlin thanked Director Gorecki for being present tonight to answer all their questions and comments.

10 Consent Calendars

None.

11 Director's Report on Upcoming Agenda Items and Schedule

Director Corpuz briefly reviewed the Upcoming Agenda Item Schedule.

A discussion ensued between Vice Chairman Brown, Commissioner Franzen, and Director Corpuz relative to the Sign Regulations update.

12 Commission Comments/Reports

The Commission made various comments and reports regarding: 1) property maintenance needed at a) the temple site on Clark Avenue and Harvard Street, b) concrete debris stacked on the southern side of Clark and Walnut Avenues, c) few homes on Virginia Street and Los Angeles Street, 2) pink donation bin between Woodruff Avenue and Rosecrans Avenue, 3) the mailroom sign on Bellflower Boulevard has been repaired and looks good, 4) SteelCraft did a quick and good job repairing their fence when it fell down, and 5) requested and received status of Ming's restaurant.

13 Adjournment

Without objection, Chairman Nowlin adjourned the meeting at 8:07 p.m. to the next meeting at 7 p.m. on Monday, September 17, 2018.

Attest:

Elizabeth Corpuz, Secretary

Approved: October 1, 2018