



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 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, NOVEMBER 5, 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 October 1, 2018.
- B. Minutes of the Regular Planning Commission Meeting held October 15, 2018.

7. **PUBLIC HEARINGS**

A. **Conditional Use Permit**
Planner: Justin Tamayo

Consideration and possible action to conduct a public hearing to consider an application from Bouziane Mouissat for a modification of a Conditional Use Permit, and adopt Resolution No. PC 18-19 – A Resolution approving Conditional Use Permit Case No. CU 18-10 allowing the modification of Conditional Use Permit Case No. CU 13-14 to: 1) upgrade an existing Type 42 (on sale beer and wine – public premises) alcohol license to Type 48 (on sale general – public premises), and 2) extend the operating hours within Area 1 of the Town Center (TC) District on property located at 16515 Bellflower Boulevard.

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 1, § 15301) because the project consists of a negligible expansion of the use.

Recommendation to Planning Commission: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-19; or 2) Alternatively, discuss and take other action related to this item.

B. **Precise Plan**
Planner: Jason P. Clarke

Consideration and possible action to conduct a public hearing to consider an application from Vicente Vasquez, (representing Park Stadium Properties, LLC), for a Precise Plan, and adopt Resolution No. PC 18-15 – A Resolution approving Precise Plan Case No. PP 18-03 to deviate from the “2/3 rule” within the R-2 (Medium Density Residential) zone at 9314 Cedar Street

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, § 15303) because the project consists of construction of duplexes and similar structures designed for not more than six dwelling units.

Recommendation to Planning Commission: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-15; or 2) Alternatively, discuss and take other action related to this item.

C. **Initial Study / Mitigated Negative Declaration**
Planner: Jason P. Clarke

Consideration and possible action to consider a Mitigated Negative Declaration, and adopt Resolution No. PC 18-18 – A Resolution approving Mitigated Negative Declaration Case No. MND 18-01 for the Caruthers Park Stormwater and Urban Runoff Capture Project on property located at 10500 Flora Vista Street

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, *et seq.*), an environmental assessment has been conducted for this project in compliance with the California Environmental Quality Act (CEQA) Guidelines. An initial Study and a Mitigated Negative Declaration have been prepared and were made available for public review from August 30, 2018 through October 1, 2018.

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

9. **RESOLUTIONS FOR CONSIDERATION**

None.

10. **ITEM OF CONSIDERATION**

None.

11. **CONSENT CALENDAR**

None.

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

13. **COMMISSION COMMENTS/REPORTS**

14. **ADJOURNMENT**

Adjourn to the next regular meeting of the Bellflower Planning Commission at 7 p.m. on Monday, November 19, 2018.