



# MINUTES

## CITY OF BELLFLOWER

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

### REGULAR PLANNING COMMISSION MEETING MONDAY, OCTOBER 15, 2018

#### 1 Call to Order

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Chairman Nowlin called the October 15, 2018, Planning Commission Meeting to order at 7:02 p.m., at City Hall, 16600 Civic Center Drive, Bellflower.

#### 2 Roll Call

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The following members of the Planning Commission responded present to roll call:

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

City Staff participants:

Elizabeth Corpuz, Director of Planning and Building Services  
Justin Tamayo, Assistant Planner

Also present:

David H. King, Assistant City Attorney

#### 3 Invocation

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Commissioner Ray Hamada led the Invocation.

#### 4 Pledge of Allegiance

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Vice Chairman Wayne Brown led the Pledge of Allegiance.

#### 5 Public Comment

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None.

#### 6 Approval of Minutes.

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None.

#### 7-A Conditional Use Permit – Consideration and possible action to conduct a public hearing to consider an application from Steve Phillips (representing Gardening at Nite, LLC) for a Conditional Use Permit, and adopt Resolution No. PC 18-13 – A Resolution approving Conditional Use Permit Case No. CU 18-08 to allow on-site and off-site sale and consumption of alcohol (Type 21: Off-Sale General, Type 23: Small Beer Manufacturer, Type 47: On-Sale General Eating Place and Type 74: Craft Distiller). The subject property is located within the Design for Development for the South Bellflower Commercial Area (DFD) at 17434 Bellflower Boulevard.

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**7-A Public Hearing – CU 18-13 at 17434 Bellflower Boulevard – Continued**

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Assistant Planner Tamayo briefly reviewed the staff report highlighting the history, background, and the proposed project. For the record, he stated that a copy of the amendments to Conditions No. 17, 18, and 21 was distributed to the Commission. He along with Director Corpuz answered Commission comments and questions relative to: 1) the parcels that will be left in that area needing to be redeveloped, 2) whether staff has reached out to adjacent property owners letting them know the City's goals for the area, 3) the bollards on the City parking lot, 4) parking, 5) the privately owned parking lot to the south of the proposed site, 6) the shoe store property, 7) the lot line adjustment to consolidate the properties, 8) the increase of alcohol licenses, and Public Convenience and Necessity letter, and 9) trash enclosure.

Chairman Nowlin, Commissioner Hamada, and Commissioner Sanchez stated they had visited the site.

Without objection, Chairman Nowlin opened the Public Hearing.

In response to Commission's questions, **Steve Phillips, the applicant**, stated 1) they were not sure whether they would remove the bollards because they were concerned that people would drive through their parking lot to cut between Artesia Boulevard and Ramona Street, however, they could remove the bollards for intermitted periods to evaluate the situation, and 2) all the lots to the south of their property to Ramona Street are part of a shared parking easement.

**Mr. Martin Howard**, stated 1) an important note was that this would become their company headquarters, 2) they will be occupying 3 floors, 3) they will have 50 employees, 4) they have received a number of inquiries regarding a brewery type facility in Bellflower, 5) they plan to expose most of the building's interior structural components, 6) they will be the owner and operator of the business, 7) they are hoping to work with staff on other opportunities for the area, 8) he believed that once the area was cleaned-up it will reduce crime, 9) the brewery and distillery will be two separate operating businesses, and he reviewed 10) the proposed commercial kitchen and catering service 11) the employee facilities, 12) their vision for the distillery and brewery, 13) the possibility of an electric vehicle charging station, and answered questions regarding 14) parking, 15) the easement and 16) their goal is to work with Hard Times and the 98 Cent Store to potentially do a complete parking lot upgrade and realignment, and do other improvements to help mitigate crime issues.

Mr. Howard stated they had a terrific experience working with staff, they developed a great partnership with the City, and they look forward to this being their new home for many years.

Without objection, it was moved by Commissioner Sanchez, and seconded by Vice Chairman Brown, to close the Public Hearing.

Following discussion, it was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to approve adopt Resolution No. PC 18-13 approving Conditional Use Permit Case No. CU 18-08, subject to findings and with conditions as amended:

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

For the record, Assistant City Attorney King stated this was the Planning Commission's final decision, and it is subject to a 10-day appeal period.

**8 Resolutions for Consideration**

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None.

**9 Item of Consideration**

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None.

**10 Consent Calendars**

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None.

**11 Director's Report on Upcoming Agenda Items and Schedule**

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Director Corpuz briefly reviewed the Upcoming Agenda Item Schedule.

**12 Commission Comments/Reports**

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The Commission made various comments and reports regarding: 1) The City's dB noise level requirements, 2) signage, 3) the expanded vehicle storage on property located back along the 91 Freeway near the old Ford West property, 4) lights left on at the old Foster Freeze building on Bellflower Boulevard south of Thompson Park, and 5) illegal trash being dumped at the old well site by the Tally Ho Apartments (10522 Artesia Boulevard).

**13 Adjournment**

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Without objection, Chairman Nowlin adjourned the meeting at 8:04 p.m. to the next meeting at 7 p.m. on Monday, November 5, 2018.

**Attest:**

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**Elizabeth Corpuz, Secretary**

**Approved: November 5, 2018**