



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, DECEMBER 3, 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 November 5, 2018.

B. Minutes of the Regular Planning Commission Meeting held November 19, 2018.

7. **PUBLIC HEARING**

A. **Zoning Ordinance Text Amendment**
Planner: Eliana Muñoz

Consideration and possible action to conduct a public hearing to consider a Zoning Ordinance Text Amendment; and adopt Resolution No. PC 18-20 – A Resolution recommending the City Council approve Zoning Ordinance Text Amendment Case No. ZOTA 18-04 amending Chapters 17.08, 17.44, 17.52 and 17.61 of the Bellflower Municipal Code (BMC) regarding “recycling centers,” “collection centers,” “collection centers (recyclable materials),” and “recycling facilities, stand alone” including but not limited to, requiring a Conditional Use Permit (CUP) for collection centers (reverse vending machines only – ancillary to a grocery store, indoor use only) within the C-G (General Commercial) Zone and BAMU (Bellflower/Alondra Mixed-Use) Overlay Zone, requiring a CUP for collection centers and recycling centers in the M-1 (Light Industrial) District, **establishing operational and development standards, and adding definitions.**

Pursuant to the authority and criteria of the California Environmental Quality Act (CEQA), it has been determined that the ZOTA does not have the potential to cause significant effects on the environment and, therefore, the project is exempt from CEQA pursuant to 14 Cal. Code Regs. § 15061(b)(3). This ZOTA would not result in any development or changes to the physical environment. Following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment.

Recommendation to Planning Commission: 1) Open the public hearing; take testimonial and documentary evidence; and after considering the evidence, adopt Resolution No. PC 18-20 or 2) Alternatively, discuss and take other action related to this item.

8. **RESOLUTIONS FOR CONSIDERATION**

None.

9. **ITEM OF CONSIDERATION**

A. **Sign Permit**
Planner: Jason P. Clarke

Consideration and possible action to conduct a meeting to consider an application from Garry Wilcox (representing CNP Signs and Graphics) for a Sign Permit modification, and adopt Resolution No. PC 18-22 – A Resolution approving Sign Permit Case No. SP 18-02 modifying Sign Permit Case No. SP 18-01 by increasing the height of a previously approved freestanding freeway identification sign from 75 feet to 100 feet, which exceeds the maximum allowable height of 25 feet within the Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 Bellflower Boulevard. **Design for Development for the South Bellflower Commercial Area (DFD) on property located at 17325 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 11, § 15311) from the provisions of CEQA (Accessory Structures) because the project involves the construction of a new freestanding on-premise signs.

10. **CONSENT CALENDAR**

None.

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

12. **COMMISSION COMMENTS/REPORTS**

13. **ADJOURNMENT**

Adjourn to the next meeting of the Bellflower Planning Commission at 7 p.m. on Tuesday, December 18, 2018.