



# MINUTES

## CITY OF BELLFLOWER

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

### REGULAR PLANNING COMMISSION MEETING MONDAY, NOVEMBER 19, 2018

#### 1 Call to Order

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Chairman Nowlin called the November 19, 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  
Rowena Genilo-Concepcion, Planning Manager

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 Zoning Ordinance Text Amendment - Consideration and possible action to conduct a public hearing to consider a Zoning Ordinance Text Amendment; and adopt Resolution No. PC 18-21 – A Resolution recommending the City Council approve Zoning Ordinance Text Amendment Case No. ZOTA 18-05 adding a new Chapter 17.106 (Specific Plans) to the Bellflower Municipal Code (BMC) and amending the BMC to change the term “Precise Plan” to “Site Design Review.”**
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Planning Manager Genilo-Concepcion briefly reviewed the staff report highlighting the history, background, and the proposed project.

There being no one wishing to speak in favor or against the project, and without objection, Chairman Nowlin opened and closed the Public Hearing.

Following discussion, it was moved by Commissioner Sanchez, seconded by Commissioner Hamada, and carried by the following roll call vote, to adopt Resolution No. PC 18-21 approving Zoning Ordinance Text Amendment Case No. ZOTA 18-05, subject to findings and with conditions as presented:

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

**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. She advised the Commission that a Special City Council meeting is tentatively scheduled for Monday, December 17, 2018, and asked if there was a consensus to move the Planning Commission meeting to Tuesday, December 18, 2018. She noted that the Special City Council meeting was not confirmed however, she would advise the Commission as soon as she received confirmation.

**12 Commission Comments/Reports**

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The Commission made various comments and reports regarding: 1) food carts, 2) what the street paving/slurry seal schedule was, 3) the new business at the old Tastee Freez location on Bellflower Boulevard, and inquired why this project was delayed, 4) concerns on the carwash on Alondra and Lakewood Boulevards, and 5) commended the Building Division for their self-certification process.

**13     **Adjournment****

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Without objection, it was moved by Commissioner Franzen, and seconded by Commissioner Sanchez, to adjourn the Planning Commission meeting at 7:25 p.m. to the next regular meeting at 7 p.m. on Monday, December 3, 2018.

**Attest:**

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**Elizabeth Corpuz, Secretary**

**Approved:   December 3, 2018**